

MAPP Housing Workgroup Meeting
 Tuesday, April 2, 2024 1:00 – 2:30pm
Via In-Person & Zoom

Present In-Person: Ryan Foster, Nona Safra, Sherry Stead, Karin Marks, Jay Bechtol, Lorne Carroll, Brandy Mcgee, Hannah Gustafson, John Whittier, Mel Kim, Brian Partridge, Conner

Present via Zoom: Dorothy Duncan, Daniel, Meg Friedenauer, Dorothy Sherwood, Matt Forester, Trish Franco, Foot
 Notetaker: Mary Darbonne

TIME	TOPIC	DISCUSSION	ACTION
1:00-1:15	Welcome, Intros & Agreements	<p>Intros, Announcements, & Agreements</p> <p>Intros:</p> <ul style="list-style-type: none"> - Ryan Foster: City Planner, Project manager for comp plan update. Works with planning committee and agnew beck - Nona Safra: Advocate for seniors and folks w/ disabilities, retired and serving on several boards - Sherry Stead: Community member - Karin Marks: Economic Development Advisory Commission. Upcoming Event: Industrial Forum Event on April 25 in soldotna - good way to find out what is happening in KP and state. - Jay Bechtol: MAPP leadership, SPBH - Lorne Carroll: PHN, MAPP leadership. Invited Trish and Matt (on Zoom) who are colleagues from the section of rural & community health systems. - Brandy Mcgee: Kenai Peninsula Housing Initiatives, Inc - serves vulnerable populations - Hannah Gustafson: MAPP Coordinator - John Whittier: Community member - Mel Kim: Economic Development Advisory Commission, Cook Inlet Keeper, Comp Plan Committee. Goal to fix housing the housing problem in our community - would love to see solutions - Brian Partridge: MAPP Leadership, Kachemak bay campus professor - Conner: General contractor. Interested in building affordable housing 	

- ZOOM:
- **Trish Franco**- Public Health specialist for the homelessness intervention unit. Will be coming to Homer later this month to meet and work w/ providers from April 24-25th. Reach out if you have interest in meeting.
- **Matt Forester** - Epidemiologist with homelessness and prevention unit. Program started this fiscal year. Currently learning more about communities outside of Anchorage to learn about programs for homelessness.
- **Dorothy Duncan**: Currently in Arizona but wanted to make this meeting. Local community member. Owner of long term and short term rentals in Homer area.
- **Dots Sherwood** - Community member and veterinarian. Interest in people who are experiencing homelessness or housing issues w/ pets. Interested in what is happening with the federal PUPP act to provide grants, etc.
- **Daniel Delfino** - Alaska Housing Finance Corporation, here to present about housing programs today
- **Penelope Haas** - Guiding Growth, goal to build a toolbox to guide growth in Homer. How can we help with housing in Homer? Interested in the technical aspect.
- **Meg Friedenauer**: Agnew Beck consulting in ANC. Here to talk about Comp Plan update

***Group Agreements**

To help build trust and momentum, workgroup members commit to make their best efforts to:

- Attend all scheduled meetings (in person or hybrid)
- Be prepared to participate fully in the workgroup sessions
- Honor that decisions will be made by consensus
- Hear, engage, and represent the community with humility
- Understand that solutions will be nuanced, multi-tiered, and may be imperfect
- Seek common ground

1:15-1:30

**City of Homer
Comp Plan
Update**

Presentation by Meg Friedenauer with Agnew Beck

- Update on Comprehensive Plan
- Meg works with Agnew Beck who is contracted with City to help with Comp Plan



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- There were 70-80 people in attendance at March 28 community meeting
- Brief overview of what is being worked on:
 - Not looking to repeat or interfere with the work currently happening locally
 - Thank you for making our work more effective
 - Phase 1 is doing the plan
 - Phase 2 is Zone update and Title 21 rewrite

Purpose

We're Revising the 2018 Comprehensive Plan!

The City of Homer is updating the 2018 Comprehensive Plan to recognize and celebrate what we have accomplished, to address new challenges and opportunities for our community, and to coordinate efforts to achieve our shared vision for a future Homer.

The Comprehensive Plan will serve as a community resource and guide for community leaders, residents, and other partners to protect what residents value most about Homer while enhancing the quality of life for current and future residents.

