



Sitka 2030 Comprehensive Plan

HOUSING

October 5, 2016



SCHEDULE

April-Aug

- Land Use + Land Management

Sept

- Economic Foundation

Oct

- Housing

Nov 9

- Town Meeting/Capstone
✓ Land Use + Economics + Housing

Dec - Mar

- Utilities + Transportation
- Future Growth - R, C, I, Rec
- Community Services + Facilities
- Other

Apr-May

- Draft plan review, refine

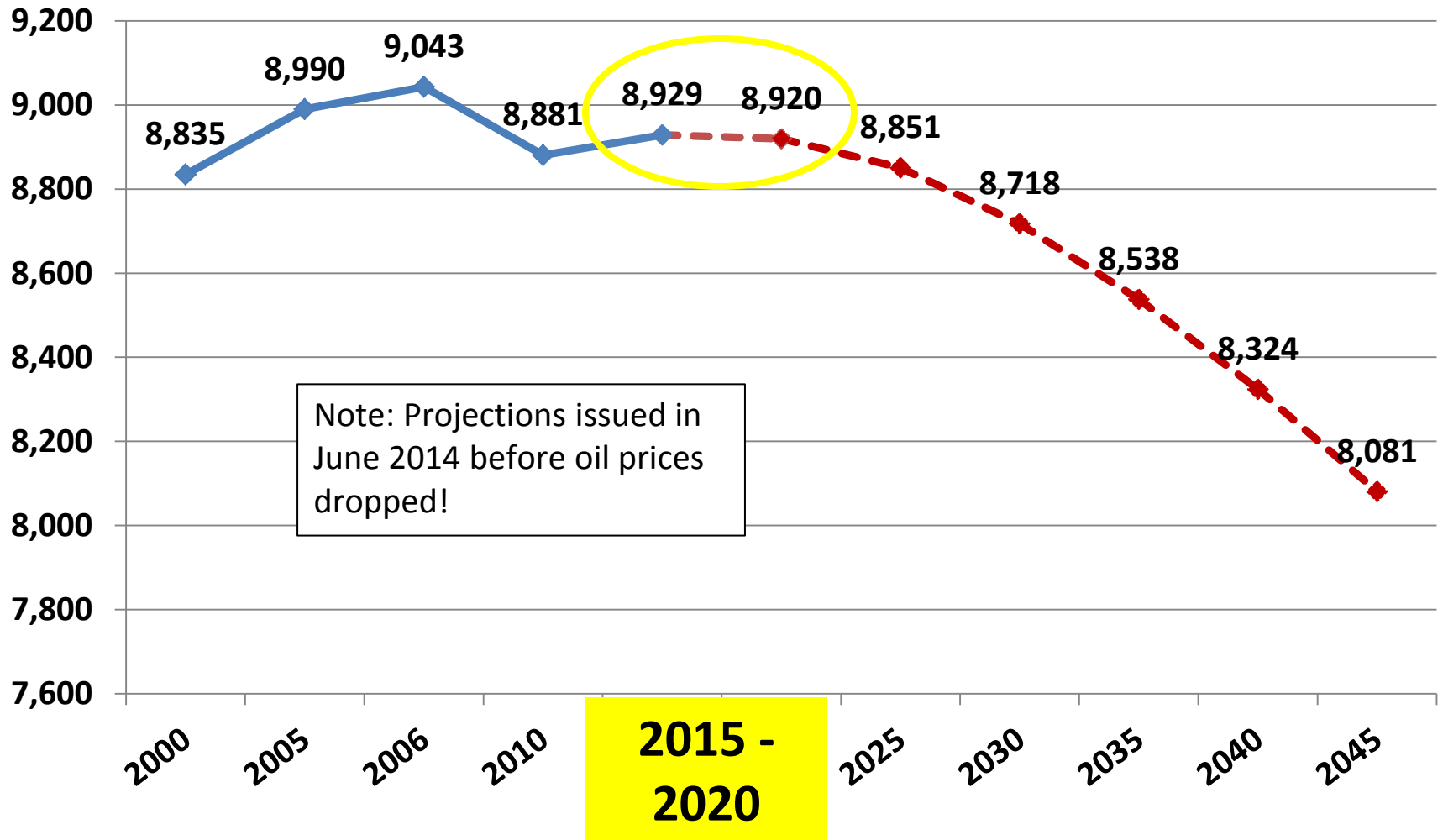
Jun

- Assembly Adoption

Sitka Housing

1. Data that Tells a Story
2. Housing Gaps
3. Opportunities & Challenges to Fill Gaps
4. Infill & Raw Land Development – Some Pictures
5. Roll up Short Sleeves:
 - Mapping: Where are places for Infill & New Development?
 - Code or Other Changes Needed?
 - Mark up Goals, Objectives & Actions

Sitka Population *(ADOLWD)*



Sitka Components of Population Change, 2015-2045

	Average Annual				
	Births	Deaths	Net Migration	Population Change	Growth Rate
2015-2020	100	77	-25	-2	0.0%
2020-2025	94	86	-22	-14	-0.2%
2025-2030	88	95	-20	-27	-0.3%
2030-2035	84	103	-17	-36	-0.4%
2035-2040	81	110	-14	-43	-0.5%
2040-2045	79	114	-14	-49	-0.6%

Note: Average annual numbers are rounded to whole numbers.

