



# HOUSING UPDATE

August 2023

# PRIVATE AND OTHER DEVELOPMENT

## Tongass Townhomes

20 low-income townhomes at Old Dairy Road. Construction starts August 7, 2023.

## Clam Cove

11 higher end single family homes, road construction and site work to start this summer.

## North Yorktown Road

One residential fourplex in process.

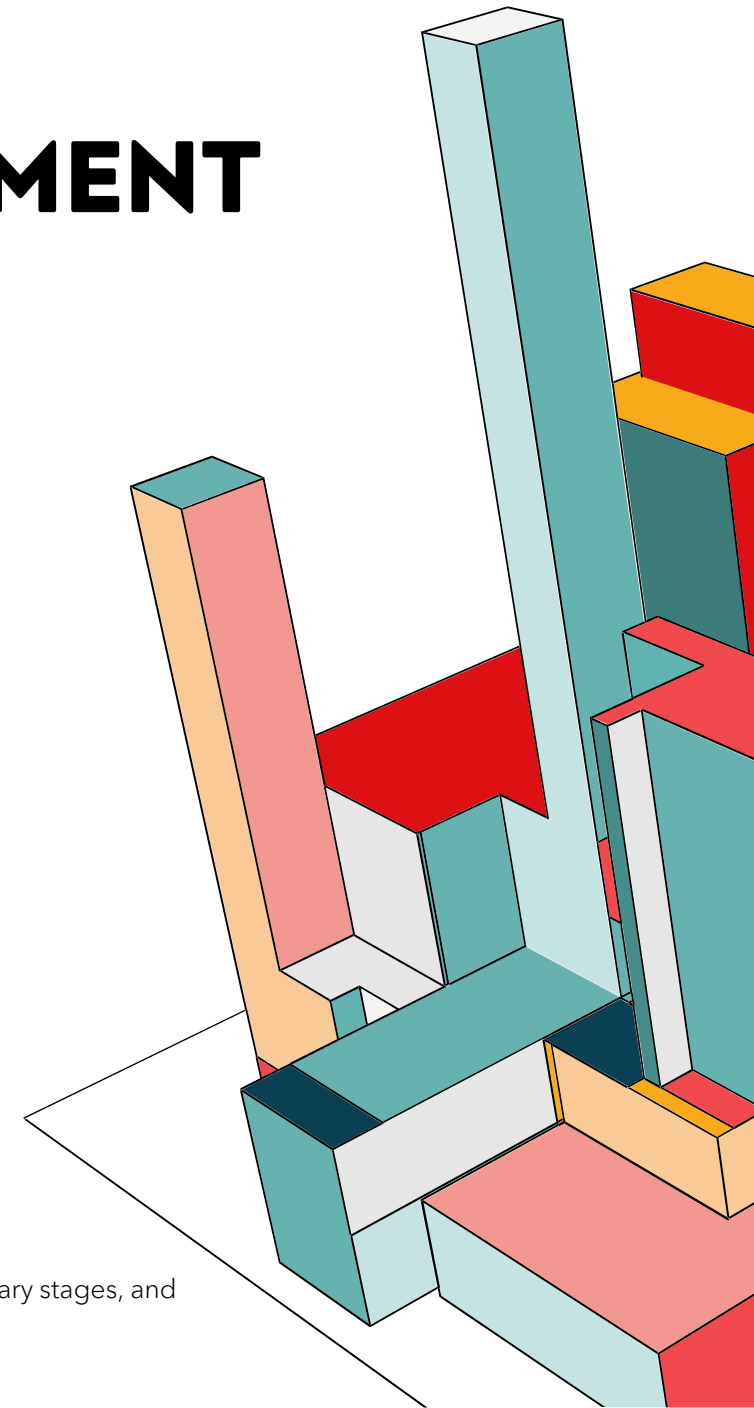
## Rosemary Loop

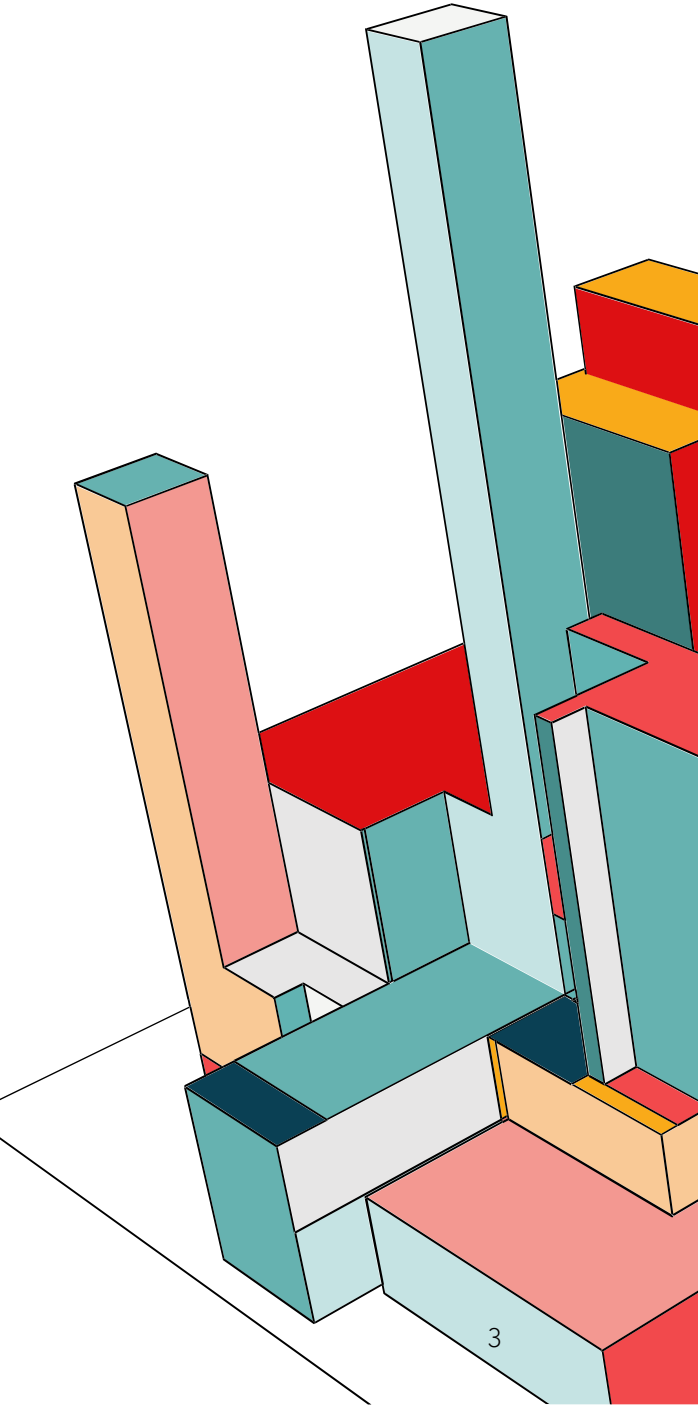
2 single family residences in process, builder is considering fourplexes for future phases.