The updated Homer Comprehensive Plan will be a combination of long-term vision, goals, and practical strategies that will: guide decisions about land use, housing, public services and infrastructure, transportation, economic development, health and wellness, sustainability, resilience and climate change, quality of life, and more. It will provide a roadmap for implementation, with clear priorities and actions.



The [current comprehensive plan can be viewed here](#); it was last updated in 2018.

Add Meg to regular Housing Workgroup correspondence

Workgroup to help distribute Agnew Beck survey when available

- It is in state law that communities have these plans in a document - used by state funders, etc. Helps to elevate community priorities. Long range plan (10-15yrs).

Project Team

Steering Committee

The Steering Committee aids in the development of the comprehensive plan. The five-member committee is made up of two city council members, two city commission members, and one city resident nominated by the mayor and approved by the City Council. The roles and responsibilities of the Steering Committee as outlined in City of Homer Resolution 23-129(A) include:

- Assist in the refinement and execution of the public outreach process, outreach program, and schedule.
- Participate in public outreach activities and events including work with each of the member's represented organizations to keep them informed on the project and encourage their participation, solicit participation from a wide range of people and organizations in the community, participate in event exercises and provide feedback.
- Provide feedback and recommendations on Comprehensive Plan draft documents.

Steering Committee Members

- Kathryn Carsow, City Resident Member (Chair)
- Mel Kim, Economic Development Advisory Commission Member
- Charles Barnwell, Planning Commission Member
- Shelly Erickson, City Council Member
- Jason Davis, City Council Member

Consulting Team

The City of Homer has hired a team led by [Agnew::Beck Consulting](#) to assist the City with an update to the Comprehensive Plan. Agnew::Beck is partnering with [Stantec](#), [Northern Economics](#), [RESPEC](#), [Kinney Engineering](#), and [Corvus Design](#) to ensure the planning process, and ultimately the final plan, meets community needs.

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- Agnew Beck will be back in late April/early May for a visit to interview folks
- Timeline: Winter 2024 community will hopefully be adopting the plan
- Comp Plan is led by the City, but it is not meant just for the City. Encourage partners to be involved and take the lead on what community priorities are

Group Conversation:

- There is overlap in subject matters from 2018 plan to now - how will they be integrated?
 - There will be a "Cross walk" to link goals and strategies from previous plan - a very important part of the process
- Why is 2018 plan being updated so soon?
 - This was selected as a City Council goal (as well as zoning code) - Comp plan is big picture, zoning code is much more specific and needs big updates. Hard to update Comp Plan before Zoning Code is updated
 - Comp Plans are typically reviewed in a 10 year time period - not unusual to update sooner (esp. if there have been big community changes)

- | | | | |
|--|--|---|--|
| | | <ul style="list-style-type: none">- How can groups like the Housing workgroup work together with your team?<ul style="list-style-type: none">- If you wanted to host or talk about what should go in the Comp Plan specifically, Agnew Beck can share some resources/ tools.- There is a community Survey upcoming and will be open for the next 2 months - please help promote! | |
|--|--|---|--|

1:30-1:45

Housing Programs & Date

Presentation by Daniel Delfino with Alaska Housing Finance Corporation

- Housing Programs & Data Review
- What does AHFC do?
 - A lot!
 - These program build, buy, or renovate some sort of housing for homeowners or renters

AHFC Housing Programs



Service Oriented Programs:

- Homeless Assistance Program
- Special Needs Housing Grant Program
- +7 Federal Programs

Development Oriented Programs:

- Low Income Housing Tax Credits
- Rural Professional Housing*
- Senior Citizens Development Housing Fund
- Home Investment Partnership Fund
- National Housing Trust Fund

Note: these programs are separate from AHFC's Public Housing Department

*available for locations meeting the small communities definition in statute

- Affordability is a confusing term - One way to define:

Kenai Peninsula Borough: Affordability & Programs



LIHTC Income Limits for 2023 (Based on 2023 MTSP Income Limits)					
	Charts	60.00%	30.00%	50.00%	140.00%
1 Person	**	43,800	21,900	36,500	61,320
2 Person	**	50,040	25,020	41,700	70,056
3 Person	**	56,280	28,140	46,900	78,792
4 Person	**	62,520	31,260	52,100	87,528
5 Person	**	67,560	33,780	56,300	94,584
6 Person	**	72,540	36,270	60,450	101,556
7 Person	**	77,580	38,790	64,650	108,612
8 Person	**	82,560	41,280	68,800	115,584
9 Person	**	87,540	43,770	72,950	122,556
10 Person	**	92,520	46,260	77,100	129,528
11 Person	**	97,560	48,780	81,300	136,584
12 Person	**	102,540	51,270	85,450	143,556

LIHTC Rent Limits for 2023 (Based on 2023 MTSP/VLI Income Limits)					
Bedrooms (People)	Charts	60.00%	30.00%	50.00%	FMR
1 Bedroom (1.5)	**	1,173	586	977	903
2 Bedrooms (3.0)	**	1,407	703	1,172	1,179
3 Bedrooms (4.5)	**	1,626	813	1,355	1,676

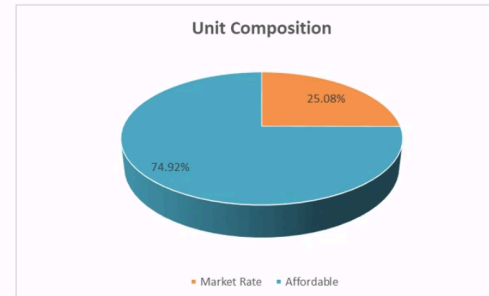
Affordability definitions vary across programs

Source: Novogradac Rent & Income Calculator
<https://ric.novoco.com/tenant/rentincome/calculator/z4.jsp>

Kenai Peninsula Borough: Funded Rental Units



Community	Renovated Units	New Construction Units	Total Units
Anchor Point		4	4
Cooper Landing		12	12
Homer	56	121	177
Kachemak City		24	24
Kenai	72	28	100
Nikiski		8	8
Ninilchik		22	22
Seward	66	39	105
Soldotna	72	62	134
Sterling		20	20
Total Units	266	340	606



