

**NOTICE OF MEETING  
MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA**
- 4. RECONSIDERATION**
- 5. APPROVAL OF MINUTES**
  - A. October 14, 2014 Regular Meeting Minutes **Page 3**
- 6. VISITORS**
- 7.**
- 8. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORT**
- 9. PUBLIC HEARING**
- 10. PENDING BUSINESS**
  - A. Affordable Housing
    - i. American Community Survey: Statistics on Housing in Homer **Page 7**
    - ii. Staff Report: Example Affordable Housing Initiatives **Page 13**
- 11. NEW BUSINESS**
- 12. INFORMATIONAL ITEMS**
  - A. PARC Needs Assessment Flyer **Page 25**
  - B. City Manager's Report **Page 27**
- 13. COMMENTS OF THE AUDIENCE**
- 14. COMMENTS OF CITY STAFF**
- 15. COMMENTS OF THE COUNCILMEMBER**
- 16. COMMENTS OF THE CHAIR**
- 17. COMMENTS OF THE COMMISSION**
- 18. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, March 11, 2014**

at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.



Session 14-03 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Barth at 6:00 p.m. on October 14, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ARNO, BARTH, BROWN, ROSS

ADVISORY MEMBERS: COUNCILMEMBER BRYAN ZAK, CHAMBER DIRECTOR JIM LAVRAKAS  
MARINE TRADES ASSOCIATION REP CINDA MARTIN

STAFF: COMMUNITY & ECONOMIC DEVELOPMENT COORDINATOR KOESTER  
DEPUTY CITY CLERK JACOBSEN

### **AGENDA APPROVAL**

Chair Barth requested the agenda be amended to for the Chamber Director to give a report under new business item A.

The amended agenda was approved by consensus of the Commission.

### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

None

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. February 11, 2014 Regular Meeting Minutes

Chair Barth called for a motion to approve the minutes.

ARNO/ROSS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **VISITORS**

### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORT**

A. Staff Report: Commission Updates

Community and Economic Development Coordinator Koester commented her staff report included updated on things that have happened since they last met.

There was no discussion regarding the staff report.

## **PUBLIC HEARINGS**

## **PENDING BUSINESS**

## **NEW BUSINESS**

### A. Chamber update

Jim Lavrakas, outgoing Chamber Director, updated the Commission on improvements to the Chambers relocation packages and information. They receive about 250 requests for relocation information each month.

Chair Barth requested the Chamber relocation package review be included at a future meeting.

### B. Staff Report: Update on Directives from Council

Community and Economic Development Coordinator Koester briefly reviewed her staff report that includes a summary of their prior work.

### C. Staff Report: Summary of Work to Date on Affordable Housing

Community and Economic Development Coordinator Koester reviewed her staff report that included a summary of their work on affordable housing and also copies of information from previous packets.

The commission recognized that affordable housing is hard to nail down because there are many factors that play in to what affordable housing is, and that it means different things to different people.

Mrs. Koester left the meeting at 6:30 p.m.

Discussion points include:

- Demographic information for people or businesses interested in moving to Homer is beneficial. It's an important point when people are looking at places to move to.
- There has been an amendment to the zoning code to allow a second house on a lot in some zoning districts.
- Most of the statistics they have reviewed so far relate to home buying, but there are also people who need rentals as well.
- Affordable housing is generally defined as 30% of one's income. That can be challenging for most people in Alaska, especially when it includes utilities.
- There is not an abundance of subsidies for seniors and people with disabilities, or many of the accommodating services that larger cities may offer.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION  
REGULAR MEETING  
OCTOBER 14, 2014

- They would like information about zoning for multi-family housing within the city.
- It is challenging for developers in that lots in Homer are costly, and it is also costly to build. It would likely take a lot of time to recoup the money spent on new development.
- Carol Swartz from the college might be a good resource to address student housing needs.

Chair Barth called for a short recess at 6:53 p.m. The meeting resumed at 6:58 p.m.

Chair Barth invited Cinda Martin up to talk to the Commission. She wanted to remind them there have been other projects done in town for rentals for seniors, disabled and low income renters. Those developments were done in partnership with Alaska Housing. The Senior Center and the Kenai Peninsula Housing Initiative (KPHI) are two groups who have participated with Alaska Housing for these developments. She has a contact at KPHI and will contact her to get some information to provide to the Commission. Steven Rouse, KPHI Director, would be a good resource to talk to the Commission about the work he does and how he gets funding for projects.

