


August 15, 2022



Housing

Completed Housing Related Tasks

- Completed Comprehensive Housing & Residential Needs Housing Assessments
- Adopted Multiple Code Amendments Designed to Reduce Barriers to Development
- Established a Housing Capital Fund
 - For maximum impact, funds should be used as gap funding and leveraged with other grants, etc.



Addressing Housing Issues In Ketchikan
August 10, 2022

Potential Action	Strategic Outcomes	Objectives & Timeline	Result
COMPLETE Comprehensive Housing Assessment Project	Identify and understand community housing issues	Presented to Assembly at January 2019 Policy Session	✓
COMPLETE Residential Housing Needs Assessment	Survey of Ketchikan households to fill in gaps in available data regarding housing needs in Ketchikan. Survey included area of residence, age, income, rent versus own, housing type, renter's interests, satisfaction of current housing, opinions with housing density, and other factors.	Completed in March 2021	✓
ALLOW Tax Deferrals on Certain Subdivided Parcels	Amend Title 4	02.03.2020 – Ordinance 1904: Allows for the deferral of property taxes for up to 5 years on a subdivision resulting in 3 or more parcels	✓
AMEND Borough Code to Reduce Barriers to Housing Development	Amend Title 18	08.01.2022 – Ordinance 1988: Accessory Dwelling Units permitted administratively 08.01.2022 – Ordinance 1988: Triplexes and 4 family dwellings can be permitted administratively in RL & RM zones if one off-street parking spot is provided per bedroom 08.01.2022 – Ordinance 1988: Planned Unit Development rezone reduced from 2 acres to 10K square feet for residential PUD	✓
ESTABLISH Housing Capital Fund	Appropriate funds to establish the Housing Capital Fund	05.16.2022 – Ordinance 1980: \$7,000,000 transfer out of the General Fund to establish a Housing Capital Fund	✓
AMEND Borough Code to Increase the Allowed Maximum Height of Structures in Residential Zones	Amend Title 18	Planning Commission / Code & Planning Committee reviewed the variance process and determined it is adequate in its current iteration	✓
LEAD Housing Advisory Groups	Determine community housing needs and issues	In 2021 the Planning Director facilitated 4 housing advisory groups and the data is currently being processed. Ketchikan Indian Community has expressed interest in recommencing one of the groups.	✓

Tonight's Tasks

- Define what we are trying to do
- Review staff's suggestions for Borough parcels to subdivide.
- Direct to staff to continue working on the project for some or all of the suggested parcels.



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IDENTIFY Land Options	Identify Borough land suitable for subdivisions	Assembly concurrence required to pursue further	

What are we trying to do?

We are NOT:

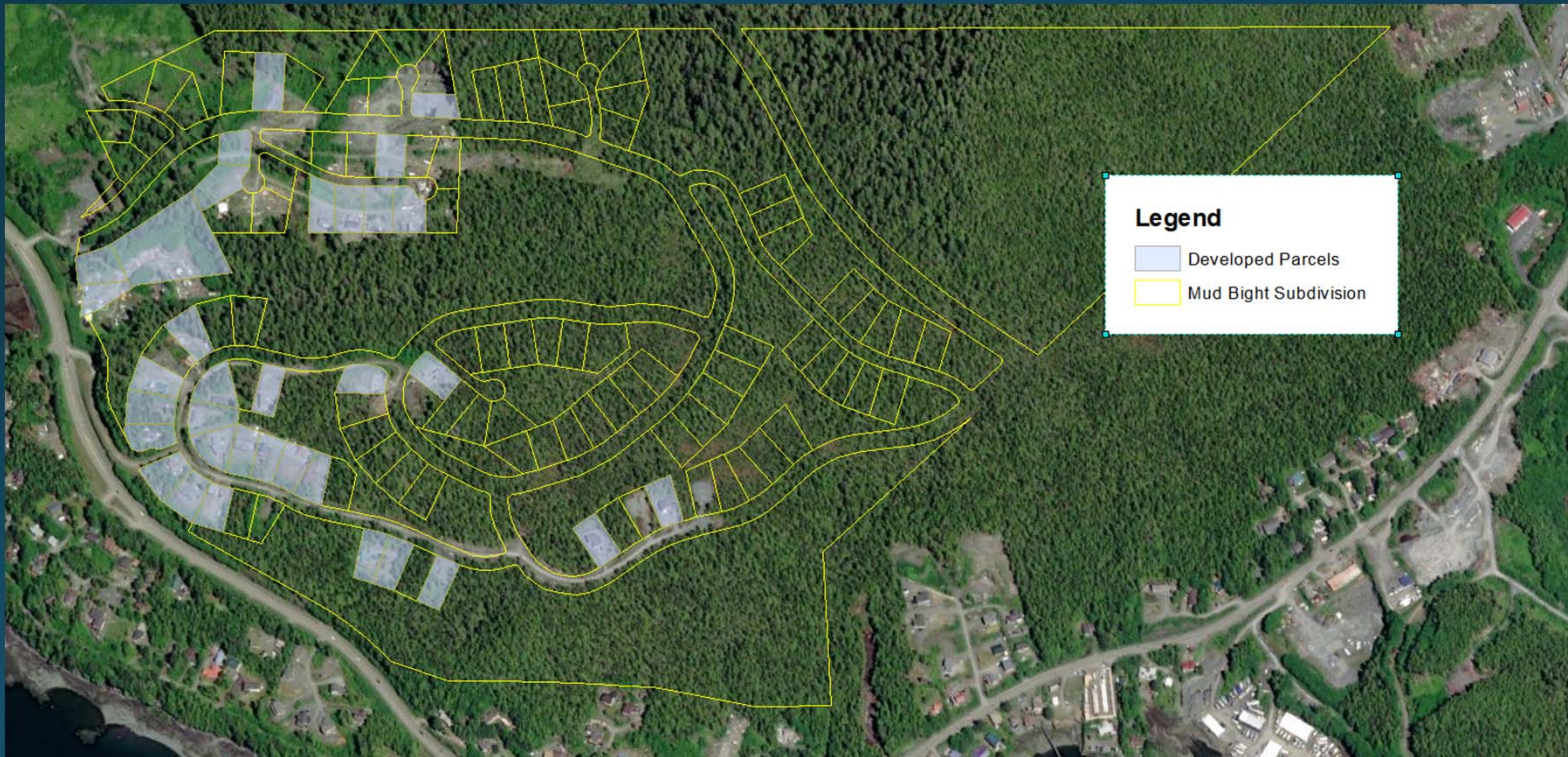
- Building apartments
- Building houses
- Operating or managing residential units
- “Fixing” the housing problem

We ARE:

- Reducing development barriers:
 - Obstacles in Borough code
 - Lack of access to buildable lots
- Opening up the market
 - Put buildable lots on market
 - Support housing authorities in their missions: KIC, THRA, USCG etc.