## Bunchberry and South Point Higgins

Alaska Mental health Trust, 25 parcels, all located on existing roads. Land auction goes live September 13. Staff anticipates 5-10 parcels will be included.

This is a summary of the larger projects, currently in process, that staff is aware of. Staff is aware of other projects in more preliminary stages, and multiple single-family residences in process.







# BEAR VALLEY MITIGATION BANK

Contract Issued

April 20, 2023

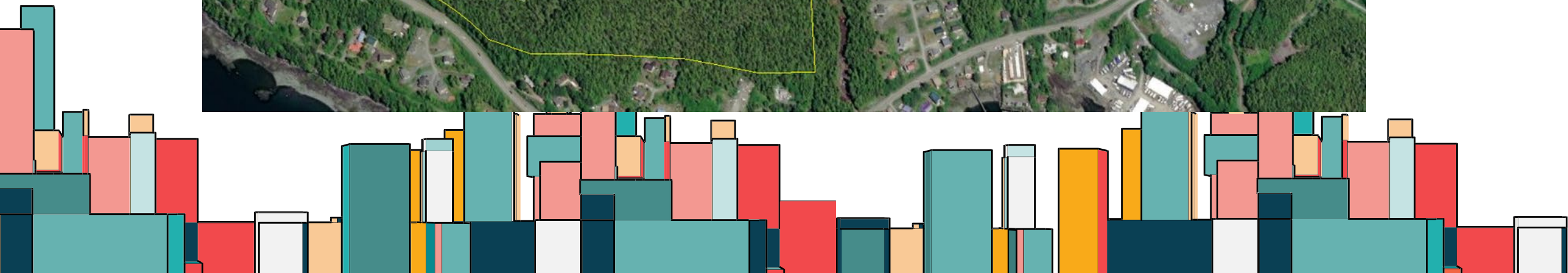
Kick-off meeting with SWCA & Planning staff

