

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2024-35

A RESOLUTION OF THE UNALASKA CITY COUNCIL AMENDING CITY HOUSING POLICIES
AND ADJUSTING RENTS

WHEREAS, the Unalaska City Council considers the housing shortage within the community critical and deems it necessary to provide some housing accommodations for employees; and

WHEREAS, Unalaska Code of Ordinances § 3.60.80 requires City Council to periodically review housing policies; and

WHEREAS, Council determines that an update to the City's housing policies is needed; and

WHEREAS, a rent market study was conducted by the Planning Department to survey local landlords to gather rent costs and other information about rental properties; and

WHEREAS, historically, the Housing Proprietary Fund has operated at a loss; and

WHEREAS, Council determines that increases in rents charged is necessary in order to keep rents in line with the local market and to properly manage the Housing Proprietary Fund; and

WHEREAS, increases to rental amounts will be spread over a three-year period so as to lessen financial impact on tenants.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council adopts the City Housing Policy & Procedures, Policy Number 12.0701, effective August 15, 2024, a copy of which is attached to this resolution, which contains rent increases and the three-year schedule during which rents shall be increased.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on August 13, 2024.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjie Veeder, Deputy City Manager; Debra Hanson Zueger, Risk Management Coordinator; and Cameron Dean, Planning Director
Through: William Homka, City Manager
Date: August 13, 2024
Re: Rental Market Survey; City Housing Policy Update & Proposed Rent Increases; and Potential Building Sites for new City Housing

SUMMARY: Employee Housing is an essential recruitment tool used to attract talent to our remote, high cost area. Employee housing is also used for employee retention. Proper management and development of our housing resources is critical to maintain the city's workforce. Housing policy updates, rent studies, rent adjustments and consideration of additional housing are all important elements in effectively managing city housing.

Tonight, we will discuss the results of a recent rental market survey and related rent increase recommendations, a proposed update to our housing policies and potential building sites for new housing.

PREVIOUS COUNCIL ACTION: The following are past council actions regarding housing policies:

- Resolution 2012-24 Housing Policies and Rent Amendment
- Resolution 2011-56 Establishment of Standards and Rent for 8-Plex City Housing
- Resolution 2002-82 Amending Existing Housing Policies
- Resolution 1997-04 Amending Existing Housing Policies
- Resolution 1994-62 Adopting Housing Policies

BACKGROUND:

AVAILABLE HOUSING

The city owns 16 apartments: the 8-Plex on Ptarmigan; the 4-Plex on Loop Road; and two duplexes on Lear Road. There is a mixture of two-bedroom and three-bedroom units. Just 12 units are used for employee housing because in the 8-Plex, four units are subleased to the school district under the terms of the grant that funded construction. That grant requirement was for 10 years, which has now expired. Therefore, the city may choose to discontinue providing four units to the school district. The City Manager has agreed to provide the school district with at least one year's notice if we intend to no longer sublease to the school.

Twelve housing units means we are able to offer housing to about 6-7% of our employees.

While finding housing in Unalaska has always been a challenge, emerging trends in the local housing market are making it even more difficult to find housing. These trends include the following factors:

1. **Bed and breakfast units:** Several homes that were private rentals have converted to a bed and breakfast, short-term rental format.
2. **Renting to companies:** More landlords are seeking to rent to companies or employers, rather than to individuals.
3. **Not publicly advertising vacant units:** While some landlords advertise, a good number do not, and also prefer not to be listed on any local landlord resource lists.
4. **High rent:** Units with lower rent tend to be snapped up quickly and available units tend to be the most expensive. Generally, these are the only option for new residents and those off-island searching for housing in Unalaska.
5. **Land is expensive or unavailable; and houses are expensive to build:** Procuring an affordable lot, plus increased costs of construction supplies, shipping and labor may make building a home out of the reach for many people.

These factors reduce housing options, which are already limited. The recent rent study revealed there was only one vacant unit available for private rental.

RENT STUDY

The city's policy requires that the Planning Department perform a Rent Market Study every three years to determine if city rental rates are in line with the local market. Such a study was performed in April and May 2024 to determine the median rent for two and three-bedroom multi-family units with heat and utilities included, and without heat and utilities included. The results indicate that city rates are below the local market median. Therefore, rent increases should be considered. City rents have not been adjusted since 2012 for the 8-Plex and 4-Plex, and since 1997 for the Lear Road duplexes.

POLICY REVIEW

UCO § 3.60.80 requires City Council to periodically review the established housing policies and to adopt any changes by resolution. Recommended amendments:

- Combine the 13 separate policies into one housing policy;
- Discontinue the employee housing waiting list; and
- Reimburse the Housing Proprietary Fund when units are held vacant for recruitment purposes, and when units are provided at no cost to contract employees, along with associated cleaning costs, in order to properly manage the Housing Proprietary Fund.