A. Memorandum from City Clerk Re: 2015 Meeting Schedule

The Commission reviewed the 2015 meeting schedule. The 2015 meeting schedule was approved by consensus of the Commission.

D. Memorandum from Deputy City Clerk Re: Rescheduling the Regular Meeting of November 11, 2014

The Commission reviewed the memorandum and agreed to reschedule their November meeting to Monday, November 10<sup>th</sup> at 6:00 p.m. in the City Hall conference room.

**INFORMATIONAL ITEMS**

- A. 2014 Alaska Construction Spending Forecast
- B. Email from Attorney Klinkner RE: Open Meetings and Advisory Commissions
- C. Park, Art, Recreation and Culture (PARC) Needs Assessment Flier

Chair Barth noted that the information regarding the Open Meetings Act clarifies that there was an amendment from two members to three as the number who can talk, before it becomes a risk of violation of the OMA.

**COMMENTS OF THE AUDIENCE**

Thomas Daly, owner of HiSpeed Company, with locations in Kenai, Soldotna, and Anchorage, said they are a high tech company who wants to come to Homer. He shared his experience in trying to conduct hi speed demonstrations at Islands and Ocean in Homer, and no one attended. He also shared challenges with trying to submit bids to provide services to the City of Homer for the major pieces in his line. They are a Toshiba full line dealer. He gave his presentation to the City Manager and the Mayor at Chamber of Commerce meeting when they were the only three in the room. Mr. Daly talked about the challenges of government contracts and the negative effects of spending money outside of the City and Borough. He noted throughout his comments that if the city wants to invite business to the community, they need to be willing to invest in those they invite.

**COMMENTS OF CITY STAFF**

There were no staff comments.

**COMMENTS OF THE COUNCILMEMBER**

Councilmember Zak commented that it was good to reconvene the EDC meetings and he is glad to be here.

**COMMENTS OF THE CHAIR**

Chair Barth confirmed the next meeting is scheduled for December 10 at 6:00 p.m. in the conference room.

**COMMENTS OF THE COMMISSION**

Commissioner Ross said it is good to be back and he looks forward to getting more information on affordable housing.

Commissioner Brown said he appreciates being appointed as a Commissioner. He is passionate about family freedom and world free enterprise. He chose Homer as his home and to invest his time into the community. He expressed is appreciation to Mr. Daly for taking time to share his comments tonight.

Commissioner Arno said see you all next month.

**ADJOURN**

There being no further business to come before the Commission the meeting adjourned at 7:26 p.m. The next regular meeting is scheduled for Tuesday, November 10, 2014 at 6:00 p.m. at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_

# American Community Survey

## 2008-2012 5-Year Data

[Downloadable text file – PDF](#)

### Housing Profile

[HOUSING OCCUPANCY AND TENURE \(X01\)](#)

[UNITS IN STRUCTURE \(X02\)](#)

[YEAR STRUCTURE BUILT \(X03\)](#)

[YEAR HOUSEHOLDER MOVED INTO UNIT \(X04\)](#)

[VEHICLES AVAILABLE \(X05\)](#)

[HOUSE HEATING FUEL \(X06\)](#)

[SELECTED CHARACTERISTICS \(X07\)](#)

[OCCUPANTS PER ROOM \(X08\)](#)

[HOME VALUES \(X09\)](#)

[SELECTED MONTHLY OWNER COSTS \(X10\)](#)

[GROSS RENT \(X11\)](#)

### Housing Profile

#### Homer city

HOUSING OCCUPANCY AND TENURE	Estimate	Margin of Error
Universe: Total housing units		
Total housing units	2,639	+/-146
Occupied housing units	2,129	+/-134
Owner-occupied	1,283	+/-97
Renter-occupied	846	+/-91
Average household size of owner-occupied unit	2.31	+/-0.24
Average household size of renter-occupied unit	2.25	+/-0.33
Vacant housing units	510	+/-77
For sale	15	+/-14
For rent	96	+/-28
For seasonal, recreational, or occasional use	341	+/-70
Total owner units	1,298	+/-98
Homeowner vacancy rate	1.2	+/-1.1
Total rental units	942	+/-95
Rental vacancy rate	10.2	+/-3.2
People living in owned homes	2,970	+/-203

People living in rental homes	1,902	+/-196
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Homer city

UNITS IN STRUCTURE	Estimate	Margin of Error
Universe: Total housing units (including vacant)		
Total housing units	2,639	+/-146
Single-family units	1,868	+/-121
Single unit, detached	1,837	+/-120
Single unit, attached	31	+/-11
Duplexes	161	+/-45
3 or 4 units	257	+/-54
5 to 9 units	147	+/-43
10 to 19 units	44	+/-16
20 or more units	33	+/-16
Mobile home	112	+/-35
Boat, RV, van, etc.	17	+/-12
Mobile home per 1000 HUs	42	+/-13