May 4, 2023

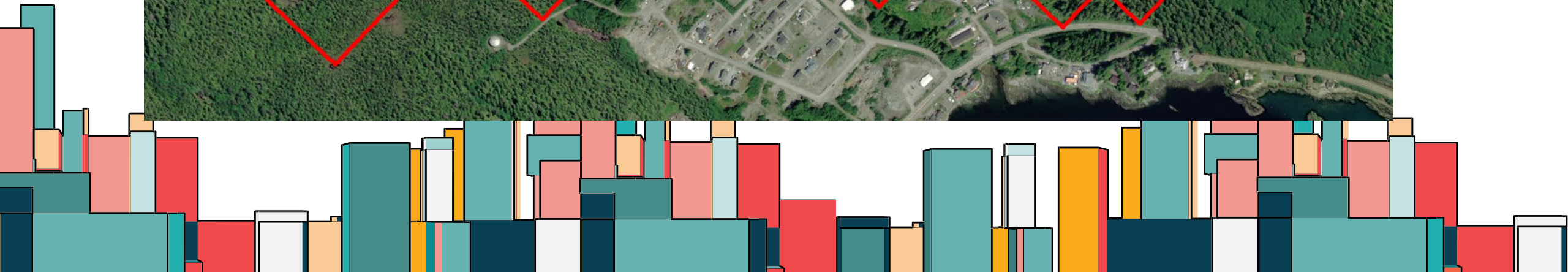
Site Visit Conducted

July 17 - 21, SWCA crew on-site to re-delineate the parcel.

