



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Housing Task Force Meeting

Wednesday, December 28, 2022

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: Dec 28, 2022 06:00 PM Alaska
Topic: December 28, 2022 Housing Task Force Meeting

Please click the link below to join the webinar:

[https://petersburgak-
gov.zoom.us/j/88311518657?pwd=VTV6L25BSmh2SXoxdnImYzE1cHIWdz09](https://petersburgak.gov.zoom.us/j/88311518657?pwd=VTV6L25BSmh2SXoxdnImYzE1cHIWdz09)

Passcode: 023578

Or Telephone:

(253) 215-8782 or (720) 707-2699

Webinar ID: 883 1151 8657

Passcode: 023578

1. Call To Order/Roll Call

2. Approval of Minutes

A. November 2, 2022 Housing Task Force Minutes

3. Amendment and Approval of Meeting Agenda

4. Persons to be Heard Related to Agenda

Persons wishing to share their views on any item on today's agenda may do so at this time.

5. New Business

A. Ocean Beauty Bunkhouse

Task Force Member Bennett will report on findings and recommendations for the use of the Ocean Beauty bunkhouse.

B. Building Regulation Changes

Task Force Member Aulbach will share information regarding building regulations that need to be amended for Petersburg.

C. Cost of Developing Borough Property

Task Force Member Aulbach will discuss the cost of developing Borough property and ideas to make development more affordable for a builder.

D. Manufactured Housing Area

Task Force Member Holmgrain will discuss developing an area where manufactured homes could be constructed.

E. Housing Needs Assessment

Task Force Chair Kensinger inquires whether the Task Force wants to recommend the Assembly request a Housing Needs Assessment be performed for Petersburg.

F. Other Ideas

Task Force Chair Kensinger inquires about any other ideas the Task Force should consider. The Summary of Ideas from previous meetings is attached.

6. Discussion Items

7. Adjourn



Petersburg Borough

12 South Nordic Drive
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Meeting Minutes Housing Task Force Meeting

Wednesday, November 02, 2022

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Chair Kensinger called the meeting to order at 6:00 p.m.

PRESENT

Annette Bennett
Darcie Ewert
Larry Hofstad
Sarah Holmgrain
David Kensinger
Erin Michael
Jalyn Pomrenke

2. Approval of Minutes

A. October 26, 2022 Housing Task Force Meeting Minutes

The October 26, 2022 meeting minutes were unanimously approved.

3. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

4. Persons to be Heard Related to Agenda

Persons wishing to share their views on any item on today's agenda may do so at this time.

No views were shared.

5. New Business

A. Summary of Ideas from October 26, 2022 Task Force Meeting

Chair Kensinger took member's ideas of what the Borough could do to help with the housing situation in Petersburg discussed at the October 26, 2022 meeting and organized them into groups as follows: Ideas that could be implemented now, ideas that could be implemented in the not too-distant future, and big ideas such as land trust and federally funded programs.

The Task Force approved to move forward with recommending to the Assembly the ideas that can be implemented now and in the not too-distant future and save recommendation of the big ideas until a later time.

Motion made by Annette Bennett, Seconded by Larry Hofstad.

Voting Yea: Annette Bennett, Darcie Ewert, Larry Hofstad, Sarah Holmgrain, David Kensinger, Erin Michael, Jalyn Pomrenke

6. Discussion Items

7. Adjourn

The meeting was adjourned at 6:53 p.m.

HOUSING TASK FORCE

Summary of Ideas

IDEAS WE CAN DO NOW

- 1.** Purchase the Ocean Beauty bunk house. Several ideas, purchase and turn over to a local group to operate as emergency housing or a blended use with apartments, Restaurant and condos.
- 2.** Housing needs assessment. This is needed to establish a need if we wish to obtain State and/or Federal grant funding.
- 3.** The borough needs to obtain an exemption from IBCs regulations regarding ceiling insulation requirements going up to R60....not necessary in our climate. Sitka and Ketchikan are currently exempt.
- 4.** Borough should construct a road with sewer, water and power lines when they do the upgrade to the Hungry Point Pump Station next spring. The road would make approximately 10 Borough lots available to the public. Borough should sell the lots at fair market value even if the price doesn't cover the cost of putting in the infrastructure. Owners of the lot would pay the full price of the tax assessment to the borough for the property and improvements. Borough should restrict the way the new lots would be sold – for instance, sell 3 of the lots to purchasers who agree to build duplexes or apartments on them within two years (or the property returns to the Borough). The remainder of the lots could be sold with the stipulations that the purchaser of the lot must build a single-family residence on the lot within 2 years. The purchaser must then physically move into the residence and occupy the home for 2 years before they are allowed to re-sale the home. At no time will the purchaser be able to rent the home.
- 5.** Designated a public camping area for unhoused that are forced to live in a tent.

IDEAS THAT WILL TAKE A LONGER TIME

- 1.** Currently no lots are available inside service area 1 to place manufactured homes on a private lot. Rezone N 8th Street lots to accommodate manufactured homes. Sell at market value, but similar restrictions as the above Hungry Point subdivision.

2. Identify parcels in SA1 that we can change the zoning to accommodate duplexes, condos, apartments and multi-family houses.

BIG IDEAS

Land Trust – set up similar to the Sitka Land Trust- A

nonprofit organization building “perpetually affordable” homes to combat a housing shortage and keep young people from leaving town.

In a nut shell...Borough sets aside residentially zoned property in a trust. The Borough, through the Trust retains ownership of the land. Grant funds could be sought to make lot improvements with roads/city utilities, etc. The land is leased long term (99yrs) to qualified applicants. The pre-approved applicant can choose some basic pre-determined housing plans with set materials/costs- Currently SLT has 6 plans of varying sq footage.

The formula for affordability would include keeping the houses small, selling only the houses and not the land, and using grants to subsidize site preparation and utilities.

When a house is sold the homeowner will take 25% of the equity (based on appraised value) which will allow them to make a down payment on another property on the open market and allow the Land Trust to sell to a subsequent buyer at close to the original cost — The idea is to create perpetual affordability.

Currently Sitka has built 7 of these homes. The 1st one was a definite learning curve and there was pain for all involved but they kept with it and the process has worked well for the last six. Cons- high administrative costs to oversee program- the work around is the Alaska Land Trust -still in the early stages where numerous communities share the cost of administration of the program.

Tribal & Rural program – specifically to assist rural SE

Alaska Municipalities and Tribal entities who are looking to promote work force housing. The emphasis is to attract and retain critical personnel such as teachers, health professionals, public safety personnel and others with needed affordable housing. The program is

open to School districts, health care organizations, tribal governments, municipal governments, or similar entities operating in SE Alaska.

Funds can be used to purchase existing units, purchase/renovation or new construction of duplex, triplex or 4-plex units and can be fee simple or acceptable leasehold.

Projects can be joint efforts with multiple entities coming together, such as the Borough with the land and maybe PIA with the labor type of thing. Proof of rental income is not the basis for repayment so housing can be worked into employment packages. Some examples of this a Shaan Seet which is a native corporation out of Craig. They are building structures to subsidize teacher housing for their communities. The units are built on individual lots and can be sold on the open market. Another example is SEARHC in Sitka.... they own their own land and are building 3 duplexes to subsidize employee housing.