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Homer city

YEAR STRUCTURE BUILT	Estimate	Margin of Error
Universe: Total housing units		
Total housing units	2,639	+/-146
Built 2010 or later	11	+/-11
Built 2000 to 2009	413	+/-64
Built 1990 to 1999	543	+/-92
Built 1980 to 1989	869	+/-93
Built 1970 to 1979	518	+/-77
Built 1960 to 1969	135	+/-42
Built 1950 to 1959	85	+/-29
Built 1940 to 1949	39	+/-18
Built 1939 or earlier	26	+/-17



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Homer city

YEAR HOUSEHOLDER MOVED INTO UNIT	Estimate	Margin of Error
Universe: Occupied housing units		
Occupied housing units	2,129	+/-134
Moved in 2010 or later	248	+/-48
Moved in 2000 to 2009	1,212	+/-110
Moved in 1990 to 1999	364	+/-57
Moved in 1980 to 1989	181	+/-37
Moved in 1970 to 1979	92	+/-36
Moved in 1969 or earlier	32	+/-24

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Homer city

VEHICLES AVAILABLE	Estimate	Margin of Error
Universe: Occupied housing units		
Occupied housing units	2,129	+/-134
No vehicles available	143	+/-41
1 vehicle available	751	+/-96
2 vehicles available	858	+/-92
3 or more vehicles available	377	+/-62

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Homer city

HOUSE HEATING FUEL	Estimate	Margin of Error
Universe: Occupied housing units		
Occupied housing units	2,129	+/-134
Utility gas	29	+/-16
Bottled, tank, or LP gas	252	+/-53
Electricity	252	+/-49
Fuel oil, kerosene, etc.	1,418	+/-103

Coal or coke	13	+/-12
Wood	124	+/-33
Solar energy	0	+/-14
Other fuel	41	+/-23
No fuel used	0	+/-14

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Homer city

SELECTED CHARACTERISTICS	Estimate	Margin of Error
Universe: Occupied housing units		
Occupied housing units	2,129	+/-134
Lacking complete plumbing facilities	104	+/-36
Lacking complete kitchen facilities	113	+/-37
No telephone service available	42	+/-22

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Homer city

OCCUPANTS PER ROOM	Estimate	Margin of Error
Universe: Occupied housing units		
Occupied housing units	2,129	+/-134
1.00 or less	2,008	+/-144
1.01 to 1.50	74	+/-34
1.51 or more	47	+/-28

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Homer city

HOME VALUES	Estimate	Margin of Error
Universe: Owner-occupied units		
Owner-occupied units	1,283	+/-97
Less than \$50,000	46	+/-33
\$50,000 to \$99,999	34	+/-23

\$100,000 to \$149,999	63	+/-27
\$150,000 to \$199,999	243	+/-49
\$200,000 to \$299,999	433	+/-68
\$300,000 to \$499,999	348	+/-66
\$500,000 to \$999,999	105	+/-36
\$1,000,000 or more	11	+/-10
Median home value	258,900	+/-13,404
Average home value	280,620	+/-33,655

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Homer city

SELECTED MONTHLY OWNER COSTS	Estimate	Margin of Error
Universe: Owner-occupied units		
Owner-occupied units	1,283	+/-97
Housing units with a mortgage	843	+/-83
Owner costs 30% or more of HH income	292	+/-59
Median owner costs	1,637	+/-78
Housing units without a mortgage	440	+/-65
Nonmortgage owner costs 30% or more of HH income	79	+/-28
Median nonmortgage owner costs	537	+/-42

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Homer city

GROSS RENT	Estimate	Margin of Error
Universe: Renter-occupied units		
Renter-occupied units	846	+/-91
Paying cash rent	790	+/-91
Paying no cash rent	56	+/-26
Median rent	886	+/-47
Average gross rent	888	+/-151
Gross rent 30% or more of HH income	373	+/-65
Gross rent \$750 or more	506	+/-81

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## **Memorandum**

TO: Homer Advisory Economic Development Commission  
FROM: Katie Koester, Community and Economic Development Coordinator  
DATE: November 5, 2014  
SUBJECT: Staff Report: Example Affordable Housing Initiatives

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The purpose of this memo is to provide information to the Commission on action items other communities are taking regarding affordable housing.