Private Rental Market



Unrestricted Rental Costs and Vacancy Rates 2023

All Units, Selected Boroughs, Census Areas, and Cities

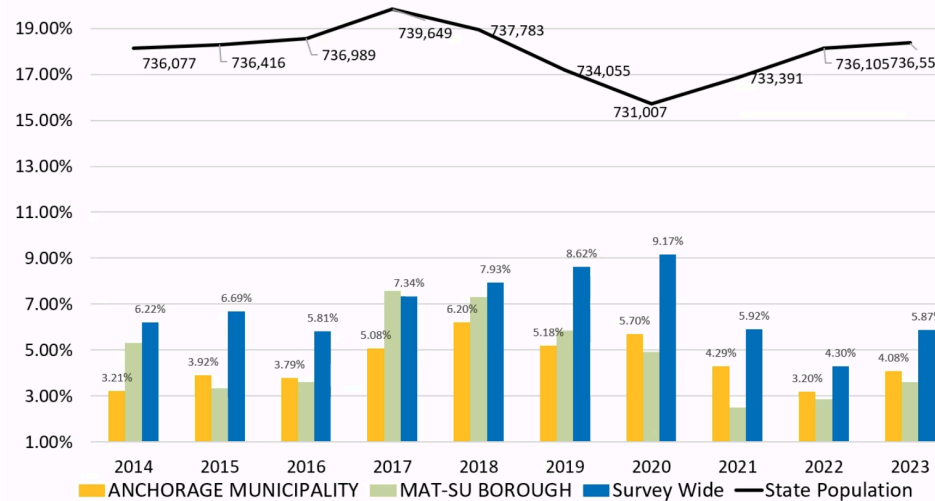
SURVEY AREA	Median Rent		Number of Units		Vacancy Rate	Percentage of Units with Utilities included in the Rent						
	Contract	Adjusted	Surveyed	Vacant		Heat	Light	Hot Water	Water	Sewer	Refuse	Snow Plowing
ANCHORAGE MUNICIPALITY*	\$1,275	\$1,404	8,159	333	4.08%	74.38%	21.36%	76.57%	44.63%	44.37%	92.60%	89.25%
ANCHORAGE MUNICIPALITY*	\$1,275	\$1,404	7,716	313	4.06%	74.57%	22.41%	76.97%	44.53%	44.52%	93.26%	90.06%
EAGLE RIVER	\$1,595	\$1,776	387	18	4.65%	68.99%	2.33%	67.70%	39.79%	35.66%	80.62%	74.68%
BETHEL CA*	\$1,450	\$1,450	221	38	17.19%	85.07%	9.05%	72.40%	61.99%	25.79%	64.25%	77.83%
CHUGACH CA*	\$1,150	\$1,265	258	22	8.53%	75.97%	32.95%	63.18%	82.56%	82.56%	79.84%	85.66%
VALDEZ	\$1,150	\$1,298	190	10	5.26%	75.26%	28.95%	63.16%	93.68%	93.68%	92.63%	92.11%
FAIRBANKS BOROUGH*	\$1,296	\$1,426	3,748	400	10.67%	85.54%	13.98%	77.77%	87.25%	85.70%	80.42%	67.42%
FAIRBANKS BOROUGH*	\$1,281	\$1,409	3,056	350	11.45%	89.95%	15.05%	82.98%	89.99%	90.12%	87.63%	68.29%
NORTH POLE	\$1,400	\$1,582	665	47	7.07%	66.47%	9.47%	56.69%	75.94%	66.02%	50.53%	65.11%
JUNEAU CITY & BOROUGH*	\$1,300	\$1,420	1,121	46	4.10%	52.72%	20.43%	48.53%	99.29%	97.59%	94.20%	82.16%
DOUGLAS	\$1,250	\$1,370	125	9	7.20%	36.80%	12.80%	20.80%	100.00%	100.00%	98.40%	85.60%
JUNEAU	\$1,300	\$1,420	972	37	3.81%	53.60%	21.50%	50.82%	99.18%	97.22%	93.52%	81.28%
KENAI PENINSULA*	\$955	\$1,095	1,077	46	4.27%	69.27%	21.36%	66.48%	86.35%	85.79%	75.77%	82.54%
HOMER	\$1,000	\$1,273	259	9	3.47%	48.26%	18.53%	40.54%	68.73%	70.27%	63.32%	71.43%
KENAI	\$903	\$1,000	408	14	3.43%	88.48%	22.55%	86.52%	96.32%	93.63%	88.48%	89.95%
SOLDOTNA	\$1,000	\$1,128	284	14	4.93%	67.61%	13.03%	68.66%	91.55%	90.85%	79.93%	84.15%
KETCHIKAN BOROUGH*	\$1,153	\$1,262	486	26	5.35%	66.46%	42.39%	64.81%	59.05%	60.91%	55.97%	62.76%
KODIAK BOROUGH*	\$1,200	\$1,292	422	22	5.21%	76.07%	17.30%	68.01%	95.50%	95.50%	95.02%	60.90%
MAT-SU BOROUGH*	\$1,175	\$1,297	1,083	39	3.60%	51.15%	16.25%	48.66%	87.63%	83.75%	77.38%	73.22%
PALMER	\$1,125	\$1,268	188	7	3.72%	46.81%	19.68%	35.11%	75.53%	71.28%	64.89%	59.57%
WASILLA	\$1,200	\$1,333	831	24	2.89%	51.62%	13.96%	51.14%	91.34%	87.85%	82.31%	75.69%
WRANGELL & PETERSBURG BOROUGH*	\$826	\$1,033	170	5	2.94%	43.53%	11.18%	33.53%	54.12%	58.82%	56.47%	55.29%
PETERSBURG	\$1,050	\$1,203	104	2	1.92%	21.15%	17.31%	18.27%	57.69%	65.38%	54.81%	50.00%
SITKA CITY & BOROUGH*	\$1,029	\$1,364	352	20	5.68%	32.95%	10.51%	32.67%	14.77%	24.43%	11.93%	58.24%
SURVEY TOTAL	\$1,250	\$1,381	17,269	1,013	5.87%	72.45%	19.53%	70.45%	64.91%	63.88%	84.28%	79.74%

*These lines show the total survey results for each Borough or Census Area.

Italics - These are sub-areas of each Borough or Census Area, and contain 100 or more survey responses. Sub-area responses are included in the respective Borough or Census Area Total.