Status of Current Projects

- Mud Bight Road Construction: \$5,000,000 funding needed



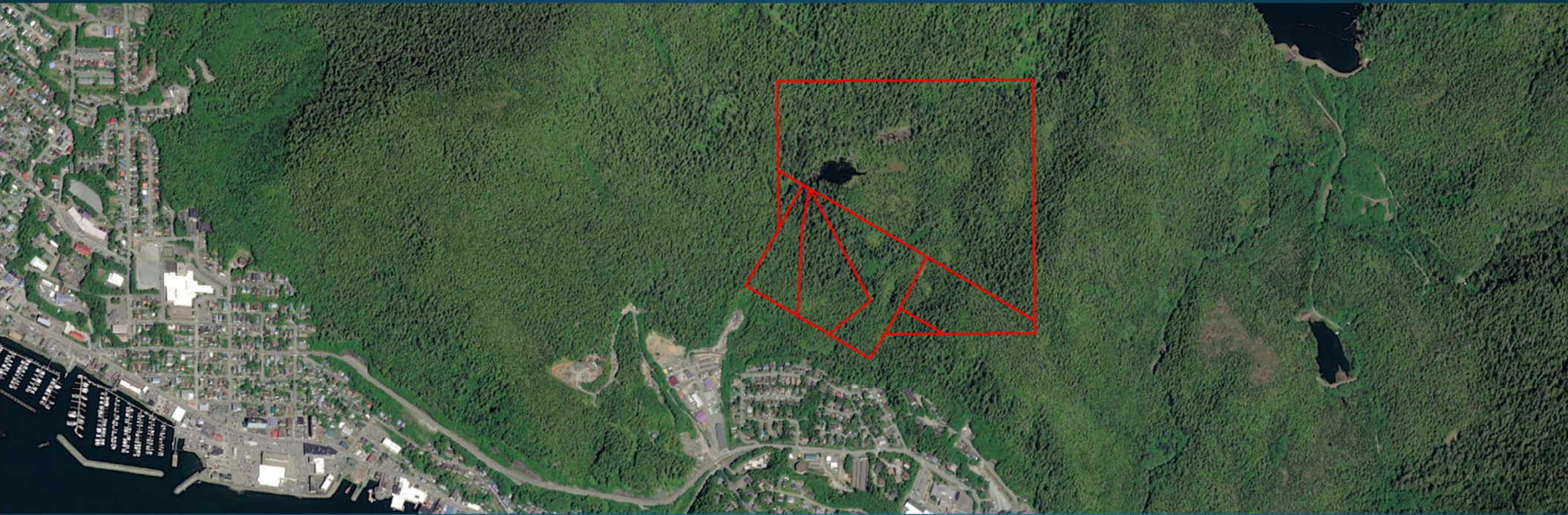
Status of Current Projects

- Mt. Point/Nichols View Roads: \$10,000,000 funding needed



Status of Current Projects

- Bear Valley Mitigation Bank



Located behind Bear Valley Subdivision

What happened?