**Juneau, AK:** In 2012 with the support of the Juneau Affordable Housing Commission, Juneau Representative Cathy Munoz introduced HB264 to encourage developers to subdivide lots. HB 264 allows municipalities to defer the property tax for up to 5 years if a piece of property is subdivided into 3 or more parcels. This removes a disincentive to developing, when a developer subdivides a lot the assessment value goes up. The developer has to have enough funding or secure sales before he/she subdivides to be able to pay the increased property taxes. Streamhill Park is an example in Homer. HB 264 passed the House easily. However, it appears that it was hijacked late in the game by the Senate to provide a way to limit municipal property taxes on the Natural Gasline and was withdrawn by the sponsor. Original version of HB264 is attached. The commission could encourage the City of Homer to work on passage of similar legislation.

**Seattle, WA:** Seattle has a property tax exemption program to encourage the development of multifamily housing, rehabilitate vacant or underused buildings, increase the supply of housing for moderate wage workers, and neighborhood revitalization. The developer must develop within one of the identified 39 target areas and set aside 20% of housing for moderate wage workers in exchange for an exemption of the assessed value of the residential improvements to the facility for up to 12 years. I have included information on the program from the website for your reference. If Homer wanted to do something like this the City would have to research what state law and borough code allows, as the City does not collect property taxes.

**Rochester, NY:** Rochester New York has a program to encourage workers to purchase homes in the Rochester area by offering a cash incentive. Participating employers provide a minimum of \$1,000 towards the cost of a home within city limits and the city matches it, up to \$3,000. This is a potential \$6,000 incentive for an employee to buy a home within city limits. In Rochester they have a problem with abandoned houses. Homer does not have this problem we have more need for infill then incentivizing the sale of existing homes. I have included information from their website. As a point of reference example, a \$250,000 house in the City of Homer generates \$1,035 in tax revenue a year.

**Anchorage, AK:** Councilmember Zak sent a link out after last month's meeting to the Municipality of Anchorage's Housing and Community Development 2015 Action Plan. This plan details how the Municipality of Anchorage will spend specific grant monies targeting the low income and homeless population in Anchorage. Anchorage receives Housing and Urban Development (HUD) funds for these initiatives, along with funding from other grant sources. In Homer, the housing authority that receives HUD funds for low income housing is Kenai Peninsula Housing Initiatives (KPHI). Some of the other funding sources listed in this report, such as Community Development Block Grants, are income level dependent. If Homer had a project that specifically targets low income individuals, we could apply for CDBG funds (and have in the past) however, as a community our income level is too high to qualify outright. This makes it very difficult to access those funds because documenting the income level of the population the project will serve is difficult. I have not reviewed other housing initiatives Anchorage may be undertaking. I included the executive summary from the report for your review.

Enc:

HB 264

Seattle.gov MTFE program webpage

CityofRochester.gov Employer Assisted Housing Initiative webpage

Cover page and executive summary: Municipality of Anchorage's Housing and Community Development 2015 Action Plan

**HOUSE BILL NO. 264**

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTY-SEVENTH LEGISLATURE - SECOND SESSION

BY REPRESENTATIVES MUÑOZ, Chenault, Gara, Kerttula, Thompson

Introduced: 1/17/12

Referred: Community and Regional Affairs, Finance

**A BILL**

**FOR AN ACT ENTITLED**

1 "An Act allowing a deferral of municipal property taxes on the increase in the value of  
2 real property attributable to subdivision of that property; and providing for an effective  
3 date."

4 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

5 \* **Section 1.** AS 29.45 is amended by adding a new section to read:

6 **Sec. 29.45.051. Tax deferral for certain subdivided property.** (a) A  
7 municipality may by ordinance permit deferral of payment of taxes on all or a portion  
8 of the increase in assessed value directly attributable to the subdivision of a single  
9 parcel of property into three or more parcels.

10 (b) A deferral from taxation allowed under this (a) of this section shall be  
11 limited to a maximum period of five years. However, a municipality may by ordinance  
12 provide for termination of the deferral in less than five years for all or a portion of a  
13 subdivided parcel, based on the date

14 (1) all or a portion of the subdivided parcel is sold; or

1                   (2) the municipality grants a building permit for all or a portion of the  
2 subdivided parcel.

3                   (c) A municipality may by ordinance provide a process for applying the tax  
4 deferral allowed under (a) of this section to an unsold portion of a subdivided parcel  
5 after the date

6                   (1) a portion of the subdivided parcel is sold; or

7                   (2) the municipality grants a building permit for a portion of the  
8 subdivided parcel.

9       \* **Sec. 2.** This Act takes effect July 1, 2012.