Source: ADOLWD, Population Projections 2015-2045, June 2014

- Fair market rents jumped 10% during the last 2 years, and housing construction has been dropping for a decade.
- A smaller percentage of people own the home they occupy in Sitka
- A larger percentage of people live in rental housing in Sitka than own.
- 1/3 to 1/2 Sitkans make \$50,000 or less, AMI is \$80,000

- Occupied : 86%
- Vacant: 14%

- In 2010, 237 or 5.8% of vacant were seasonally occupied

Total Dwelling Units in Sitka by Type

Dwelling Units by Type	<i>2010-2014 5-yr avg</i>	
Total housing units	4,105	100%
1-unit, detached	2,164	53%
1-unit, attached **	272	7%
2 units	542	13%
3 or 4 units	323	8%
5 to 9 units	170	4%
10 to 19 units	64	2%
20 or more units	111	3%
Mobile home	416	10%
Boat, RV, van, etc.	43	1%

Rent versus Own

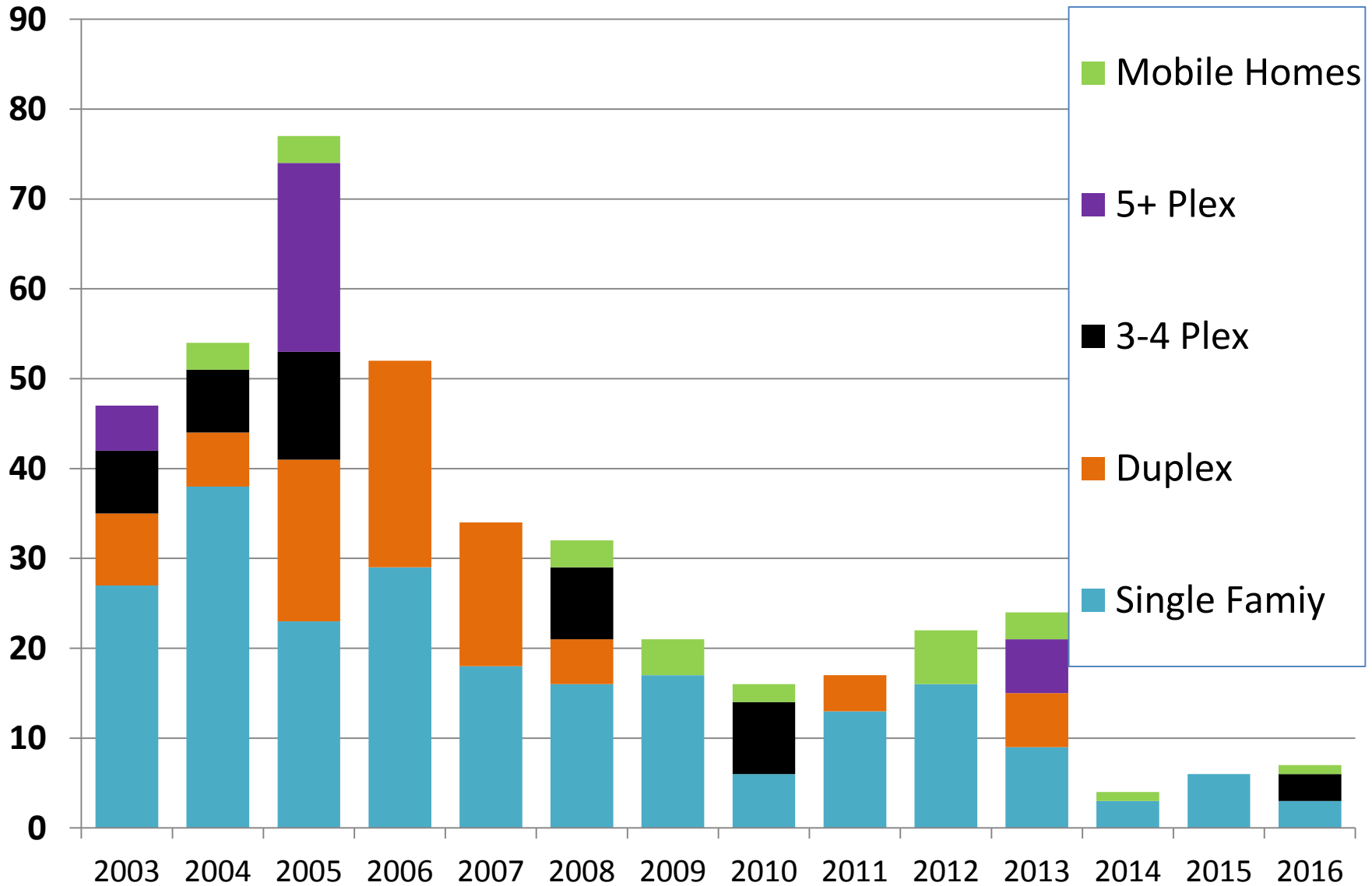
	Sitka	SE AK	Alaska	US
Total Occupied Dwelling Units	3,513	28,511	251,678	116 million
Owner Occupied	58% (2,025)	62%	63%	64%
Renter Occupied	42% (1,488)	38%	37%	36%