2001 - Borough identified area for wetland bank

2014 - Borough reached final stage of process - draft instrument

2016 - Borough/Corps could not reach an accord - process ended

2005 - Wetland bank process started

2015 - Corps stated subsurface mineral rights needed to be secured



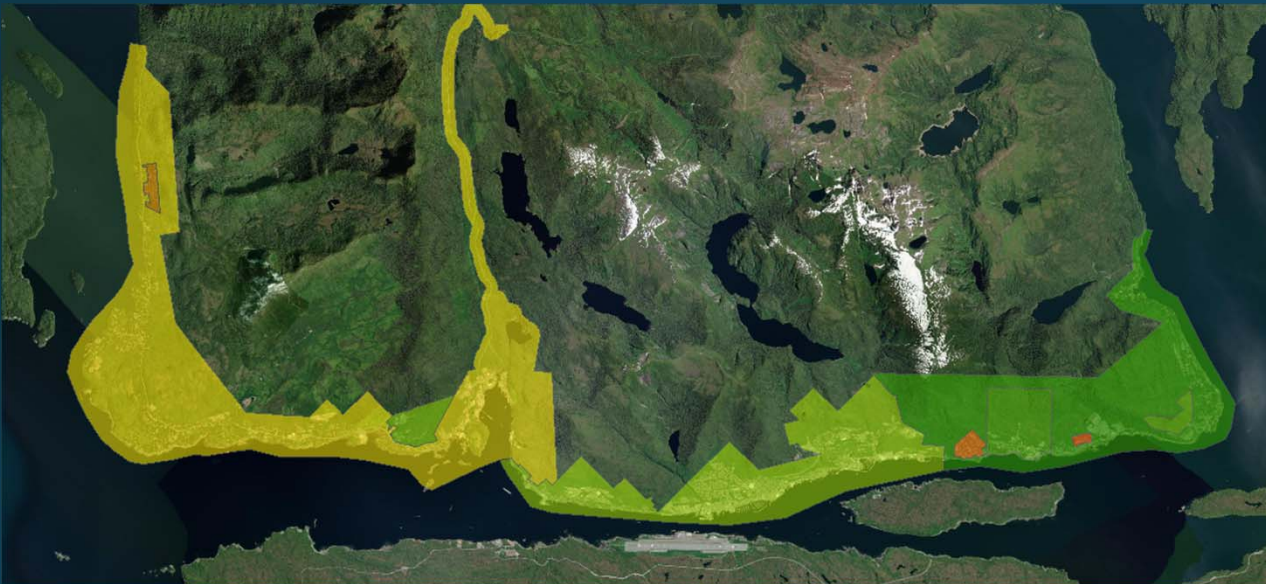
Borough Lands Trust

Borough Upland Properties

- 188 properties
- 98 parcels are over 1 acre in size
- 11,248.1 acres total
- 21 parcels are over 100 acres



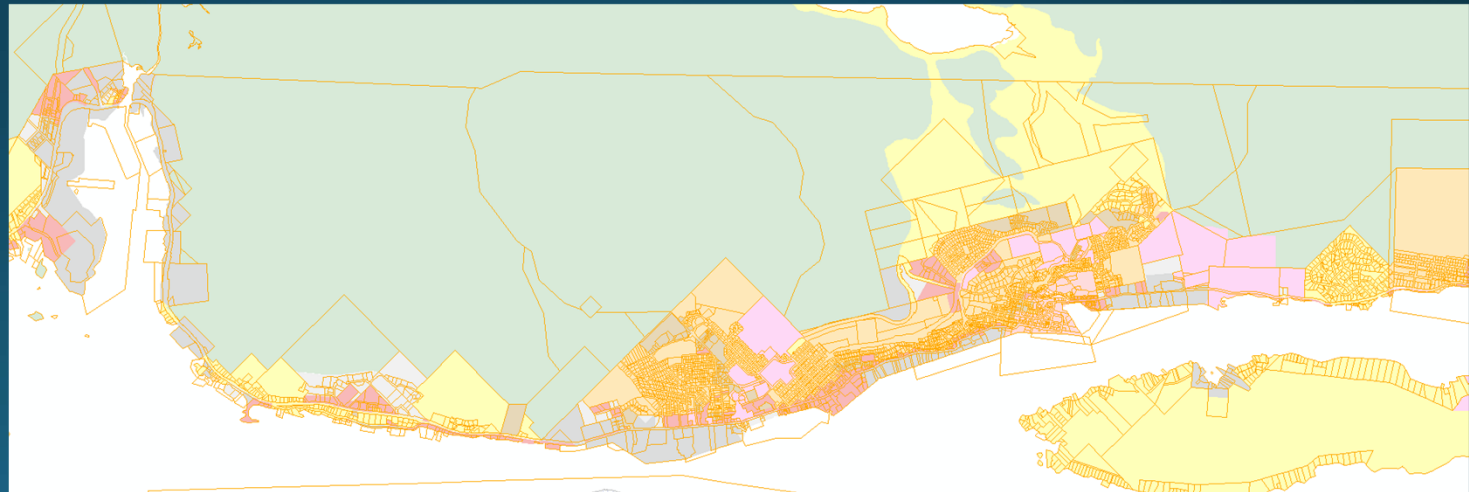
Locations



- City - 248.8 acres
- North Tongass Area – 3,989.6 acres
 - including Harriet Hunt & Ward Lake
- South Tongass Area - 439.9 acres
-
- Gravina Island – 4,073.3 acres
- Clover Passage Area – 1,689.2 acres
- Pennock Island - 807.1 acres
-
- 164 acres included in the Bear Valley Mitigation Bank

Current Zoning

- 32 parcels zoned *Future Development*
 - 8892.7 acres
- 31 parcels zoned *Public Lands and Institutions*
 - 1342.97 acres
- 118 parcels zoned *Residential*
 - 999.8 acres