# Municipality of Anchorage

**Daniel A. Sullivan, Mayor**



## Housing and Community Development 2015 Action Plan



**Draft  
October 21, 2015**

## AP-05 Executive Summary

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### 1. Introduction

This document is the third of five annual action-plans under the Municipality of Anchorage (MOA) Housing and Community Development Consolidated Plan for 2013-2017. The MOA is a participating jurisdiction and is eligible to receive U.S. Department of Housing and Urban Development (HUD) funding for three federal entitlement programs that focus on the housing and community development needs of low and moderate income persons. These programs are: 1) Community Development Block Grants (CDBG), 2) HOME Investment Partnerships Program (HOME), and 3) Emergency Solutions Grant (ESG). The MOA is required to submit a Consolidated Plan that covers a five-year period that outlines the intended distribution of these HUD dollars. To meet this requirement, the MOA submitted the 2013-2017 Consolidated Plan (CP) for the local HUD office to review. In addition to the submission of a five-year plan, the MOA is required to submit an Annual Action Plan that reflects funding for specific activities and projects that meet CP goals for each year thereafter. The 2013 and 2014 Action Plans preceded this 2015 Action Plan, and future Action Plans will cover 2016 and 2017.

This Plan reflects funding for projects that meet the CP intent to serve low-income and the homeless with projects that have proven successful as well as opened opportunities for new projects. Specifically, funding is directed towards rental development (affordable housing), emergency shelters, vulnerable populations, and persons with disabilities (including substance abuse disorders).

The MOA anticipates receiving funds from the following federal programs: CDBG \$1,691,113; HOME \$598,918; and ESG \$143,987 for a total of Total \$2,434,018.

This 2015 Action Plan details the distribution of HUD funding as guided by the Administration, Housing and Neighborhood Development Commission, its Oversight Subcommittee on Homelessness, service providers and interested public members. Specifically, an additional \$688,471 of CDBG funding has been set aside for rental development by RurAL CAP, a Community Housing Development Organization (CHDO). Additional CDBG funding of \$400,000 will be programmed to RurAL CAP for the Mobile Home Repair Program. Project Oversight Cost funding associated with projects totals \$60,000. CDBG funding of \$253,666 for 2014 is intended to be distributed for CDBG Public Services. CDBG funding of \$253,666 for 2015 is allocated for CDBG Public Services (TBD). HUD 2015 CDBG administration funding is \$338,223.

HOME 2015 funding of \$598,918 and \$34,500 of program income along with \$7,007 of 2014 HOME funding is to be allocated as follows; \$546,383 to a Multi-family rental new construction/rehabilitation project with project oversight costs included of \$30,000 and \$64,042 to HOME Administration.

The total of 2015 ESG funding of \$143,987 will be distributed for Homeless Prevention Services, Rapid Re-Housing, and Administration. FY 2014 ESG of \$19,071 will be distributed to the Homeless Prevention Program in the amount of \$17,640 and \$1,431 for ESG Administration costs. Through the 2013 HUD-funded ESG Emergency Shelter Operations award of \$26,232, the Municipality intends to extend the Maintenance and

Operations-Utilities for one additional year to five agencies pending mutual consent of the parties.

## **2. Summary of the objectives and outcomes identified in the Plan**

HUD requires grantees to incorporate a standardized performance measurement system. The system is designed to enable HUD to aggregate results of its programs and report to Congress and the public on a more outcome-oriented system (March 7, 2006 Notice in Federal Register).

Each activity in the 2015 Action Plan corresponds to one of the following three objectives.

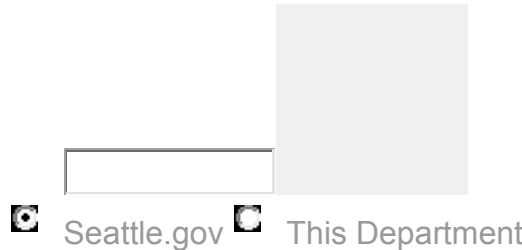
- Suitable Living Environment
- Decent Affordable Housing
- Creating Economic Opportunities

In addition, each activity must also choose an outcome category that best reflects what the participating jurisdiction is seeking to achieve. The three outcome categories consist of the following.

- Availability/Accessibility
- Affordability
- Sustainability: Promoting Livable or Viable Communities

The “AP-35 Projects” section of the 2015 Action Plan, details respective objectives and outcomes for each of the activities proposed. The following tables provide objectives, strategies, and proposed projects in 2014, and 2015. It also lays out the performance measures to gauge program status and effectiveness. The 2014 Action Plan Substantial Amendment #2 includes the CDBG funding for the Public Service projects.