How about Millennials?

	Sitka	SE AK	Alaska	US
Total Occupied Dwelling Units	3,513	28,511	251,678	116 million
Owner Occupied	58% (2,025)	62%	63%	64%
Renter Occupied	42% (1,488)	38%	37%	36%
% owner-occupied, age 15-34	8% (154)	8%	13%	10%
% renter-occupied, age 15-34	32% (480)	35%	43%	36%

Source: ACS 2014-2010 5-year estimates.

How many Dwelling Units are Getting Built?



How many are selling and at what prices?

	Jan- Aug 2016	2015	2014	2013	2012	2011
Homes Sold	31	48	47	53	22	46
Avg Sale Price	\$357,573	\$404,344	\$353,104	\$301,413	\$394,612	\$323,464
Sales Volume	11.1 million	\$19.5 million	\$16.6 million	\$16.0 million	\$8.7 million	\$14.9 million

Sources: Multi-Listing Service (MLS). 2011-2015 data courtesy of Davis Realty; 2016 data courtesy of Baranof Realty

Another source on Sitka Home Values

Number of Owner-occupied units	2,025
Less than \$50,000	122
\$50,000 to \$99,999	116
\$100,000 to \$149,999	62
\$150,000 to \$199,999	111
\$200,000 to \$299,999	386
\$300,000 to \$499,999	913
\$500,000 to \$999,999	278
\$1,000,000 or more	37
Median Price (2014 \$)	\$335,800

Source: ACS 2014-2010 5-year Estimate

How does this compare with other places?

Median Value Owner Occupied Homes

US	\$175,700
Alaska	\$246,300
Anchorage	\$286,600
Southeast Alaska Boroughs	
Haines	\$188,700
Hoonah-Angoon	\$219,400
Juneau	\$318,000
Ketchikan	\$261,600
Petersburg	\$225,400
Prince of Wales-Hyder	\$162,600
Sitka	\$335,800
Skagway	\$323,100
Wrangell	\$167,100
Yakutat	\$156,800

Source: ACS, 2014-2010 5 year estimate

How many rentals are available?
What are the prices?

