



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

MEMORANDUM

To: Mayor Paxton and Assembly Members
Keith Brady, Municipal Administrator

From: Assembly Member Kevin Knox

Cc: Randy Hughes, Andrew Thoms, Mike Vieira

Date: February 6, 2019

Subject: Housing - ADU, Tiny Home, Cluster and Cottage Neighborhood Development

It is my intention with this work session to have an opportunity to discuss one sector of housing development that the community through the Comprehensive Plan and community dialog has identified as a priority.

Affordable housing is a complex issue to deal with and defining what is affordable is a relatively subjective issue to grapple with. While the US Housing and Urban Development has a somewhat simple definition - Affordable housing is no more than 30% of a households income, where a "low-income" household is defined as making less than 80% of the Area Median Income.

As we know household expenses and spending has a great number of variables from family size, age, medical or other special needs, childcare needs, etc. These variabilities make the term affordable extremely dependent on the who, where and when of anyone's housing needs.

With that in mind I would suggest that this work session focus on this one sector, small home, starter home development with the following outline as a guide. Focusing on these smaller homes or this market is in no means a comment on a singular priority, rather just an attempt to address one of many housing needs in our community.

February 12 Work Session
ADU, Tiny Home, Cluster and Cottage Neighborhood Development

1. Cluster and Cottage Neighborhoods
 - a. Sitka Community Land Trust
 - i. higher density cluster neighborhoods – parking on the edges
 - ii. initial affordability through no land cost and small house size
 - iii. affordability preserved through limitations on profit taking at resale
 - iv. selection criteria – who we serve
 - b. Development incentives
 - i. inclusionary zoning
 - ii. base percentage square footage for difficult lots
 - iii. zone developments
2. ADU
 - a. Allow for by right in certain zones
 - b. Parking requirement reduction or administrative allowance for variance
 - c. Lot setback reductions for detached and attached ADUs
3. Tiny Homes
 - a. Tiny Homes by code:
 - i. are PERMITTED
 - ii. as small as 230 sq. ft.
 - iii. can be primary dwelling lot on a residential lot
 - b. Tiny Homes on Wheels:
 - i. currently considered temporary
 - ii. in many places are considered to be similar to RV's, allowing them to be inhabited for temporary occupancy or less than 180 days
 - iii. chassis system typically does not hold up to weather conditions or meet requirements for earthquake/snow loads
 - iv. concern from neighborhood regarding quality and surrounding property values
 - v. possibility of no safety standards/inspections performed
 - c. Possible code changed to increase tiny homes, including:
 - i. zoning code residential lot sizes (in works per Sitka Comprehensive Plan 2030)
 - ii. adoption of IRC 2018 Building Codes
 - iii. chapter 6 Mobile and Manufactured homes – allow tiny home placement on semi/permanent foundation within mobile/manufactured home parks