Office of Housing Home About Us Contact

Building community and creating affordable housing opportunities Steve Walker, D

[Home](#) > [Incentive Programs](#) > Multifamily Property Tax Exemption Program

### Multifamily Property Tax Exemption (MFTE) Program

The Multifamily Property Tax Exemption (MFTE) Program provides a tax exemption on the residential improvements on multifamily projects in exchange for setting aside 20% of the units for moderate-wage workers. Projects must be located in a [residential targeted area](#) and applications must be submitted prior to the issuance of a project's first building permit. See details below.

View a [map of the 39 Residential Targeted Areas for MFTE](#)>

If you are a prospective renter interested in an affordable unit please contact the buildings directly to see if you qualify. [Download the most current list of MFTE buildings](#) >

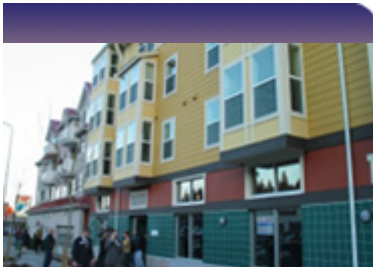
Please contact [Mike Kent](#) at (206) 684-0262 for more information about the program.

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#### PROGRAM OVERVIEW

##### Purpose

- Encourage the development of multifamily housing opportunities within the city of Seattle.
- Stimulate the construction of new multifamily buildings, and the rehabilitation of vacant or underutilized buildings.
- Increase the supply of housing opportunities for moderate-wage workers.
- Assist in accomplishing the planning goals required under the Growth



- [Affordable Housing Development](#)
- [Property Management Consolidated Plan](#)
- [Incentive Programs - Multifamily Property Tax Exemption \(MFTE\) Program](#)
- [- Land Use Code Incentives](#)
- [Homeownership Programs](#)
- [HomeWise: Weatherization & Home Repair](#)
- [SeaGreen: Sustainability & Conservation](#)
- [Ending Homelessness](#)
- [Housing Levy](#)
- [Site Map](#)

Management Act, by increasing the supply of multifamily housing opportunities in urban growth centers.

- Contribute neighborhood development and community revitalization.
- Preserve and protect buildings of historic and cultural significance.
- Encourage the creation of both rental and homeownership housing for moderate wage workers.
- Encourage the development of mixed-income housing.

### **Tax exemption benefits**

- The tax exemption is available for residential improvements.
- Land and any non-residential component of the project (retail, commercial, office space, etc.) are not eligible for the exemption and will be taxed on full assessed value.
- The property tax exemption will remain in place for a maximum of 12 years, provided the property remains in compliance with the rules of the program.
- The tax exemption is transferable to a new property owner as long as the new owner continues to meet the compliance requirements.

### **Eligibility criteria and map of target areas**

- The development site must be located within the boundaries of one of [39 Multifamily Property Tax Exemption Program target areas](#) (pdf format).
- The development must be a residential or mixed-use project with a minimum of 50% of the gross floor area for permanent residential use.
- New construction projects must have a minimum of 4 housing units.
- Rehabilitation or conversion projects must include the addition of at least 4 new housing units.
- Rehabilitation or conversion of existing buildings:
  - For vacant buildings, the residential portion shall have been vacant for at least 12 months prior to application.
  - For occupied buildings, there shall be no **displacement** as defined in [SMC Chapter 22.210.030](#).

**Affordability requirements:** (See current income and rent limits below)

For rental projects; the tax exemption is available for all units, and

A minimum of 20% of the units must be rented to households with incomes:

- At or below 65% of median for studio units
- At or below 75% of median for 1-bedroom units

- At or below 85% of median for 2-bedroom and larger units

For homeownership projects; the tax exemption is available only for those units occupied by income-eligible households.

The units must be sold to households with income at time of purchase that do not exceed:

- 100% of median income for studio and 1-bedroom units
- 120% of median income for 2-bedroom and larger units

### [Current income and rent limits table](#)

### **Code compliance and design review**

- All applicable zoning, land use, and building codes must be complied with during construction and throughout the duration of the tax exemption period.
- If applicable, Special Review District, Landmark Preservation or Historic District certificates of approval or permits must be obtained.

### **APPLICATION PROCESS**

Applications must be submitted to Seattle's Office of Housing prior to the issuance of a project's first building permit.