POTENTIAL BUILDING SITES

During an earlier discussion with Council, a question came up about building more employee housing. Planning Department personnel examined several parcels of land owned by the city that may be suitable for such a purpose. Attached is a summary of ten potential sites, including both pros and cons:

1. Upper Lear Road
2. Lower Lear Road

3. Tennis Court
4. Steward Road
5. City Hall parcel
6. Haystack Bridge site
7. Haystack below City Hall
8. Library parcel
9. Eagle Cliff
10. Ski Bowl/Upper Ptarmigan Road

DISCUSSION:

POLICY REVIEW

Housing policies have not been significantly updated since 2012, with the exception of the Rental Agreements, which have been periodically updated to comply with the Alaska Landlord Tenant Act. Attached is the proposed new Housing Policy to which the following updates have been made:

- a. Combine 13 separate policies into one.
- b. Abolish the employee housing waiting list. Since housing is currently being used primarily for recruitment purposes, existing employees have been waiting on the list for years. Being on the waiting list is not truly a viable housing option. Instead, if a unit becomes available for existing employees, it will be advertised in-house and employees will have an opportunity to apply for it.
- c. The Housing Proprietary Fund will be reimbursed for rent, utilities, moving and cleaning expenses associated with holding units for recruitment, or units used for interim employees in order to bring revenue and consistency to the Housing Proprietary Fund.

HOUSING PROPRIETARY FUND

Traditionally, the Housing Proprietary Fund has not been profitable. The primary source of revenue is rents. Currently, two factors negatively impact housing revenue: (1) rents have not been adjusted for years; and (2) the fund is not paid for rent and other expenses when a unit is being held for recruitment purposes or is being used for an interim or contract employee.

The biggest increase in fund expenses have been increases in utilities and refuse services; and increases in employee salaries and benefits which are charged to the fund. Staff is presently reviewing and evaluating these salary allocations to determine their accuracy and appropriateness.

Currently the annual rent revenue possible when all housing units are full is \$293,760. Actual revenues, however, have been significantly lower:

| | |
|------|-----------|
| FY24 | \$242,058 |
| FY23 | \$229,043 |
| FY22 | \$258,766 |
| FY21 | \$257,616 |
| FY20 | \$234,735 |

The average annual revenue for the last five years is \$245,043.60.

Increasing rents will have a positive effect on the housing fund. Possible annual rent revenue when all housing units are full is \$293,760. With the new rents being spread over three years, we can anticipate the following revenue for the next three years:

| | |
|-----------------|-----------|
| October 1, 2024 | \$314,400 |
| October 1, 2025 | \$334,800 |
| October 1, 2026 | \$350,400 |

Collecting this rent revenue, plus other expenses incurred while holding housing units may not put the housing fund in the black, but it will assist greatly in moving in that direction. The Finance Director recommends that the Housing Proprietary Fund be allocated enough additional funds from the General Fund to bring the fund back into the positive, and then each year at budget time an amount be added to the fund budget to account for units that are held for recruitment purposes, or for contract or interim employees. Administration Staff will bring a budget amendment to Council in order to request this additional funding for FY25. In future years, this funding will be requested when preparing the annual operating budget.

RENT STUDY

In April 2024 the Planning Department distributed a questionnaire to the 69 landlords holding a local business license and 28 landlords responded (40% response rate). While some did not provide their current rental rates, the landlords who did represent 142 individual rental units.

Unsurprisingly, very few units were vacant at the time of survey. Of 158 units, only 10 were vacant (6.3%), mirroring the national average. However, one and two-bedroom units, the most common types of housing surveyed, had almost no vacancies. Only one two-bedroom and zero one-bedrooms were vacant in April.

The survey distinguished housing by building type (apartments, duplex, single-family house, etc.) and number of bedrooms, but not by floor space. Multi-family buildings are the most similar to the city's current housing. If rents included heat, they also tended to include other utilities except electric. A summary of rates, excluding single-family houses, is as follows:

| # Bedrooms | Heat Included | Minimum | Median | Mean | Maximum |
|------------|---------------|---------|--------|-------|---------|
| 1 | No | 950 | 1,664 | 1,730 | 2,900 |
| | Yes | 1,100 | 1,100 | 1,240 | 1,450 |
| 2 | No | 1,330 | 1,688 | 1,872 | 3,200 |
| | Yes | 1,700 | 1,850 | 1,945 | 2,625 |
| 3 | No | 1,800 | 2,250 | 2,219 | 2,500 |
| | Yes | 2,175 | 2,250 | 2,233 | 2,250 |
| 4 | No | 2,250 | 2,250 | 2,250 | 2,250 |

RENT INCREASE PROPOSAL

After reviewing the rental market study data, it has been determined that rent increases are in order for all city rentals. City rents have not been adjusted since 2012 for the 8-Plex and the 4-Plex, and since 1997 for the Lear Road duplexes. The median is recommended as a fair increase for rents because the median does not include very high or very low rents and provides a better

measure of the market. Other factors considered when determining rents is the size of the units. The units are much larger in the 8-Plex than the 4-Plex and Lear Road. Utilities are another factor. City policy states that units that pay utilities must be lower in rent than units in which the city pays the utilities. We recommend rent increases be spread out as to not cause financial hardship to tenants. Below are the recommended new rental rates, and the proposed schedule to increase rents:

| Unit | Current Rent | Proposed Rent | Total Increase | Utilities |
|---------------------|--------------|---------------|----------------|---|
| Lear Road 2 Bedroom | 950 | 1,450 | 500 | Heat will soon be included; tenant pays all other utilities (electric, water, wastewater, landfill) |
| Lear Road 3 Bedroom | 1,150 | 1,650 | 500 | Heat will soon be included; tenant pays all other utilities (electric, water, wastewater, landfill) |
| 4-Plex 2 Bedroom | 1,425 | 1,650 | 225 | All included except electric |
| 8-Plex 2 Bedroom | 1,600 | 1,850 | 250 | All included except electric |
| 8-Plex 3 Bedroom | 2,000 | 2,250 | 250 | All included except electric |

| PROPOSED NEW RENTAL RATES & EFFECTIVE DATE | | | |
|--|---------------------|---------------------|---------------------|
| UNIT | Effective 10/1/2024 | Effective 10/1/2025 | Effective 10/1/2026 |
| Lear Road 2 Bedroom | 1,150 | 1,300 | 1,450 |
| Lear Road 3 Bedroom | 1,350 | 1,500 | 1,650 |
| 4-Plex 2 Bedroom | 1,500 | 1,575 | 1,650 |
| 8-Plex 2 Bedroom | 1,700 | 1,800 | 1,850 |
| 8-Plex 3 Bedroom | 2,100 | 2,200 | 2,250 |

NEW CITY HOUSING - POTENTIAL BUILDING SITES

The city receives benefits from offering employee housing. These benefits include improved employee retention, increased productivity and the ability to attract talent to our remote, high cost area. Employees receive stable housing and potentially better living conditions.

Attached to this memo is a list of potential city-owned sites for building new housing, listed in rough descending order of suitability and ease of development. The city owns several large lots, for example, on Lear Road near its existing housing above the Public Works building. These parcels are near existing utilities, would require minimal site work and are zoned high-density residential. The parcels could accommodate a large number of units. Numerous other properties owned by the city could be developed for housing if desired.

Construction of new housing carries a considerable price tag. When the 8-Plex was built in 2010-2011 on land owned by the city, the total cost was more than \$4.6 million, which was constructed largely with grant funding. In contrast, there is 10-unit apartment building in Unalaska listed for \$2.4 million, which consists of eight 3-bedroom and two 2-bedroom units.

ALTERNATIVES: The only action requested of Council this evening will be to adopt the updated housing policy. The alternatives include adopting the new housing policy as presented, which

includes rent increases; or to propose amendments to the policy or rental amounts. Council could also choose to take no action, which is not recommended by Staff.

FINANCIAL IMPLICATIONS: Updating the housing policy to include reimbursing the housing fund for its services will increase revenue in the Housing Proprietary Fund and ensure the fund is managed as a true proprietary fund, making its revenues and expenses more straightforward and understandable. A budget amendment will be requested for FY25 once the amount is determined and in future years, this funding will be requested when preparing the annual operating budget.

Raising rents to be in line with the local market will increase revenue in the housing fund. Raising rents will also impact tenants' finances.

Exploring building sites for potential city housing poses no financial implications at this point.

LEGAL: Landlords, including the City of Unalaska, are within their right to raise rents and manage their properties in accordance with the Alaska Landlord Tenant Act. Since the city's rental agreements are month-to-month, with 30 days' notice, the city can make changes to rents, rental agreements, etc.

Exploring building sites for potential city housing poses no legal issues at this point.

STAFF RECOMMENDATION:

- a) Staff recommends adoption of Resolution 2024-35 to update housing policy and increase rents.
- b) Staff seeks further direction regarding potential additional housing units, whether to explore purchasing an existing building or construction of new housing.

PROPOSED MOTION: I move to adopt Resolution 2024-35.

CITY MANAGER COMMENTS:

- a) As rents have not been increased in years, I recommend that Council adopt Resolution 2024-35 to update the city's housing policy and increase rents; and
- b) I also recommend the Council approve a future budget amendment to "true up" the Housing Proprietary Fund, so that it can be properly managed into the future; and
- c) It would be beneficial to have additional City employee housing for several reasons: recruitment and retention; use for interim and contract employees; and potential use for police officers as we explore the possibility of rotational police officer shifts. In light of the significant cost of constructing new housing, I recommend that the City consider purchasing additional rentals already in the city vs. undertaking a new construction project.

ATTACHMENTS:

- Proposed Housing Policy & Procedure
- Potential City Housing Building Sites

| | |
|---|---|
|  | Responsible Department: Administration |
| | Document Type: POLICY & PROCEDURE |
| | Number: 12.0701 |
| | Title: City Housing Policy & Procedures |
| | Effective Date: September 1, 2024 |
| | Re-evaluation Date: 3 years |
| | Reference: Unalaska Code of Ordinances § 3.60.080; Alaska Landlord Tenant Act, AS 34.03-010 – 34.03.380 |

POLICY STATEMENT: The City of Unalaska (hereafter “City”) owns several housing units, which are used primarily as a recruitment tool for new employees, especially for critical positions. Availability of City housing can be highly effective in recruitment, especially in a competitive job market where attracting top talent is crucial. Availability of housing can make the City’s employment opportunities more attractive to potential candidates, particularly those who may be relocating from other areas and facing the challenge of locating housing locally. Secondly, employee housing is used as a means to assist current employees in a tight housing market, or who may be facing challenges in finding appropriate housing. By providing housing options, the City aims to enhance the overall quality of life for employees and potentially improve retention rates by making it more feasible for them to remain in their positions long-term. The housing program benefits individual employees, but also contributes to the City’s ability to attract, retain, and support a skilled workforce, which in turn can have positive impacts on the community as a whole.