Potential Subdivisions

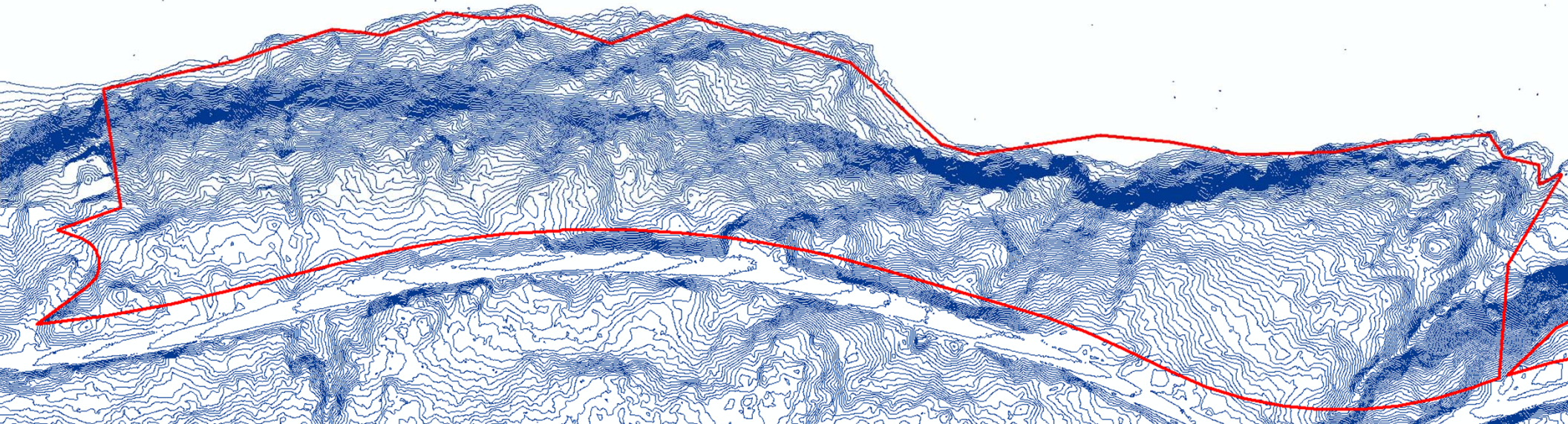


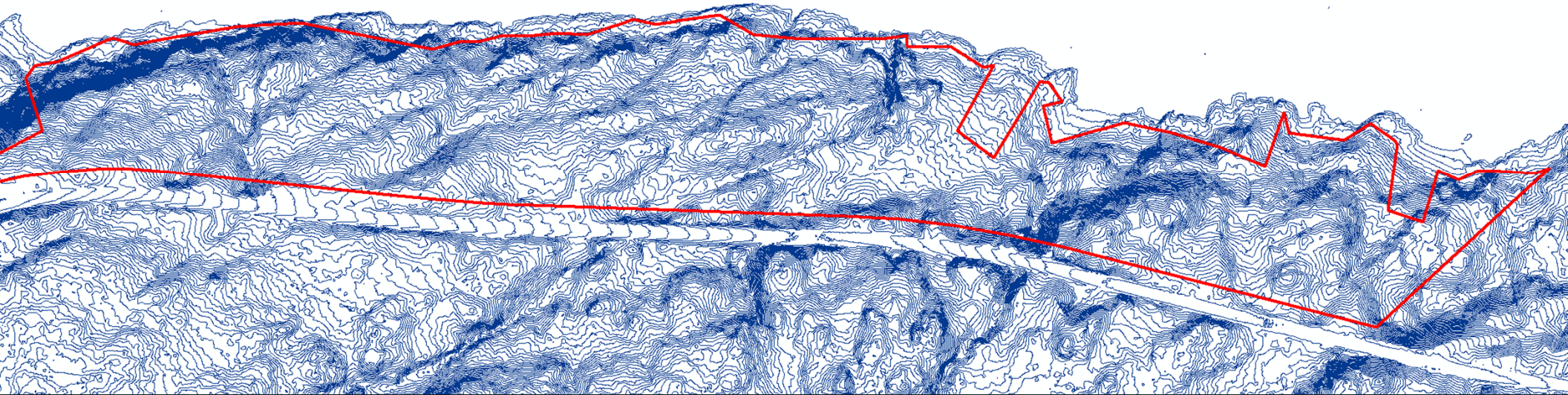
Mile 17 / 18



Market Rate Lots

Large waterfront view lots