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- Midpoint for rental cost in KPB is \$955 (homer is \$1000)
- Housing can be “affordable” on paper, but it is not what is practical or available on the market

Vacancy Rates & State Population 10-year Trends



- Is housing development matching the need of the State at large? Do not want to build with State funds if it is going to pull from private builders.

Kenai Peninsula Borough

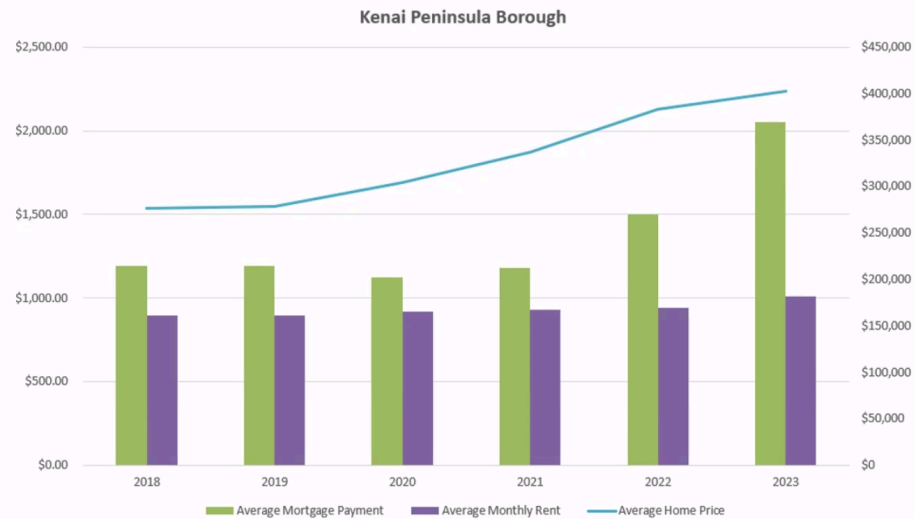


Vacancy Rates & Rent 10-year Trends

Market Factor	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Median Contract Rent	\$795	\$839	\$850	\$850	\$850	\$850	\$875	\$900	\$900	\$955
Median Adjusted Rent	\$909	\$940	\$993	\$986	\$987	\$983	\$1,009	\$1,023	\$1,023	\$1,095
Vacancy Rate	6.65%	6.81%	8.80%	11.28%	10.69%	9.25%	10.59%	7.31%	3.49%	4.27%
Units Surveyed	1,022	1,043	1,000	1,108	1,113	1,038	1,076	1,013	1,090	1,077

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- What is actually affordable in the program world vs the real world?

Rents vs Mortgage Payments



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- Interest rates have gone up which causes renters not to be able to move to housing market - harder to become a homeowner and a tighter renter market
- State is shedding population over the past few years

Several Market Factors are in Motion

The number of people needing housing

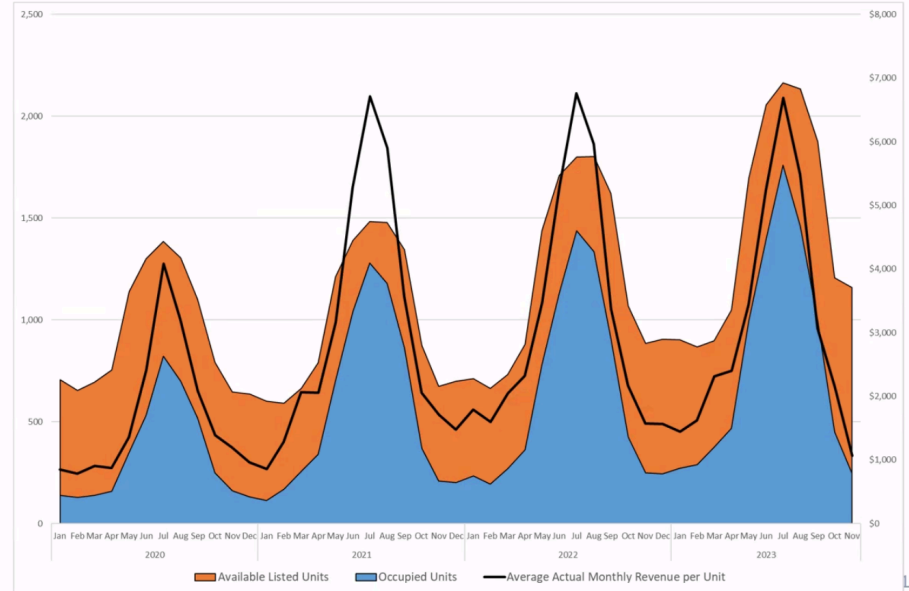


Housing prices and multi-purpose inventory



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- Inventory is starting to have more purposes than they used to (rental, vacation home, short term rental). Limited supply of housing and competing with three things, this makes things tighter.