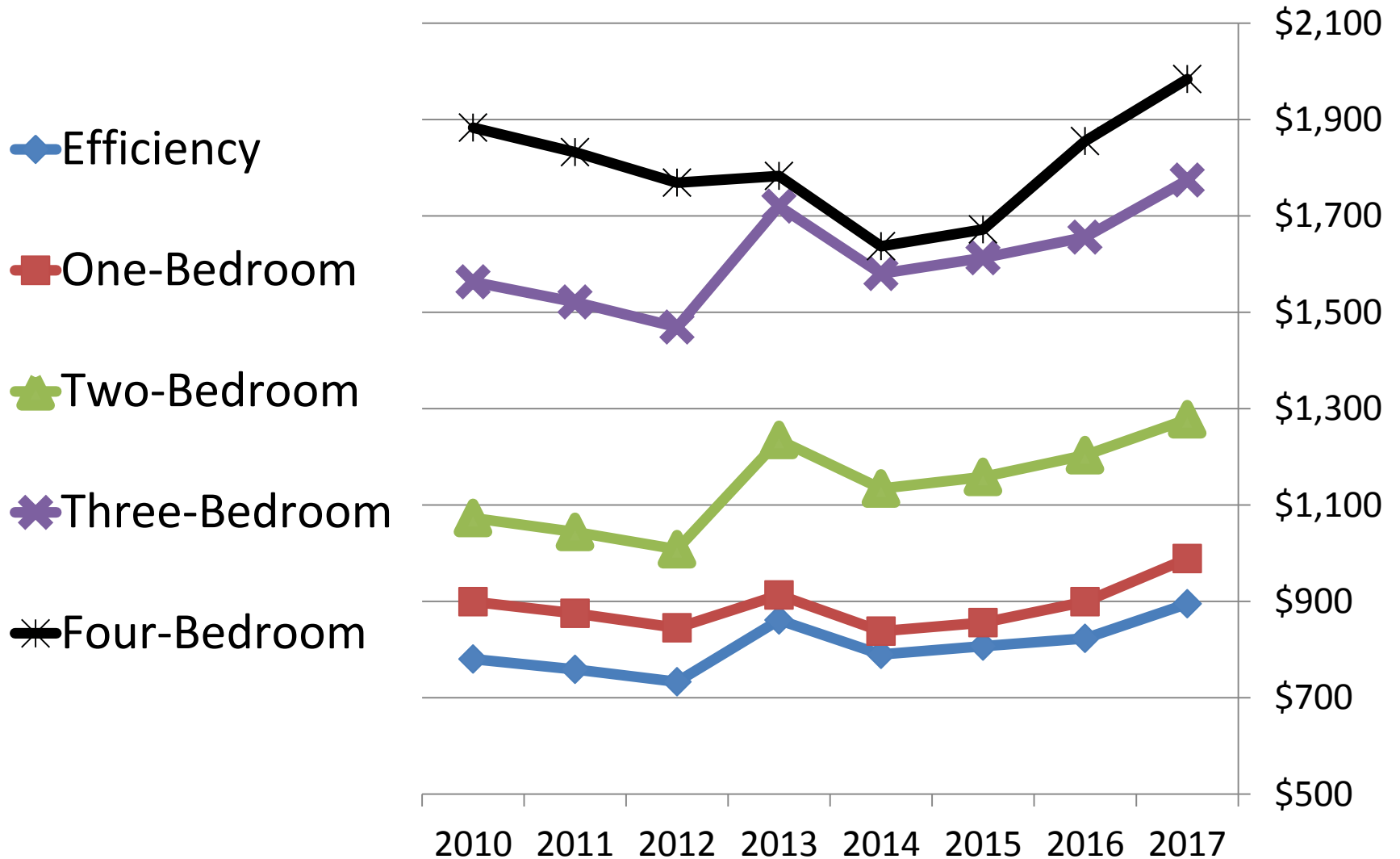
Rents

	Sitka	Ketchikan	Juneau	Alaska	US
Median Rent (ACS, 2014-2010)	\$1,101	\$1,054	\$1,169	\$1,131	\$920
Median Rent contract, March 2016 (ADOLWD)	\$900	\$984	\$1,100	\$1,050	
Median Rent adjusted, March 2016 (ADOLWD)	\$1,163	\$1,094	\$1,115	\$1,175	
Rental Vacancy Rate, March 2016 (ADOLWD)	8.33%	9.25%	3.30%	5.81%	

Sources: ACS = ACS 2014-2010 5-year Estimate;
ADOLWD Annual Rental Market Survey, 2016