PURPOSE: The purpose is to establish policies and procedures for the management of employee housing units owned by the City.

SCOPE: This policy applies to all City owned employee housing.

ATTACHMENTS: None.

DETAILS: City housing policies and procedures are implemented by the Department of Administration (hereafter “Administration”). Administration is responsible for overall administration and operation of the housing program, policy determination and the development of rules and regulations in accordance with the Alaska Landlord Tenant Act and any other applicable laws, requirements, City ordinances and policies.

1) **GENERAL**

- a) Housing for employees shall be contingent upon the employee’s continued employment with the City.
- b) The City encourages employees to acclimate into the community and obtain housing in the private sector, or purchase or build housing in the community.
- c) The existence of City owned employee housing shall not constitute a guarantee that the City is responsible for providing housing for any employee.
- d) The City reserves the right to eliminate its housing program at any time for any reason. No decision to eliminate any or all housing will be implemented without providing employees in City housing with a notice period of at least six (6) months.

- e) Unless specific ordinances of the City or any local, state or federal laws would be violated by doing so, the City Manager has the right to waive any of these policies.
 - f) City housing must be the employee's primary residence.
- 2) **HOLDING OF UNITS FOR EMPLOYEE RECRUITMENT:** City owned housing may be held vacant for recruitment of critical positions, as determined by the City Manager. Rent, heating fuel, utilities, cleaning and maintenance costs related to recruitment vacancies shall be reimbursed to the Housing Proprietary Fund by the General Fund.
- 3) **UNITS USED BY CONTRACTORS OR INTERIM EMPLOYEES:** City owned housing may be provided for contracted employees or consultants, or for interim employees if approved by the City Manager. If housing is provided at no cost to such persons, rent, heating fuel, utilities, cleaning and maintenance costs related to such use shall be reimbursed to the Housing Proprietary Fund by the General Fund.
- 4) **DETERMINATION OF ELIGIBILITY AND SELECTION OF TENANT**
- a) Administration will no longer maintain a waiting list for City owned housing.
 - b) If City owned housing becomes available, the vacancy shall be advertised to current City employees, who may submit a housing application to Administration.
 - c) Eligibility for City owned housing is based on the following factors, in descending order of importance:
 - i) Regular full-time employees in positions considered critical, as determined by the City Manager.
 - ii) Full-time employees in positions not considered critical, as determined by the City Manager.
 - iii) Part-time employees.
 - iv) Less than part-time employees.
 - d) Applicants will be selected using the eligibility criteria in the preceding section, as well as the following:
 - i) Family size appropriate to the size of the housing unit:
 - (a) 2-bedroom unit: minimum 1 person; maximum 4 persons
 - (b) 3-bedroom unit: minimum 2 persons; maximum 6 persons
 - (c) Other family sizes will be considered on a case by case basis.
- 5) **ESTABLISHMENT OF RENTS FOR CITY HOUSING**
- a) The rental amounts established by the City will be those amounts determined by a housing rental market study, which shall be completed every three years by the Planning Department, assisted by Administration. Rental amounts shall be approved by resolution of the Unalaska City Council.

- b) In addition to the rental market study, rents may be adjusted based on whether some or all utilities are included in the rental amount. If heat and some or all utilities come with the unit, the rent will be a higher than for a similar unit in which the tenant bears the cost of heat or utilities.
- c) Rent amounts may also be increased for administrative fees or increases in the cost of heating fuel, utilities, refuse removal, property insurance or other services. Changes in rental amounts shall be communicated to tenants in accordance with the rental agreement and the Alaska Landlord Tenant Act.
- d) Based on a rental market study recently conducted, monthly rent amounts are hereby increased, effective October 1, 2024, and shall be gradually increased over a period of three years, as follows:

| RENTAL RATES & EFFECTIVE DATE | | | |
|-------------------------------|---------------------|---------------------|---------------------|
| UNIT | Effective 10/1/2024 | Effective 10/1/2025 | Effective 10/1/2026 |
| Lear Road 2 Bedroom | 1,150 | 1,300 | 1,450 |
| Lear Road 3 Bedroom | 1,350 | 1,500 | 1,650 |
| 4-Plex 2 Bedroom | 1,500 | 1,575 | 1,650 |
| 8-Plex 2 Bedroom | 1,700 | 1,800 | 1,850 |
| 8-Plex 3 Bedroom | 2,100 | 2,200 | 2,250 |

6) ESTABLISHMENT OF SECURITY AND PET DEPOSITS

- a) The Security Deposit shall equal one month’s rent. When rent increases, the security deposit shall be increased to match the monthly rental amount.
- b) The Pet Deposit shall be five hundred dollars (\$500) for each pet. Two pets are allowed per unit. Pets other than cats or dogs shall be evaluated on a case-by-case basis to determine acceptability, which acceptability shall be determined by Administration. Execution of a Separate Pet Agreement is required.
- c) Security deposits and Pet deposits will be refundable upon the tenant’s vacancy of the unit pursuant to the Alaska Landlord Tenant Act, after final inspections by Administration to determine that no property damage has been caused by the tenant or pets.
- d) During occupancy, a tenant must notify Administration if there is no longer a pet on the premises.