Vacation Rentals: KPB Growth, Occupancy & Revenue



The Stabilization and Recovery Program



Provides short term stabilization resources, ongoing support and rental assistance for up to 15 months to

- Persons who are currently living in shelters
- Persons who are currently sleeping outside
- Persons who are victims of domestic violence, human trafficking or refugees

Since 2022, 1,517 households with 2,863 people (roughly 30% are kids under 18) have been brought into the program and are either currently housed or have transitioned to self-sufficiency or another funding source.

- This program helped people pay rent during the pandemic and then used funding to help folks experiencing violence or human trafficking.

- Recent survey of 200 households who participated in the program found that 125 respondents remained in self-sufficient housing after the 15 month program. Operating w/ 20 non-profits across the state.

Group Conversation:

- There seems to be a deficit in the amount of data. Wondering about data accuracy of rental prices. Where is data collected and how to compensate for when landlords don't claim that income?
 - Most data comes from 3 sources. Air DNA data (have not incorporated this in long term goals). Rental Market Survey. Dep of Labor and Workforce sends survey to 60,000 landlords. This is not 100%, but it is consistent. Does not go to people who are providing affordable units. Established that there is probably a 10-15% blind spot.
- Regarding low income housing tax credit - can paperwork be reduced?
 - Try to address paperwork/application complexity by putting people in touch with folks who specialize in this, but this is a challenge.
- Has there been a change in the number of persons per household?
 - Not a data point that is collected. Household composition is within a different data set and can be looked at - has not had any massive change over the past several years with the exception of refugee families.
- Seeing the fastest growing pop is seniors and veteran populations. How does this impact housing?
 - Trying to make sure housing stock can handle an aging population. There is funding set aside to make adaptations for elderly.
- There is a cap for E-mods (Environmental Modification Home Accessibility) that is only \$17,500. Asking this to be raised to \$40,000 to build e-mods.
- A local owner of 12 properties is looking to build w/ universal design so folks can age in place. Who is a resource for this information?
 - There are incentives for this and making sure stock is equipped.
 - For folks who are in private building sector, would need to contact Jim McCall in the Mortgage Dep.
- If AHFC is putting a barrier between you and helping people, please reach out with things that need to change! Might not know that it needs to be changed unless we hear from you.
- Report showed 120 new construction - what does this number represent?
 - Data set goes back to late 90s
 - Can break out these numbers and follow-up with per/yr numbers

		<ul style="list-style-type: none"> - Any data on senior property tax exemption? Kachemak board of realtors is looking to raise. Is there any way to decipher who has aged in place vs. who has moved here vs. who owns from out of state? <ul style="list-style-type: none"> - Tend to not get into specific analysis when asked about tax exemptions. Is the juice worth the squeeze? Is this enough money to matter to anyone? Cannot see who owns housing rentals, but can track number of listings that a person has - can send this data to Hannah. 	
1:45:-2:15	CHIP Proposal & Timeline	<p>Review CHIP Proposal Document</p> <p>^^ See above document for notes</p> <p>Timeline: Goal of a CHIP by June 2024 with implementation to occur over the next 2.5 years</p> <ul style="list-style-type: none"> - With this June goal there is a need for committee's to convene in between our monthly connections <p>Committees:</p> <p>Vulnerable Populations & Housing Education:</p> <ul style="list-style-type: none"> o Volunteers - Dots Sherwood, Foot, Sherry, Brandy, Nona, Mel Kim, o Suggestions - Abby, Jane Dunn, Communication Workgroup <p>Economic Development & Policy:</p> <ul style="list-style-type: none"> o Volunteers - Dorothy Duncan, Conner, Penelope Haas, Karin, John Whittier o Suggestions - 	<p>**Please email mappofskp@gmail.com if you are interested in joining a committee.</p>