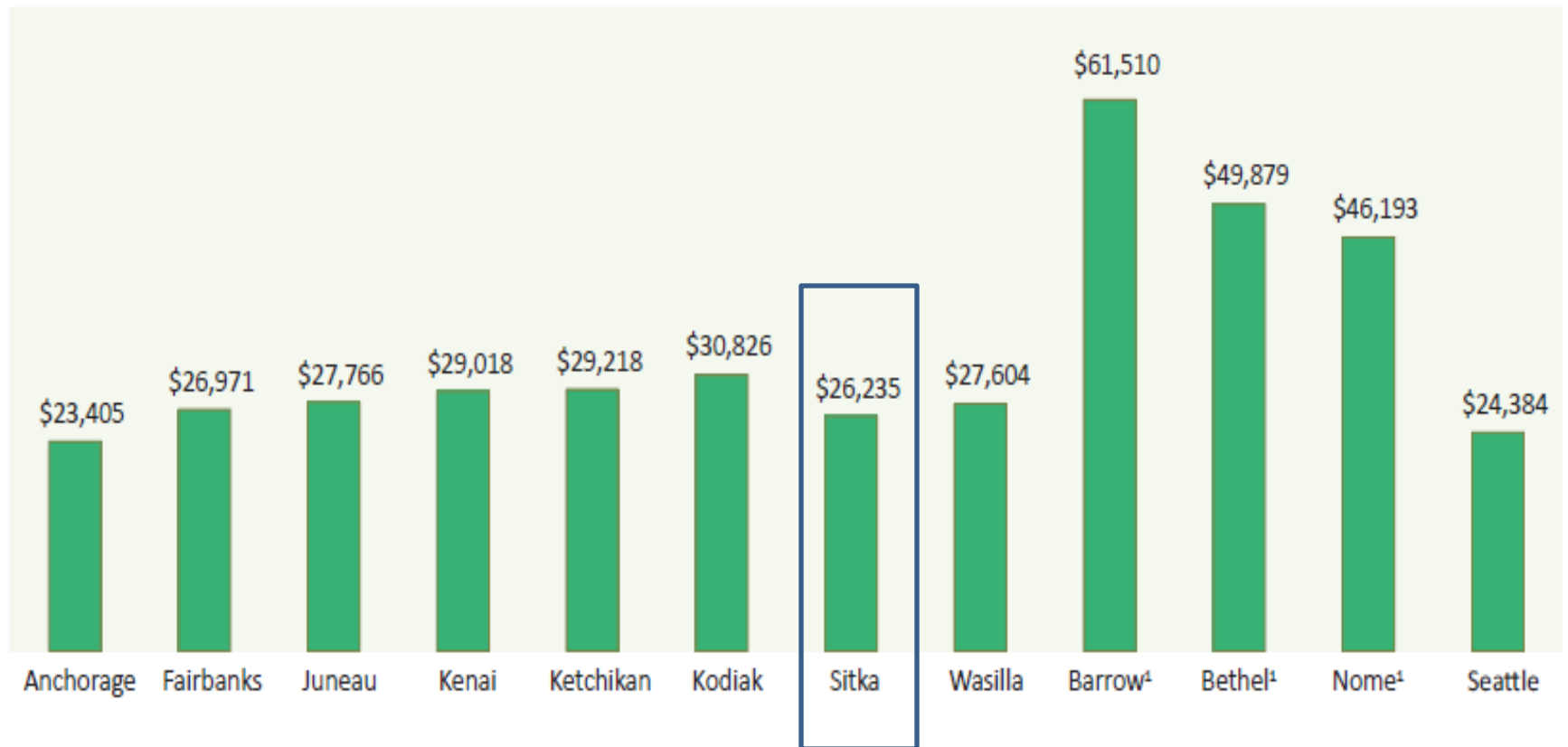
What are Rents?

(Fair Market Rent in Sitka, FY 2010-2017)



Average Cost of Market Basket, 2015

Urban and Rural Residential Construction (without concrete, rebar, doors, or windows), Alaska and Seattle Suppliers