- [Seattle Multifamily Tax Exemption Program Application](#) - updated June 3, 2011

### **CODE REFERENCES**

- [SMC 5.73](#): Multifamily Housing Property Tax Exemption Program
- [RCW 84.14](#): New and Rehabilitated Multiple-Unit Dwellings in Urban Centers

### **ANNUAL REPORTING**

- [Multifamily Tax Exemption Program Annual Report form](#) (Excel format)
- [Multifamily Tax Exemption Program Current Income and Rent Limits](#)

### **RULES AND OTHER PUBLICATIONS**

- [Directors Rule 01-2013](#): Verification of Number and Type of Dwelling Units
- [Directors Rule 01-2009](#): Calculation of Maximum Rent
- [2013 MFTE Program Annual Report](#)
- [MFTE Frequently Asked Questions](#) for property owners and managers





# Home Buyer Services - Employer Assisted Housing Initiative

## Good for your employees - Good for our community

The Employer Assisted Housing Initiative Program provides an incentive for private employers to encourage their employees to purchase homes in the City of Rochester.



## How does it work ?

Employers provide a minimum \$1,000 benefit to employees who are purchasing a home in the City of Rochester. The City of Rochester will match the employer benefit dollar-for-dollar up to \$3,000.

## What's in it for you ?

Employers who help their employees realize the dream of home ownership retain valued staff and build worker loyalty. Employers can determine their own criteria for implementation of the program which may include limiting geography where employees can purchase, or participating lenders.

## What does the grant cover ?

The grant can be applied toward down payment and closing costs.

## Who qualifies ?

Eligible employees must meet employer's qualifications, not currently own a home in the City of Rochester, live in the property for at least five years, contribute \$1,500 of their own funds, qualify for a conventional mortgage, and attend pre-purchase home buyer training, if a first-time home buyer.

## Participating Employers:

- City of Rochester
- Eastman Kodak Company



- Highland Hospital
- PAETEC Communications
- Rochester Institute of Technology
- Unity Health System
- University of Rochester
- Visiting Nurse Services
- XEROX Corporation
- Rochester Management, Inc.
- Stantec Consulting Services, Inc.

**The City of Rochester is committed to working with you to make it happen!**

Employers interested in participating should send an e-mail to [homebuyer@cityofrochester.gov](mailto:homebuyer@cityofrochester.gov).

## **Program Participation Forms**

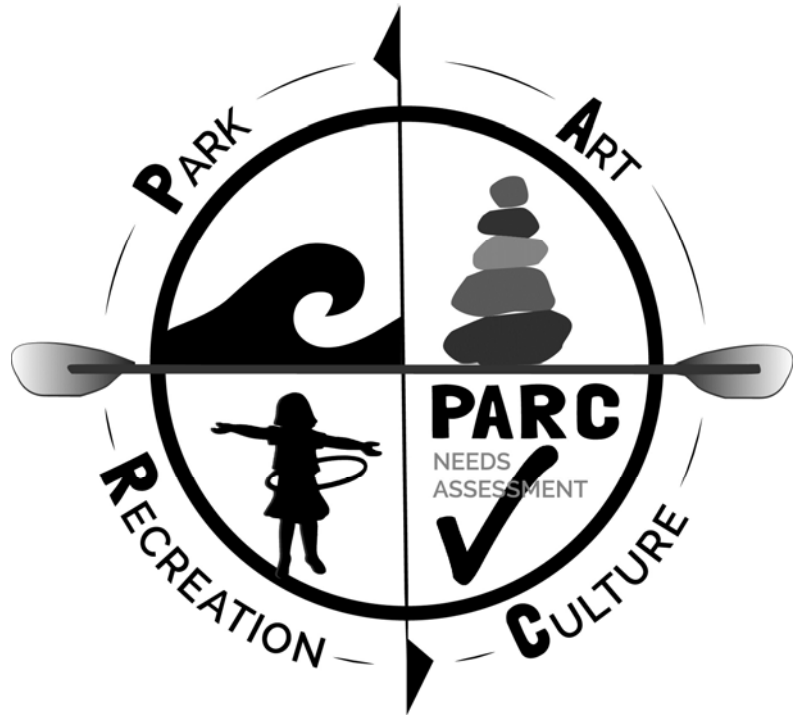
- [Application](#)
- [EAHI Brochure](#)
- [City of Rochester Employees](#) (Testimonials)
- [Program Highlights](#)

Source: <http://www.cityofrochester.gov/article.aspx?id=8589941425>

How important are recreation and the arts to us?

Are we serving our community's needs?

How can we do better?