7) PAYMENT METHODS FOR RENTS AND DEPOSITS

- a) The City requires payment of rent via payroll deduction. Employee tenants shall complete the Payroll Deduction Authorization Form. Rent will be deducted in two (2) equal installments each month.
- b) Security and pet deposits shall be due and owing on the effective date of occupancy. In cases of financial hardship, tenant may request a payment plan of not more than 4 consecutive pay periods via payroll deduction.
- c) Rents for partial months of occupancy shall be prorated on the basis of the actual number of days in the month. The first day of occupy shall be considered a day of occupancy for

the purpose of prorating. The day on which the tenant vacates the unit shall not be considered a day of occupancy for the purpose of proration. When possible, rental terms shall commence on the first or sixteenth day of the month.

- d) Under no circumstances shall the employee be relieved of the responsibility to pay rent due to a lack of wages. If the amount of wages is insufficient, the employee shall make other arrangements to promptly pay the rent balance due.

8) **TENANCY**

- a) All tenants shall enter into a month-to-month rental agreement.
- b) This policy does not provide a guarantee to length of tenancy, and with thirty (30) days' notice either party may end tenancy.
- c) If a tenant's employment with the City ends, tenancy in City owned housing ends no more than 30 days following the end of employment. Employee is responsible for paying rent until tenancy ends and arranging a move out inspection with Administration.

- 9) **REGULAR AND EMERGENCY UNIT REPAIRS:** Tenants shall request repairs using a Housing Work Order Request Form emailed to the proper designated contact(s) in Administration. For after-hours emergencies and emergencies on weekends, tenants should contact the designated after-hours contacts. Whenever conditions exist where a delay in reporting or repairing the initial damage could cause further damage (e.g. water leaks) tenants shall take reasonable action to mitigate damage until repairs can be made.

10) **PREVENTATIVE MAINTENANCE AND INSPECTIONS**

- a) **Move-in Inspections:** The Move in Inspection Report shall be completed by the tenant to document existing damages and submitted to Administration within the first week of occupancy.
- b) **Occupied Unit Inspections:** Preventative maintenance inspections shall be carried out at least annually. Inspections for purposes of preparation of the maintenance budget, for safety (e.g. fire extinguishers), for improvements, etc., shall be arranged with proper notice to tenants. Access to an occupied unit shall be governed by the rental agreement and the Alaska Landlord Tenant Act.
- c) **Move-Out Inspections:** An inspection shall be completed at move-out with the tenant or their representative. An inspection report shall be prepared detailing the condition of the unit and any needed cleaning or repairs. Conditions beyond normal wear and tear shall be considered damage to the property. Additional cleaning and damage repair costs shall be charged to the tenant's deposit(s) pursuant to the Alaska Landlord Tenant Act. Tenant shall be liable for any charges exceeding the security and pet deposits.

11) **ADDITIONAL PROVISIONS**

- a) **Keys:** at the time of move-in tenants shall be issued two keys. Additional keys may be requested.
- b) **Vendors:** Tenant is responsible for arranging all utilities (those not supplied by the City at the particular unit), internet, telephone or other services. Tenants may choose their own vendors and are not required to utilize vendors used by the City.

c) Complaints: Tenant complaints about housing units, rules, other tenants, etc. may be submitted to Administration using a Tenant Complaint Form.

12) **HOUSING SEARCH ASSISTANCE:** In order to assist new employees for whom City housing is not available, Administration will provide a Housing Search Packet to new and existing employees.

APPROVED:

Marjie Veeder, Deputy City Manager

Date

William Homka, City Manager

Date

Note: This policy was approved by the Unalaska City Council on August 13, 2024, and replaces all prior city housing policies and procedures, including prior versions of policy 12.0701 Housing Program, 12.0702 Establishment of Rents, 12.0703 Establishment of Security and Pet Deposit, 12.0704 8-Plex Policies, 12.0730 Tenant Selection of Vendors and 12.0731 Housing Procedures



Site 1: Upper Lear Road

Tax ID: 06-04-070, 06-04-080, 06-04-090



Pros:

- Total Area: 113,043 sf
- Existing 40,000 sf Pad
- 46 units by right across 3 parcels
- Zoned High Density Residential
- Existing utilities in Lear Road
- Minimal Site Work Needed

Cons:

- Elevation changes approximately 30-40 feet across lot.
- Plat to combine parcels to maximize parcels totaling 53 units by right



Site 3: Tennis Court

Tax ID: 06-09-090

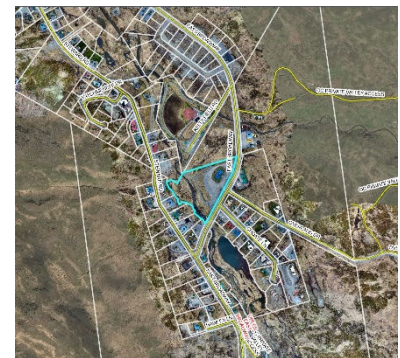


Pros:

- Total area 198,633 sf
- Existing 68,354 sf pad
- 92 units by right if rezoned
- Existing utilities in East Broadway
- Minimal Site Work Needed

Cons:

- Zoned Public/Quasi-Public, needs Re-zoning to High Density Residential
- Loss of recreation area
- Loss of driving test area
- River on property





Site 4: Steward Road

Tax ID: 06-05-580



Pros:

- Total area: 26,595 sf
- Duplex by right, with re-zoning could yield 5 units
- Relatively flat area
- Utilities in Steward Road

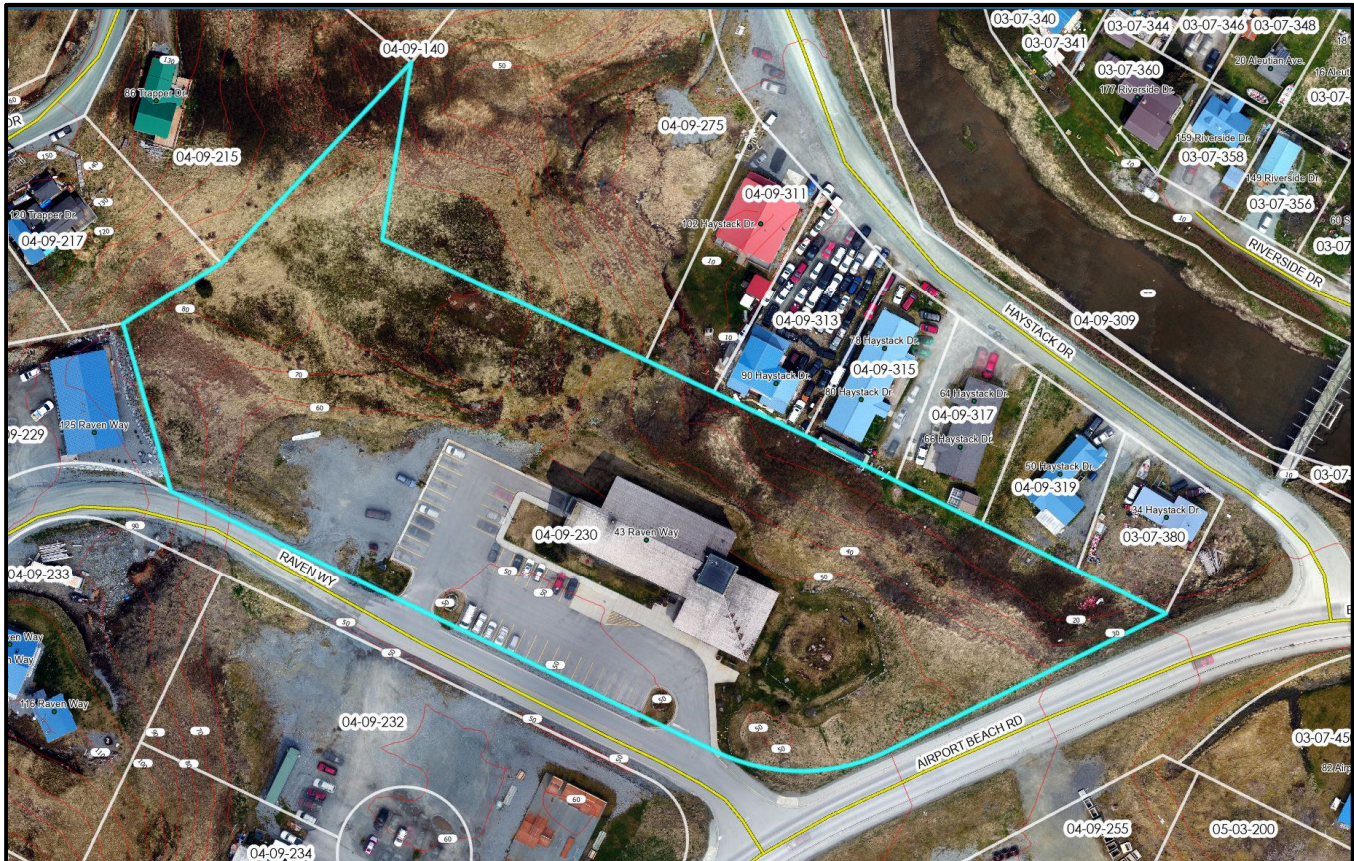
Cons:

- Requires re-zoning to avoid duplex maximum
- Smaller buildable footprint
- River may flood property
- Needs a pad



Site 5: City Hall Parcel

Tax ID: 04-09-230



Pros:

- Total 48,000 sf unused area between Chiropractic Office and City Hall
- Short commute

Cons:

- Lack of Dedicated Parking
- Requires site work for elevation and drainage.
- Requires re-zoning
- Needs pad