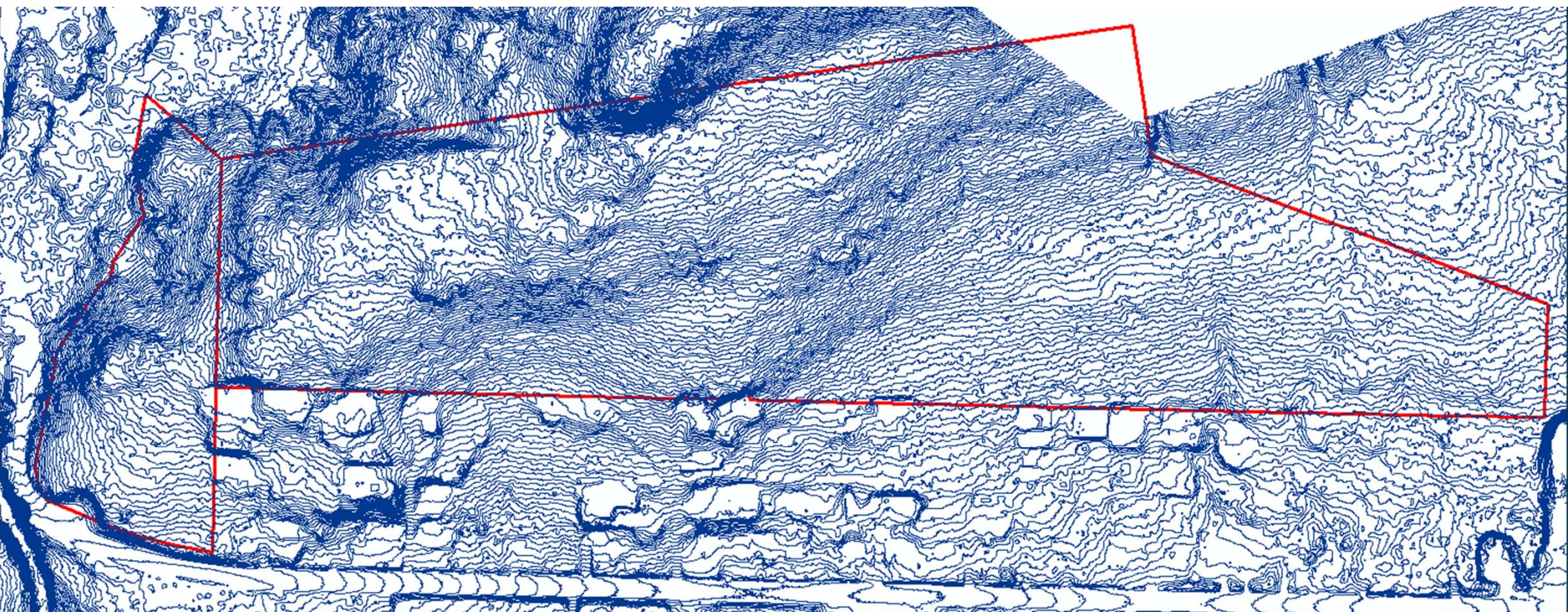


Cedarwood Subdivision

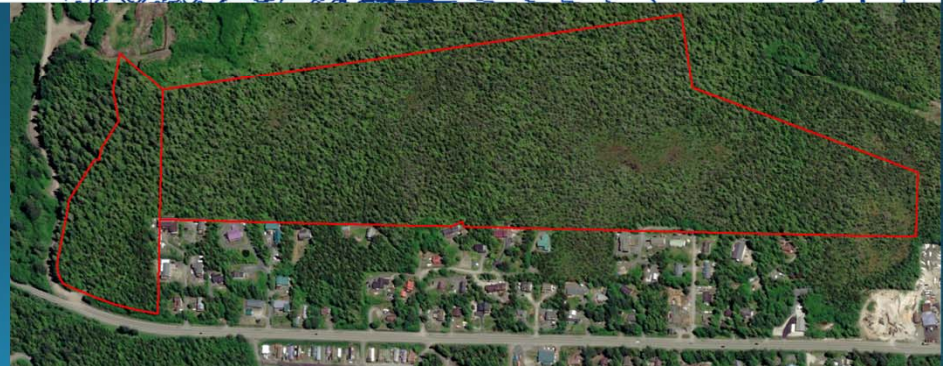


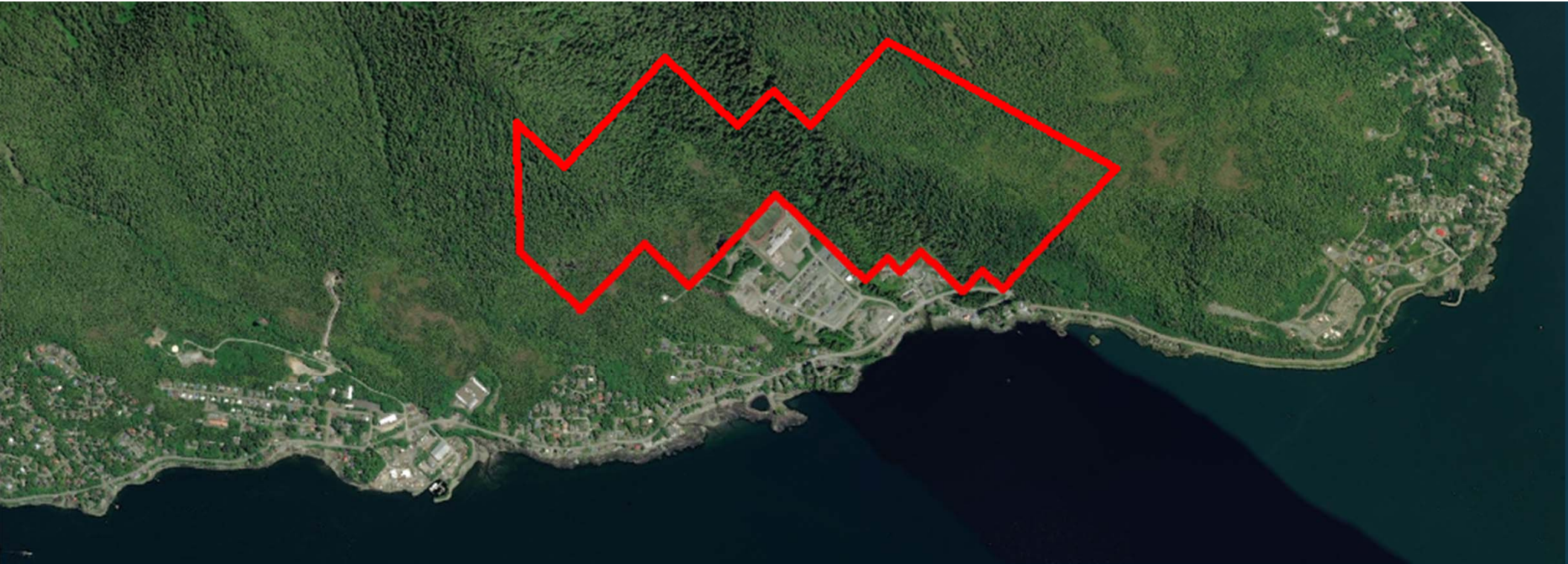
Market Rate Lots

Low density residential, 15,000-20,000 sq. ft. lots



- Steep contours with benches to build
- Access from Whipple Spur and Brentwood Lane