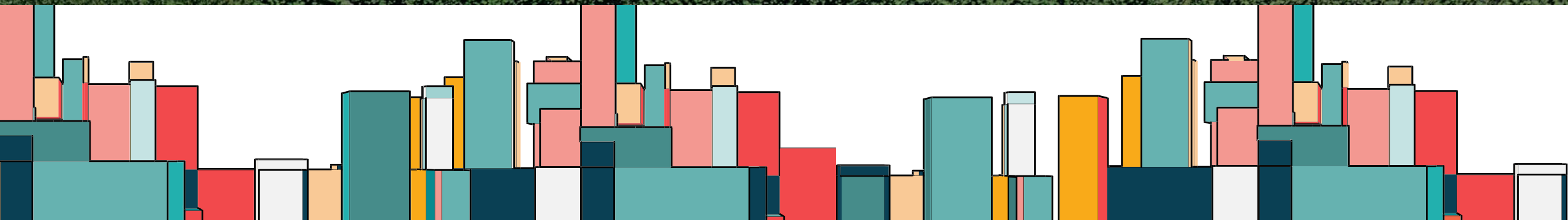
# MUD BIGHT



# FAWN MOUNTAIN

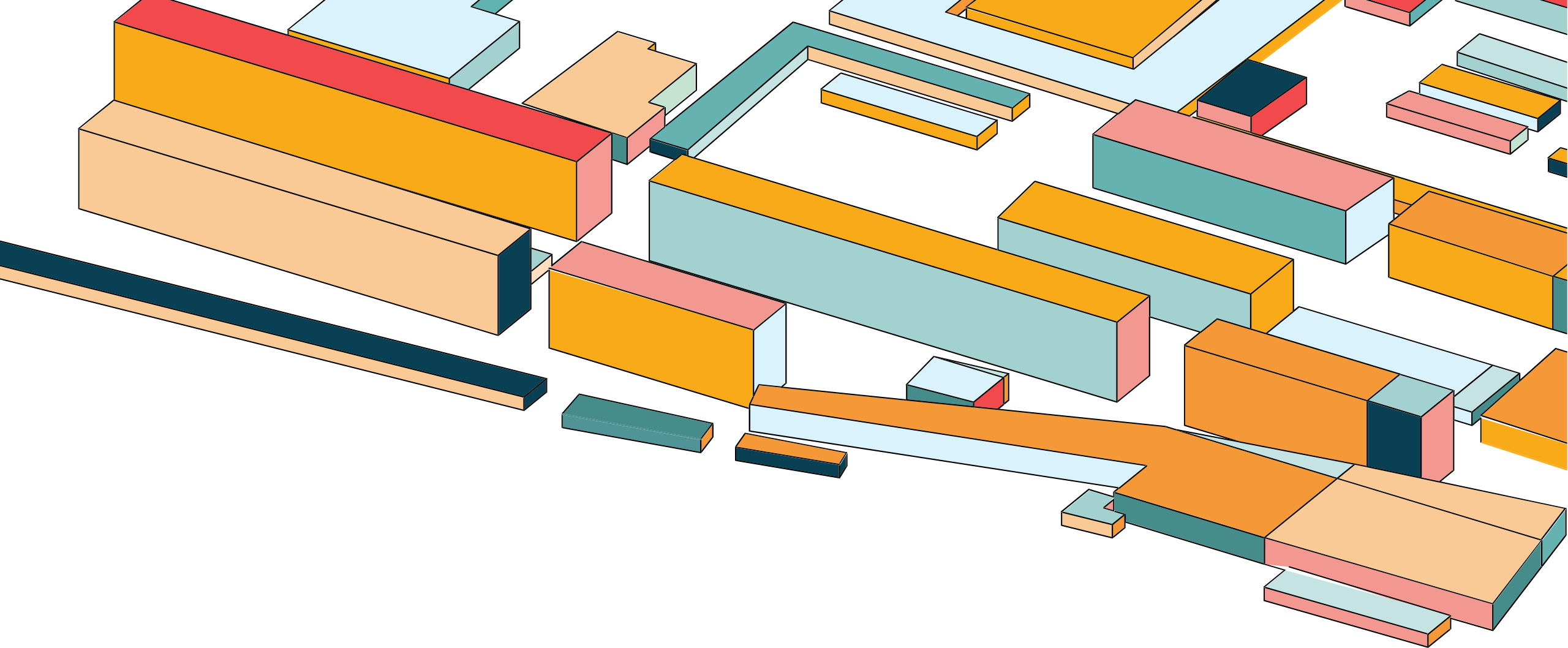


# MILE 17/18



# CEDARWOOD





# REVILLA ROAD

# REVILLA ROAD



# REVILLA ROAD



# RELATED PROJECTS

## Legislative Advocacy

Staff continues to engage with Governor's office, DCCED, and AIDEA.

Senator Sullivan is also concerned about housing for Coast guard and NOAA, and Borough staff is meeting with the Senator's legislative staff in August.

## Short Term Rentals

Per Assembly direction, Finance will be actively enforcing collection of Transient Occupancy Taxes from Short Term Rental businesses. Software to assist in identifying STR units has been selected.

## .810 Conveyance

Application for conveyance of a parcel near the Mt. Point Subdivision has been submitted to DNR. The parcel is needed for the right-of-way from Roosevelt Drive to the subdivision.