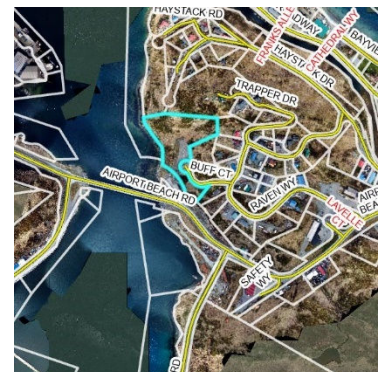


Site 6: Haystack Bridge Side

Tax ID: 04-09-120



| | |
|---|---|
| <p>Pros:</p> <ul style="list-style-type: none"> • Total 193,533 sq.ft • Existing pad about 12,000 sf • Amazing views • Outside tsunami zone • City Owned Unused Space | <p>Cons:</p> <ul style="list-style-type: none"> • Access issues, steep unfinished access • Utility runs are complicated needs lift station for sewer. • Requires Site Work to build out pads. • Requires re-zoning |
|---|---|





Site 7: Haystack Below City Hall

Tax ID: 04-09-275

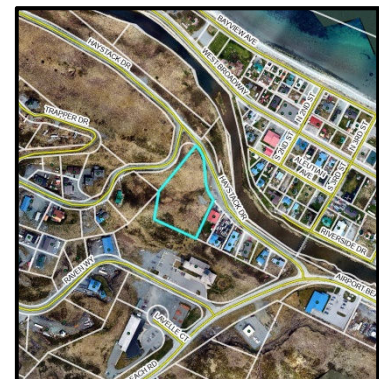


Pros:

- 70,871 sf
- Short commute to City Hall
- Large parcel, up to 31 units after re-zoning
- Easy utility access
- Could be combined with portion of City Hall parcel to increase buildability and max parcel size

Cons:

- No existing pad
- Requires site work for elevation and drainage.
- Requires re-zoning
- Needs pad
- Significant elevation changes
- Not all outside tsunami zone





Site 8: Library Parcel

Tax ID: 03-07-650



Pros:

- Total 159,059 sf
- Approximately 70,000 sf buildable area depending on site work.
- Existing utilities
- Lake-front property and access

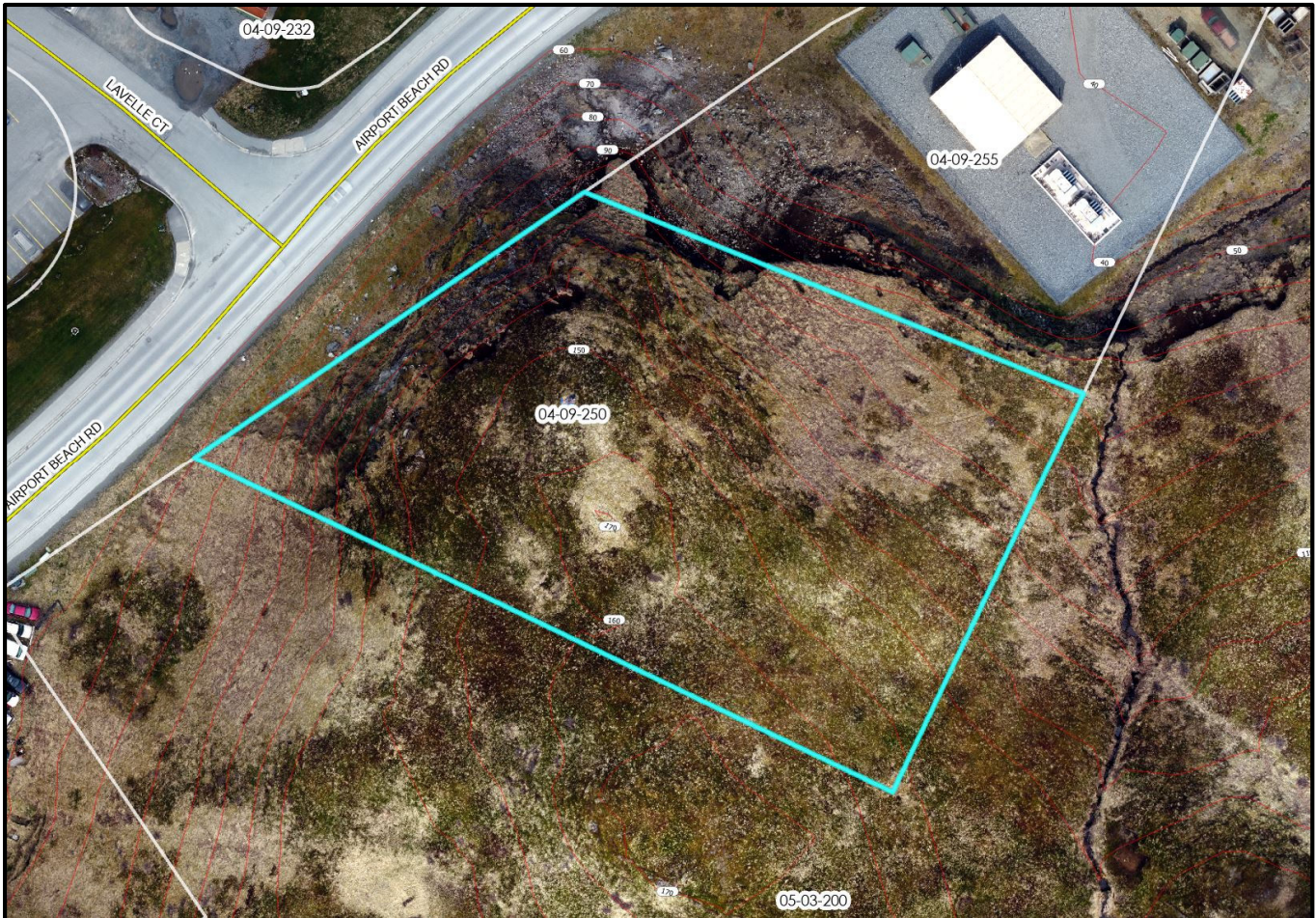
Cons:

- Site work required to take down cliffside
- Conditional Use Permit required
- Needs new pads
- Shares land with Library
- Awkward Lot Shape



Site 9: Eagle Cliff

Tax ID: 04-09-250



Pros:

- Total area 52,276 sf
- 22 potential units
- Easy utility access
- Close to City Hall
- Outside Tsunami zone

Cons:

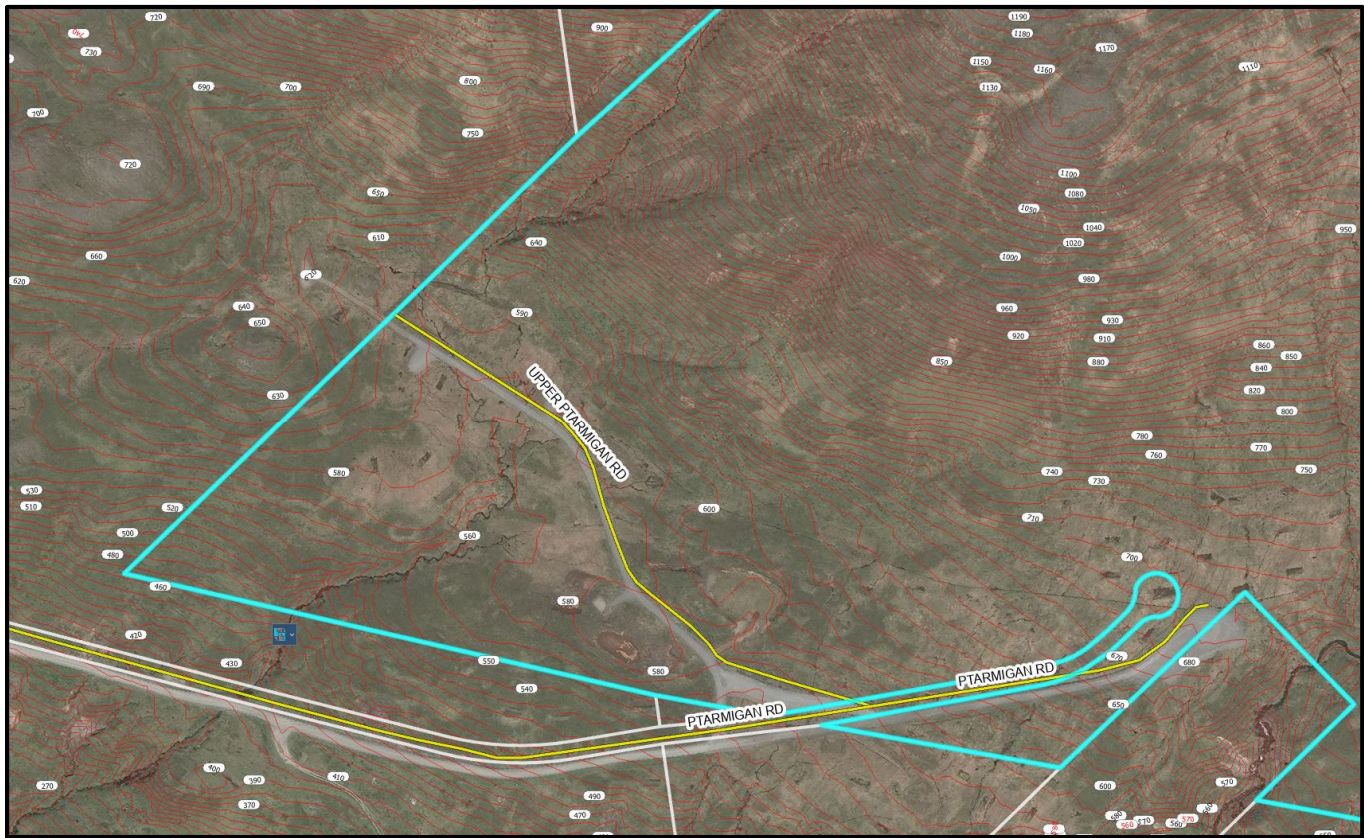
- Requires extensive site work/blasting
- No existing pad
- Requires re-zoning





Site 10: Ski Bowl/Upper Ptarmigan Rd.

Tax ID: 06-03-300



Pros:

- 7,545,195 sf
- Significant flat areas exist from old WW2 housing
- Virtually unlimited housing units after re-zoning
- Outside tsunami zone

Cons:

- Requires re-zoning
- Significant snow issues
- Utilities far and need lift station for water
- Road is steep but passable in winter
- Possibility for WW2 contaminants
- Recommend parceling out
- Will require site work despite existing flat areas