2:15-2:30	Closing	<p>Next Steps:</p> <ul style="list-style-type: none"> - Please email Hannah or Mary with suggestions of presentations or agenda items for May <p>Agenda items for May 7:</p> <ul style="list-style-type: none"> - TBD 	
	Zoom Chat	<p>12:58:38 From Hannah Gustafson to Everyone: Welcome!</p> <p>12:58:46 From Hannah Gustafson to Everyone: We will begin in a few minutes</p> <p>13:00:16 From Mary Darbonne to Everyone: Hello, Zoom folks! I will be helping manage the Zoom Room. Let me know if there is anything I can assist you with 😊</p> <p>13:00:47 From dorothy duncan to Everyone: Thanks!</p> <p>13:10:29 From Trish Franco - DOH to Everyone: Matt and I's emails are: patricia.franco@alaska.gov and Matthew.forester@alaska.gov</p> <p>13:11:04 From Matt Forester (DOH) to Everyone: Reacted to "Matt and I's emails ..." with 👍</p> <p>13:26:12 From dorothy duncan to Everyone: Why is the 2018 plan being replaced so soon?</p> <p>13:35:56 From Meg Friedenauer - Agnew::Beck to Everyone: Yes, please add me to the mailing/email list for meetings and other announcements. meg@agnewbeck.com</p> <p>13:37:03 From Mary Darbonne to Everyone: Reacted to "Yes, please add me t..." with 👍</p> <p>13:59:45 From Penelope Haas to Everyone: From p. 110 of KPB Comp Plan "Quality of life driven purchases by second home owners and retirees. More than a third (24,823 of the 65,552 or 37.9 percent) of parcels in the Kenai Peninsula Borough have a primary owner with an out-of-area</p>	

address. This group often seeks high amenity parcels, paying \$150-\$250,000 for waterfront or view properties, more than twice the cost of standard lots. Demand for these relatively scarce, high amenity parcels is very strong throughout the peninsula, from Hope to Homer”

14:03:25 From Youth Alaska Action Board to Everyone:

This is Foot. I was on a plane today so had to join late

14:03:41 From Mary Darbonne to Everyone:

Reacted to "This is Foot. I was ..." with 👍

14:09:02 From Matt Forester (DOH) to Everyone:

I have to leave for another appointment. Thanks for letting us listen in today.

14:09:19 From Mary Darbonne to Everyone:

Reacted to "I have to leave for ..." with 👍

14:26:13 From Youth Alaska Action Board to Everyone:

I can volunteer

14:26:25 From Mary Darbonne to Everyone:

Reacted to "I can volunteer " with ❤️

14:26:31 From Youth Alaska Action Board to Everyone:

/ be in one of these committees

14:26:52 From dorothy duncan to Everyone:

Does infrastructure under the Econ Dev section refer to more housing development? or something else?

14:27:33 From Trish Franco - DOH to Everyone:

I have to hop off for another meeting, but thanks so much for letting me listen in. I hope to participate in future meetings !

14:27:53 From Mary Darbonne to Everyone:

Reacted to "I have to hop off fo..." with 👍

14:28:16 From Penelope Haas to Everyone:

I'm up to be on the Policy Committee

14:28:23 From Mary Darbonne to Everyone:

Reacted to "I'm up to be on the ..." with ❤️

14:28:41 From dorothy duncan to Everyone:

I'll join that committee then (Econ)

14:29:00 From Mary Darbonne to Everyone:

Thank you, Dorothy!

14:29:07 From Dots Sherwood to Everyone:

I'm up for volunteering for Vulnerable populations committee.

14:29:12 From Mary Darbonne to Everyone:

Reacted to "I'm up for volunteer..." with 👍

14:31:57 From dorothy duncan to Everyone:

		<p>Could these be combined ? #5 and #8, #6 and #7? 14:34:55 From Youth Alaska Action Board to Everyone: I like that too Penny! 14:37:28 From Dots Sherwood to Everyone: Thanks all. 14:37:41 From Mary Darbonne to Everyone: Thank you, All! 14:38:23 From Youth Alaska Action Board to Everyone: Connor, Lorne, Mel - if any of y'all are willing to catch me up on what I missed ! I would love that</p>	
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