

## **Housing**

**Goal: Expand the range, affordability, and quality of housing in Sitka while maintaining attractive, livable neighborhoods.**

### **Objective 1- Range and Affordability**

1. Revise zoning codes to:
  - a) Allow ADUs by right in more zones.
  - b) Minimize prevalence of variances by amending development standards, such as setbacks.
  - c) Reduce minimum lot sizes.
  - d) Reduce residential parking requirements.
  - e) Encourage higher density development.
  - f) Reduce aesthetic and design standards in float home regulations.
  - g) Develop codes to allow tiny homes on wheels in certain zones.
  - h) Allow hostels, boardinghouses, bunkhouses, and co-housing developments as a permitted use with standard conditions in residential zones.
  - i) Create clear development standards for Planned Unit Developments and Cluster Home Subdivisions, to include density bonuses in exchange for such features as open space and inclusionary zoning.
2. Encourage and incentivize the development of permanently affordable housing.
  - a) Define terms to qualify for incentives.
  - b) Support mechanisms to increase permanently affordable homes, such as deed restrictions, targeted financing programs, and community land trusts.
  - c) Seek or initiate sweat equity housing development programs, such as homesteading and Habitat for Humanity.
  - d) Create an affordable housing advisory group.
  - e) Create an affordable housing fund to offer development incentives.
  - f) Consider requiring a range of housing options to be provided when disposing of municipal land for development.
  - g) Increase sales tax on short-term rentals and dedicate new portion to the affordable housing fund.
  - h) Seek grant funding to support affordable housing development.
  - i) Develop a small lot subdivision.
3. Participate in public-private collaborations to design and build developments that include a mix of housing types and target markets.
  - a) Partners could include Baranof Island Housing Authority, USDA Rural Development, AHFC, and US Coast Guard.
  - b) Collaborate with the Sitka School District and University of Alaska Southeast to support construction vocational training.
4. Increase the number of long-term rentals.
  - a) Establish an annual baseline count of the number of short-term rentals in Sitka so change can be measured.

- b) Identify the target number of additional long term rentals needed.
- c) Support housing development to meet the needs of Sitka's growing senior population.
- d) Support change to state regulations and funding that is preventing full occupancy at the Pioneer Home, a public assisted-living facility.
- e) Identify possible locations for new apartment buildings.

#### **Objective 2 – Housing Quality**

1. Collaborate with mobile home owners and park owners to find options and incentives to encourage park upkeep in a manner that does not cause undue hardship to homeowners. Options include forming park co-ops, offering utility upgrade programs, and offering low-interest loans for park upgrades.
2. Encourage use of LEED or similar design standards by the public and private sectors.
3. Encourage housing stock rehabilitation.

#### **Objective 3 – Housing Information**

1. Share information about housing options.
  - a) Use website and Facebook pages to host rental and home sales information.
  - b) Sponsor or co-sponsor annual housing fairs.
  - c) Create educational materials and campaigns to encourage property owners to build accessory dwelling units (ADUs) and use the Planned Unit Development (PUD) subdivision tool.