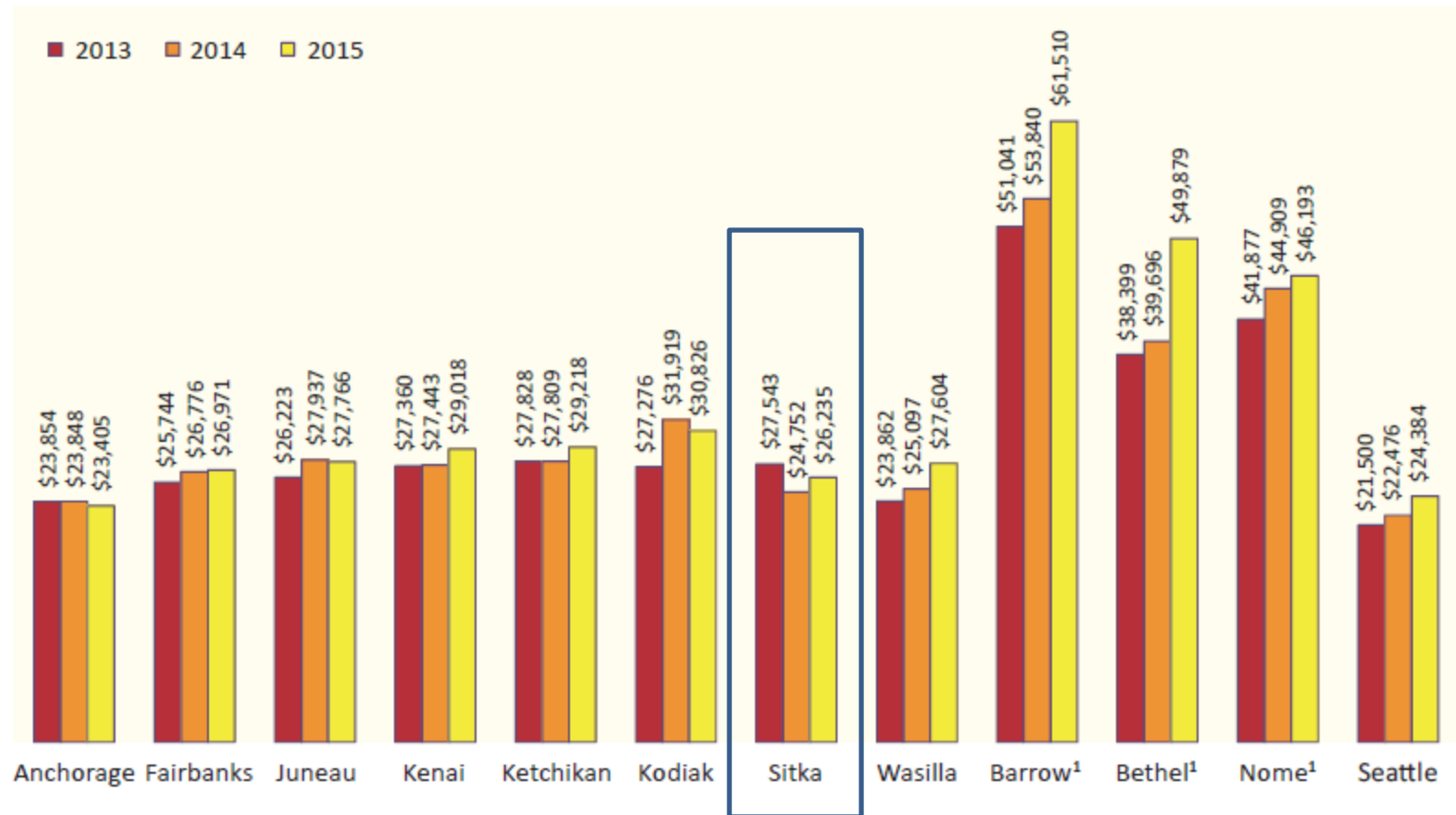


¹Rural areas include metal roofing instead of asphalt shingles.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Construction Cost Survey 2015

Average Cost of Market Basket, 2013 to 2015

Urban and Rural Residential Construction (without concrete, rebar, doors, or windows), Alaska and Seattle Suppliers



¹Rural areas include metal roofing instead of asphalt shingles.

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section, Construction Cost Survey 2015

Transportation Cost of Market Basket

Shipping and Handling (Without concrete, rebar, doors, and windows), 2015

Destination	Seattle	Transportation Index
Ketchikan	\$3,118	34
Juneau	\$5,019	55
Sitka	\$8,741	97
Anchorage	\$9,049	100
Wasilla	\$9,663	107
Kenai	\$10,740	119
Fairbanks	\$10,842	120
Kodiak	\$11,275	125
Bethel	\$13,524	149
Nome	\$16,991	188
Barrow	\$37,213	411

Respondents' values are weighted by the size of the respective firms.
See the methodology for more details.

*Source: Alaska Department of Labor and Workforce Development,
Research and Analysis Section, Construction Cost Survey, 2015*

What Can Sitkans Afford?

