

## 5.3 Housing Goals, Objectives, and Actions

Goals set overall direction.

Objectives are the policies the City and Borough of Sitka intends to achieve over time.

Actions chart a path to achieve the goals and objectives.

| Number     | Action                                                                                                                                                                                          | Responsible Agency | Time Frame | Capital Funds Needed |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------|----------------------|
| <b>H 1</b> | <b>Objective 1 - Increase Range of Housing and Affordability.</b>                                                                                                                               |                    |            |                      |
| H 1.1      | Revise zoning codes to:                                                                                                                                                                         |                    |            |                      |
| H 1.1.a    | Allow Accessory Dwelling Units (ADUs) by right in more zones. Promote through advertising campaigns. <i>Cross reference LU 8.2</i>                                                              | CBS                | ST-MT      | L                    |
| H 1.1.b    | Minimize prevalence of variances by amending development standards, such as setbacks. <i>Cross reference LU 8.2</i>                                                                             | CBS                | ST-MT      | L                    |
| H 1.1.c    | Reduce minimum lot sizes. <i>Cross reference LU 8.2</i>                                                                                                                                         | CBS                | ST-MT      | L                    |
| H 1.1.d    | Reduce residential parking requirements. <i>Cross reference LU 8.2</i>                                                                                                                          | CBS                | ST-MT      | L                    |
| H 1.1.e    | Encourage higher density development. <i>Cross reference LU 8.2</i>                                                                                                                             | CBS                | ST-MT      | L                    |
| H 1.1.f    | Reduce aesthetic and design standards in float home regulations.                                                                                                                                | CBS                | ST-MT      | L                    |
| H 1.1.g    | Develop task force to consider pilot project.                                                                                                                                                   | CBS                | ST-MT      | L                    |
| H 1.1.h    | Allow hostels, boardinghouses, bunkhouses, and co-housing developments as a permitted use with standard conditions in residential zones.                                                        | CBS                | ST-MT      | L                    |
| H 1.1.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. | CBS                | ST-MT      | L                    |
| H.1.2      | Encourage and incentivize the development of permanently affordable housing.                                                                                                                    | CBS, AC            | OG         | U, Range             |
| H.1.2.a    | Define terms to qualify for incentives.                                                                                                                                                         | CBS                | MT         | L                    |
| H.1.2.b    | Support mechanisms to increase permanently affordable homes, such as deed restrictions, targeted financing programs, and community land trusts.                                                 | AC                 | OG         | U                    |
| H.1.2.c    | Seek or initiate sweat equity housing development programs, such as homesteading and Habitat for Humanity.                                                                                      | AC                 | MT         | U                    |
| H.1.2.d    | Create an affordable housing advisory group through the Planning Commission.                                                                                                                    | CBS                | ST         | L                    |
| H.1.2.e    | Create an affordable housing fund to offer development incentives.                                                                                                                              | CBS                | ST         | L                    |
| H.1.2.f    | Consider requiring a range of housing options to be provided when disposing of municipal land for development.                                                                                  | CBS                | OG         | L                    |
| H.1.2.g    | Increase sales tax on short-term rentals.                                                                                                                                                       | CBS                | ST         | L                    |

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| Number  | Action                                                                                                                                                                                              | Responsible Agency | Time Frame | Capital Funds Needed |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------|----------------------|
| H 1.2.h | Seek grant funding to support affordable housing development.                                                                                                                                       | CBS                | ST         | L                    |
| H 1.2.i | Create housing for the homeless through public-private partnerships.                                                                                                                                | AC                 | OG         | L                    |
| H 1.3   | Participate in public-private collaborations to design and build developments that include a mix of housing types and target markets.                                                               | ALL                | OG         | H                    |
| H 1.4   | Increase the number of long-term rentals.                                                                                                                                                           | CBS, PR, AC        | OG         | L                    |
| H 1.4.a | Establish an annual baseline count of the number of short-term and long-term rentals in Sitka so change can be measured.                                                                            | CBS, PR, AC        | OG         | L                    |
| H 1.4.b | Identify a desired target number of additional long term rentals.                                                                                                                                   | CBS, PR, AC        | OG         | L                    |
| H 1.4.c | Support housing development to meet the needs of Sitka's growing senior population.                                                                                                                 | CBS, PR, AC        | OG         | L                    |
| H 1.4.d | Support change to state regulations and funding that is preventing full occupancy at the Pioneer Home, a public assisted-living facility.                                                           | CBS, PR, AC        | OG         | L                    |
| H 1.4.e | Identify possible locations for new apartment buildings.                                                                                                                                            | CBS, PR, AC        | OG         | L                    |
| H 1.4.f | Identify barriers to apartment building development and determine if city action can reduce or eliminate any obstacles.                                                                             | CBS, PR, AC        | OG         | L                    |
| H 2     | <b>Objective 2 – Promote Housing Quality.</b>                                                                                                                                                       |                    |            |                      |
| H 2.1   | 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.                           | CBS, PR            | MT         | L                    |
| H 2.2   | Encourage use of LEED or similar design standards by the public and private sectors. <i>Cross reference LU 5.2</i>                                                                                  | CBS                | OG         | L                    |
| H 2.3   | Create programs and partnerships to rehabilitate or replace substandard or unsafe housing units (e.g., small or tiny homes on wheels for certain residential areas, manufactured home parks, etc.). | CBS                | MT         | M-H                  |
| H 2.4   | Encourage housing stock rehabilitation.                                                                                                                                                             | CBS                | OG         | U                    |
| H 3     | <b>Objective 3 – Share Housing Information.</b>                                                                                                                                                     |                    |            |                      |
| H 3.1   | Use website and Facebook pages to host rental and home sales information. Delete or qualify                                                                                                         | ALL                | OG         | L                    |
| H 3.2   | Sponsor or co-sponsor annual housing fairs.                                                                                                                                                         | ALL                | OG         | L                    |

| Legend                                                                                                                                                 |                                                                                   |                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Responsible Agency:<br>CBS – City and Borough of Sitka<br>AK – State of Alaska<br>US – Federal Government<br>AC – Agency Collaboration<br>PR – Private | Time Frame:<br>ST – Short Term<br>MT – Mid Term<br>LT – Long Term<br>OG – Ongoing | Capital Funds Needed:<br>U – Unknown<br>L – Low – \$0 - \$100,000<br>M – Mid - \$100,000 - \$1,000,000<br>H – High - \$1,000,000+<br>GF – Grant Funded |

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