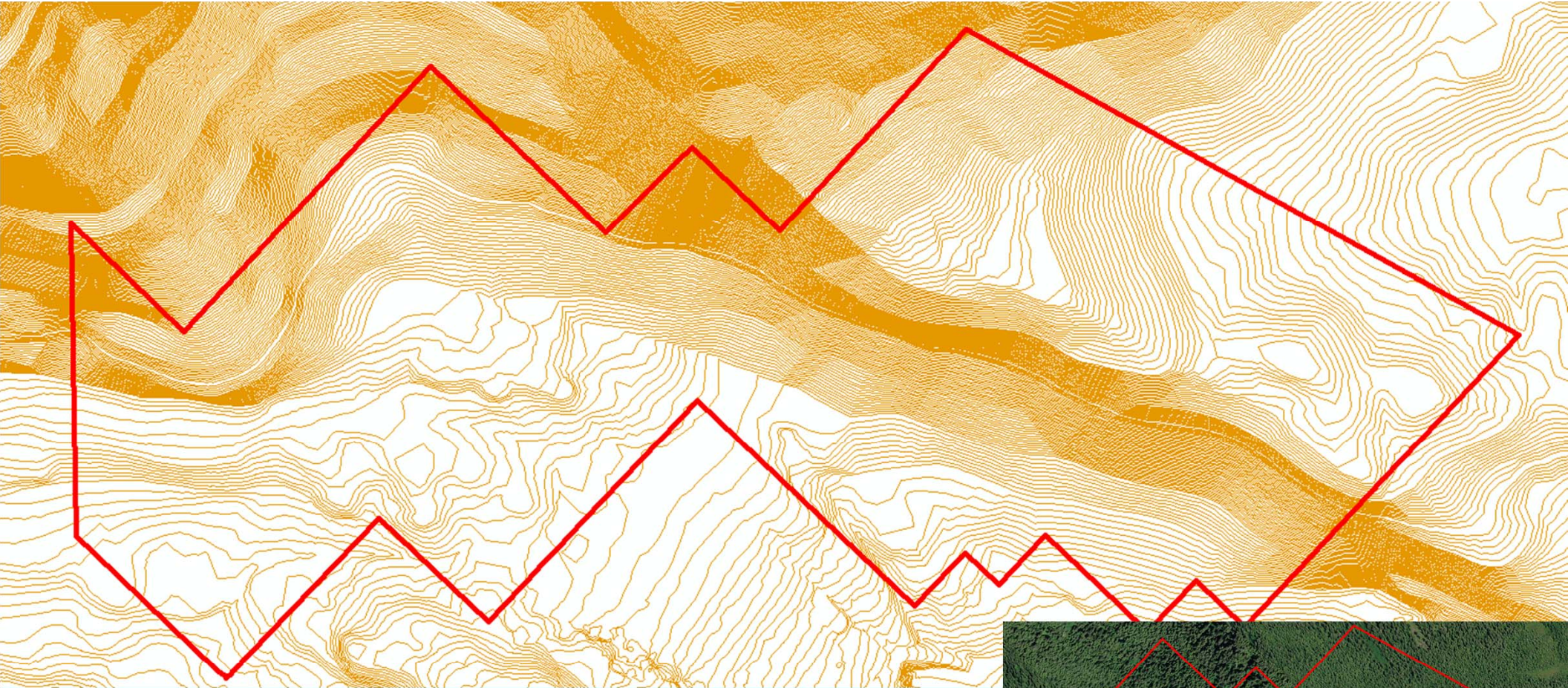


Fawn Mountain

Planned unit development



Housing for the First Time Homebuyer



- Public Water and Sewer
- Service Area Road Access
- School and Existing Neighborhood

Sample Project Financing Plan

- Initial design work paid using a loan from the Housing Capital Fund.
- Acquire grant funds* to build roads and other improvements. Local match to come from Service Area, to the extent residents can afford. The Service Area's portion may be a loan from the Land Trust, to be paid by Service Area taxes or fees.
- Proceeds from the sale of lots will be used to pay back Housing Capital Fun loans first, then deposited into Land Trust, which is the original 'owner' of the land.

* Bonds may also be considered, but small tax base may preclude issuance of debt.



Suggested Motions



- I move to direct staff to continue working on a subdivision at Mile 17/18 for market rate view lots.
- I move to direct staff to continue working on a potential Cedarwood subdivision, with market rate low density residential lots of about 15,000-20,000 sq. ft.
- I move to direct staff to continue developing the concept of a planned unit development in the Fawn Mountain area, including identifying potential partners, with the objective of enabling the development of housing targeted at the first-time homebuyer.