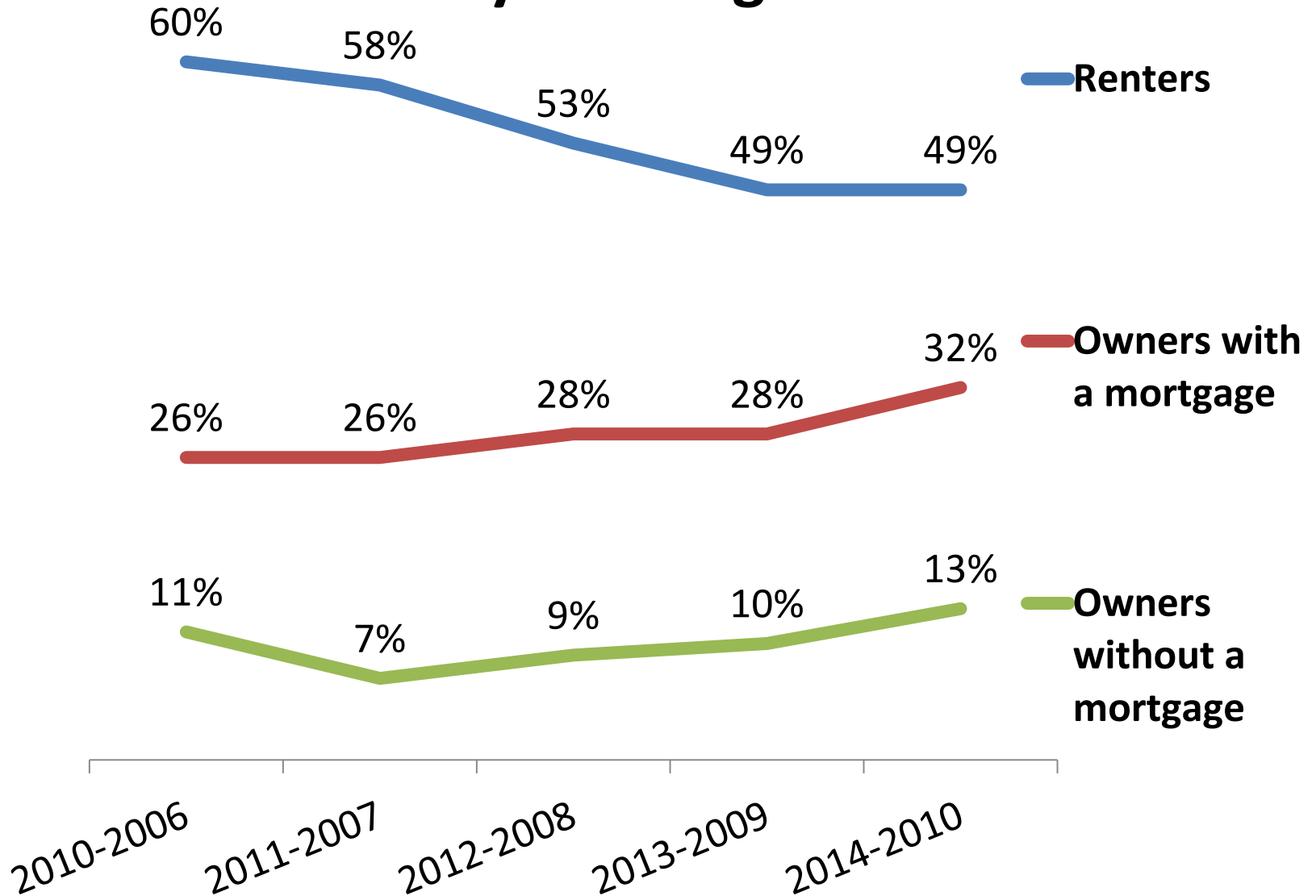
	Annual	Per Month	<u>Available for Housing Monthly</u> (30%)
Median Household (HH) income Source: ACS 2014-2010 5-year estimate	\$69,635	\$5,803	\$2,321
Mean HH Income Source: ACS 2014-2010 5-year estimate	\$81,059	\$6,755	\$2,702
Average employment wage 2015 Source: ACS 2014-2010 5-year estimate	\$42,865	\$3,572	\$1,072
Making between \$25,000-\$50,000/year This includes 25% of 2014 tax return filers and 22% of all HH incomes (2014-2010)	\$50,000	\$4,167	\$1,250
Making less than \$25,000/year This includes 32% of 2014 tax return filers and 15% of all HH incomes (2014-2010)	\$25,000	\$2,083	\$625

What are Monthly House Payments?

(with insurance, utilities, taxes etc)

- \$275,000 house - \$1,130 to \$1,435
- \$335,800 house - \$1,380 to \$1,750
- \$400,000 house - \$1,645 to \$2,090

Percent of Sitkans Cost-Burdened by Housing



Affordability Crunch, that recent conditions have made acute.

HOUSING GOAL:

Expand the range, affordability, and quality of housing in the community while maintaining attractive, livable, residential neighborhoods.

Urgent need for more homes to buy and units to rent for millennials and young families.

Smaller walkable units will meet some seniors needs too.

HOUSING GAPS: Current + Future

1. “Starter” /smaller homes for millennials and new families, senior housing (for sale and rent)
 - Many millennials and older boomers+ want same thing
 - Walkable
 - Must be able to afford it
2. Higher-End Homes (In town and more rural/larger lot)
3. Mobile Homes Need Upgrades to Manufactured Houses
4. Transitional Housing for Homeless and down-on-their-luck Sitkans

BIGGEST CHALLENGES

1. Limited supply of undeveloped buildable land
2. Land has higher development costs due to need for fill, slopes, utility extension
(apparently its generally not the cost of construction materials or shipping)
3. Urgent need for more homes to buy and units to rent for millennials and young families.
4. Growing senior population and changing housing needs

BIGGEST OPPORTUNITIES

1. Several builders, realtors, financiers, and non-profits want to solve challenges.
2. BIHA 200 acres purchased fee simple without restriction. New models of multi-party “leveraged” building. (AND gravel)
3. Reduce the price of homes (USDA/BIHA/AHFC, smaller, remove \$ land/CLTs, manuf & modular)
4. Many infill opportunities if code will allow
5. Offering incentives

**What do some of these
solutions/ opportunities
look like?**



BIHA

Raw Land Development,
Redevelopment, Infill



124 Indian River Road (4-Plex)



120 Indian River Road (4-Plex)



New roof and covered entries at all buildings



OPEN HOUSE!



Friday, September 9th - 12-6:00 p.m.





422 Kaagwaantaan

\$285,000

New Construction!

- 2 Bedrooms - 1.5 Bathrooms
- ≈ 1,294 sq. ft. living
- ≈ 2,731 sq. ft. lot
- Energy Efficient
- Electric Heat Pump
- Designated Parking Space
- Views of the Channel & Mountains

Close to Town, Schools, & Stores
Downtown historical village neighborhood



Baranof Island Housing Authority
245 Katlian Street - 747-5088
bihasitka.org



Closing Cost Assistance available to qualified borrowers
Call Baranof Island Housing Authority for details, and a showing of this home.