# RELATED PROJECTS

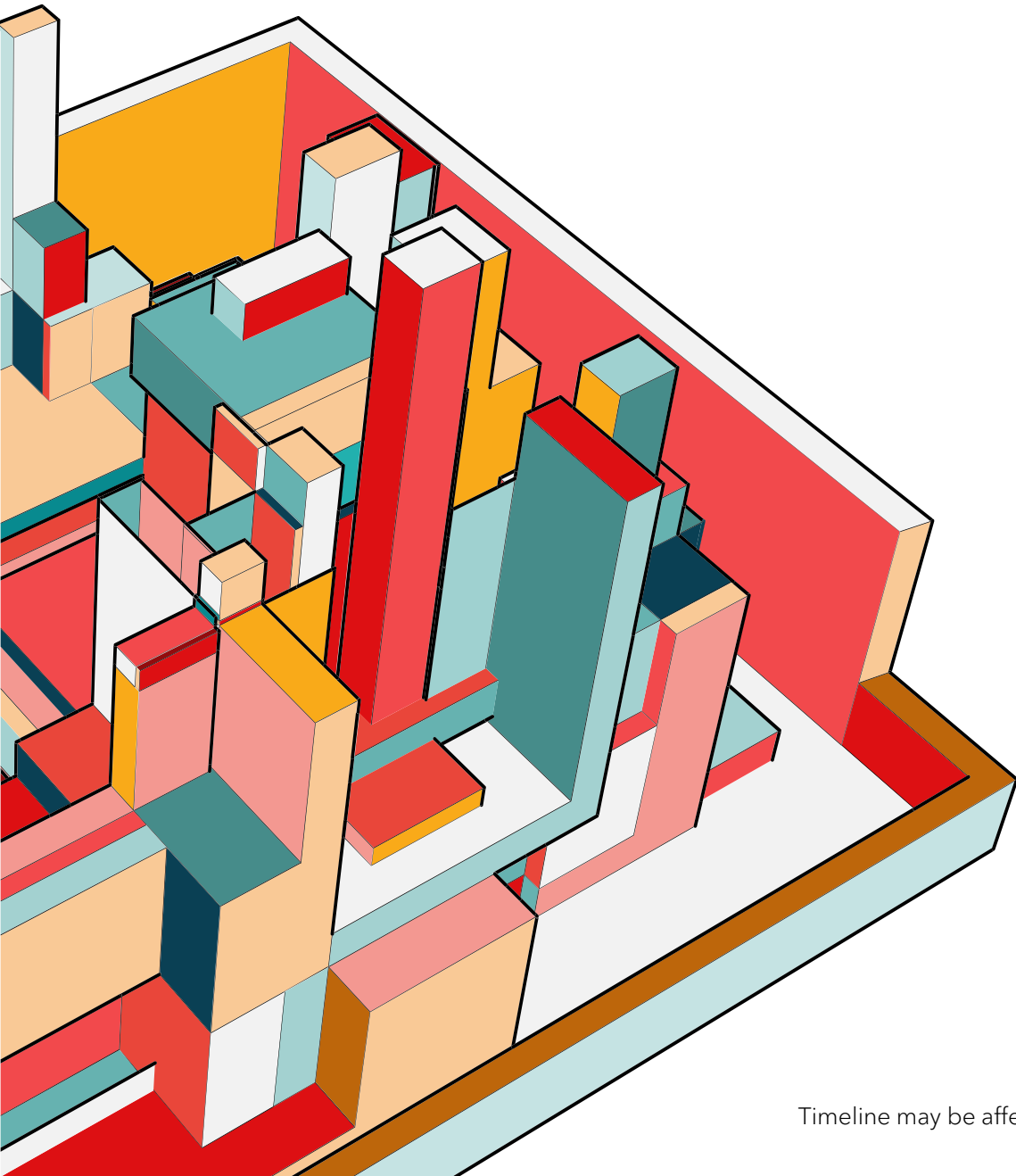
## Updated Satellite Imagery

Updated imagery ordered. This is an inexpensive way to get imagery further inland to cover the Borough's large parcels. Imagery for Fawn Mountain due before end of August - remainder of Borough road system to follow. Results will be shared with surveyors and can be used to identify areas of muskeg and rock. This data will assist in mapping roads and narrowing survey details.

## Housing Survey

Contract awarded July 17.

Kick off meeting on Tuesday, August 8. Team includes Economic Development Manager, Assessment Director and Assistant Borough Manager.



# **TIMELINE: DECISION POINTS FOR ASSEMBLY ON EXISTING PROJECTS**

## Fawn Mountain

- Negotiations for acquisition of access parcel - 30 days
- Completed satellite image to assess Borough-owned parcel - end of August
- Issue RFP for subdivision - by mid-Sept

## Mile 17/18

- Introduction of appropriation for subdivision - Aug 21
- Issue RFP for subdivision design - by Oct 1

Timeline may be affected by direction given in executive session