



Addressing Housing Issues In Ketchikan


August 10, 2022

<i>Potential Action</i>	<i>Strategic Outcomes</i>	<i>Objectives & Timeline</i>	<i>Result</i>
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 recommending one of the groups.	✓



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<p>APPLY for a Grant from the Denali Commission for Transportation and Housing Projects</p>	<p>Advance the development of Mud Bight Service Area and identify affordable housing opportunities</p>	<p>06.06.2022 – Resolution 2945 authorized a grant application for Mud Bight Road Construction (\$2,500,000) & Strategic Housing Market Analysis and Affordable Development Plan (\$100,000)</p>	
<p>COMPLETE CHAP Market Analysis</p>	<p>Build upon the CHAP Report and expand the needs of the affordable housing strata, identify the necessary partnerships and funding, and create an implementation plan that will result in the development of a subdivision consisting of single-family starter homes, duplexes, townhouses, and or other higher-density units which can be afforded by families making 60% of the area median income.</p>	<p>Denali Commission Grant application submitted, upon award, RFP will be written and released</p>	
<p>IDENTIFY Land Options</p>	<p>Identify Borough land suitable for subdivisions</p>	<p>Assembly concurrence required to pursue further</p>	
<p>COMPLETE the Bear Valley Mitigation Bank</p>	<p>Develop a mitigation bank for in lieu fee compensatory mitigation credits. Credits will aid in the development of housing projects, both public and private.</p>	<p>Working with Alaska Department of Natural Resources to develop a plan to address Army Core of Engineer’s concerns and comments to the existing draft instrument. Enter into agreement with SWCA Environmental Consultants to complete the mitigation bank; 6 to 9 months to complete after agreement.</p>	
<p>PARTNER With Outside Agencies on Housing Related projects</p>	<p>Explore partnerships with Ketchikan Indian Community, Tlingit-Haida Regional Housing Authority, United States Coast Guard & others</p>	<p>Discussions with partner agencies are on going</p>	
<p>ESTABLISH A Permitting Process to Regulate Short-Term Rentals</p>	<p>Amend Borough code</p>	<p>Planning Department bringing forward options to the Assembly</p>	
<p>ESTABLISH A Land Lottery for Borough Residents</p>	<p>Equal opportunity for qualified individuals to obtain parcels at rates and terms set by Assembly</p>	<p>Options are being explored to bring Borough-owned parcels to market</p>	
<p>ESTABLISH Incentive Programs: “Demolish & Rebuild”, “Weatherization Program”, “Tax Abatement”</p>	<p>Amend Borough code</p>	<p>Conversation / Meetings with partner agencies need to occur</p>	



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IDENTIFY Development Agreements & Subdivisions of Borough Lands	Increase housing stock within the borough	Borough owned parcels that would be suitable for subdivision are being identified	
ALLOW Tax Abatements on Certain Housing Developments	Amend Title 4	Discussions are needed with other municipalities and Alaska Municipal League to determine if such an exemption can be deemed "mandatory" in State statute.	
ESTABLISH Temporary Permitting Process to Allow Certain Types of Mobile Buildings to Locate on Residential Lots for Limited Durations	Amend Title 18	Staff recommending not to pursue this option	X
AMEND Borough Code to Define Accessory Dwelling Unit Types	Amend Title 18	Planning Commission / Code & Planning Committee determined that this is not enforceable	X