Small Affordable Housing

Infill and Raw Land Development

ADUs

Accessory Dwelling Units

Infill

ADU on 4,890 sf lot



ADU on 26,400 sf lot







***TOP: Four compact units, one lot. Originally summer housing, now overnight rentals.
BOTTOM: 2 DU on lot, both SF homes***

Cottage Housing Developments

Infill (mostly), Raw Land
Development



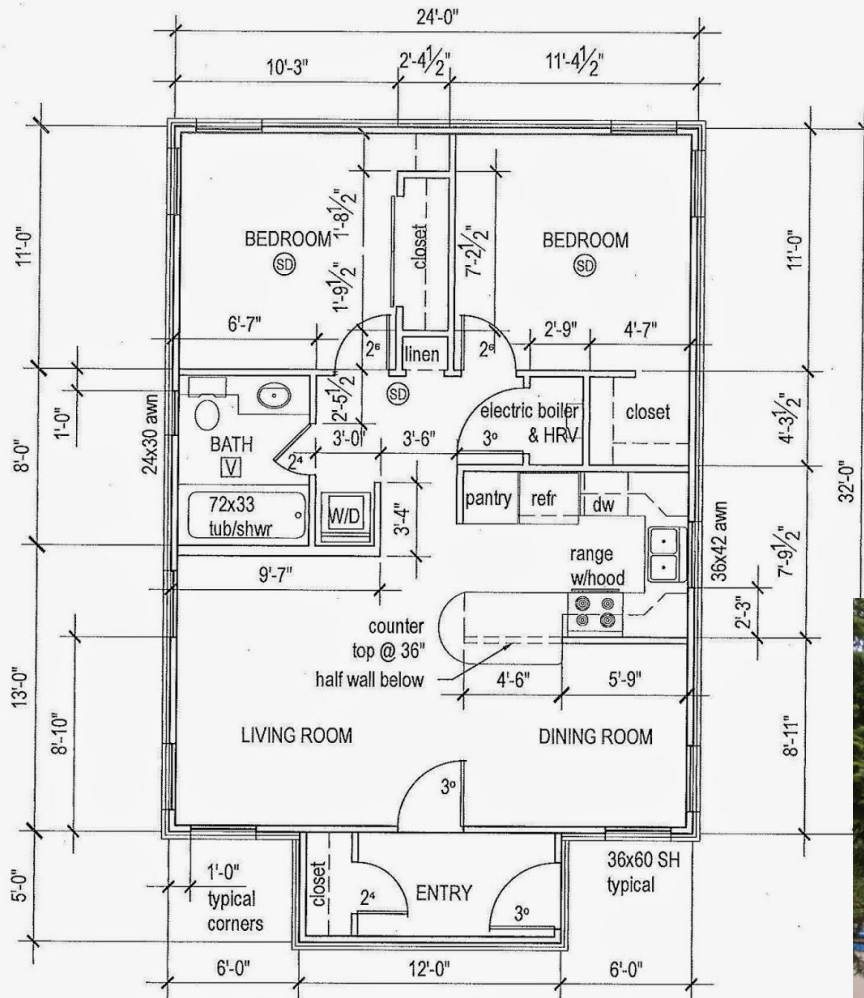


The Old City Shops: An Affordable Cottage Neighborhood
Proposed by the Sitka Community Development Corporation

Community Land Trusts (and Partnerships with CLTs)

Infill, Redevelopment, Raw Land
Development





Ⓢ smoke detector
 ▣ bathroom exhaust
 minimum 50 cfm

FLOOR PLAN
 SC- $\frac{3}{16}$ "=1'-0" 828 sq.ft.

Kitchen exhaust
 min. 100 cfm

















Tiny Homes

Infill, other?

As tiny homes take root, where do you park them in Alaska?

Elizabeth Jenkins, Alaska's Energy Desk September 9, 2016 Alaska's Energy Desk



“I don’t know why we have a minimum size home,” Washington County Commissioner Zachary Renstrom said before approving changes that affect home sizes at a regular commission meeting Tuesday. “

If someone wants to live in a 200-square-foot home, I don’t know why we care.”

Manufactured Houses

Infill, Redevelopment, Raw Land
Development



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Modular Homes

Infill and Raw Land Development

Modular Subdivision with Duplexes





Co-Housing

Raw Land Development

Raven's Roost Anchorage





Time to Roll up Short Sleeves:

- Mapping: Where are places for Infill & Raw Land Development?
- Code or Other Changes Needed?
- Mark up Housing Goals, Objectives & Actions