Homer • Anchor Point • Kachemak City  
Diamond Ridge • East End

## You are invited to a community meeting!

Thursday, November 13, 2014 at the Islands and Ocean Visitor Center. Open house starting at 5:30pm. Meeting at 6pm.

**Learn more** about the preliminary results of the online survey, focus group discussions and research done to date.

**Share your solutions.** Clarify which activities and programs we, as a community benefit from already, which activities, programs and policies we most need and want in the future, and most importantly how we can **sustain** the existing and future PARC resources that we value over the long term.

**Have fun!** Enjoy family-friendly snacks and activities, and maybe win a door prize.

# Homer Park Art Recreation and Culture Needs Assessment

Homer + Anchor Point + Kachemak City + Diamond Ridge + East End

A needs assessment is not simply a wish list. It is a thoughtful look forward over the next 10 to 15 years to understand the big picture of our existing PARC activities and resources, what is missing, and which changes we – as a community – would like to see. For this endeavor to be meaningful, it is important that the variety of activities and viewpoints of the greater community are included. So please join in the discussion!

Project Timeline:

- Fall 2014: Gather information, including surveys, community workshop.
- Winter 2014-2015: Produce needs assessment.
- Spring 2015: Release summary report for community review and approval.

online survey: [www.cityofhomer-ak.gov/recreation](http://www.cityofhomer-ak.gov/recreation)

Make sure the Needs Assessment includes the activities you value and participate in. What would you like more access to? What are your dreams and/or concerns for the future of Homer's Parks, Arts, Recreation and Cultural resources? How can these be addressed or accomplished?

**Not online?** Paper copies will also be available at City Hall and at the Homer Library.

What are our favorite PARC activities?

How do we keep programs and facilities going?

Who makes all these things happen?



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

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## MANAGER'S REPORT

October 27, 2014

**TO:** MAYOR WYTHE / HOMER CITY COUNCIL

**FROM:** WALT WREDE

### UPDATES / FOLLOW-UP

NOTE: Some of these items appeared in the last report. I have updated them and brought them back in case the Council wanted to discuss.

1. MAPP Request for Support: Mobilizing for Action through Planning and Partnerships (MAPP) is applying for a \$200,000 Federal HRSA grant to support their work on family issues in Homer. The City Council passed Resolution 12-085 in 2012 in support of the previous HRSA grant application which was funded and was used for strategic planning. MAPP has requested a resolution of support for this grant application as well. Unfortunately, a communication malfunction prevented a resolution from making it on this agenda and the application deadline will have passed by the next time the Council meets on November 24. Therefore, I will go ahead and write a letter of support on behalf of the Council and the City, unless there are objections from Council members.
2. PARC Needs Assessment Update: At the last meeting, Matt Steffy, the PARC Chair fielded some questions regarding the PARC initial needs assessment survey. After the meeting, I realized that the Council had not been briefed on the full assessment strategy and the thinking behind it. I asked Julie to write a memo summarizing the research methodology for the Council. That memorandum is attached. I have scheduled a PARC visitor presentation for the meeting on November 24. The purpose of that presentation is to provide an update on how the Needs Assessment is progressing so far. Updates on the community meetings will be included. Also, several Council members have asked recently how arts and culture got added into this assessment when the original intent of the Council was parks and recreation. This was explained to the Council at a presentation early on by Matt Steffy but you may not recall. This issue can also be addressed non November 24. I understand that a PARC representative may also be present at this meeting to make some comments on this topic.
3. Harbor Electric Upgrades: As some of you may be aware, the electrical upgrades installed in the harbor had some unintended consequences and the harbor staff have been scrambling to find a solution. Attached is a memorandum from the Deputy harbormaster

to vessel owners explaining that the state has granted a temporary grace period for implementing GFI protection and the requirements of the electrical code.

4. Budget Memorandums: The budget is scheduled to be introduced by ordinance at this meeting, October 27. Resolutions on the fee schedule and the Port and Harbor tariff are attached to it. A budget briefing and discussion is scheduled for both the 4 PM Special Meeting and the 5 PM Committee of the Whole. After the ordinance is introduced, it becomes the Council's budget and can be amended as Council deems appropriate. As always, we should have more current revenue information later in November.
5. Benefits Consultant RFP: This agenda contains a resolution sponsored by Council Member Burgess which calls for an RFP for benefits consultant services. In most circumstances, I would be totally in agreement with this. Our current contract with Mercer has been for three years. Seeking proposals would be a good idea if we thought we needed these services again in 2015. However, if the Council agrees to move to a fully insured private plan, we may not need a consultant at all. And if we do need one, it would be for a significantly reduced fee and scope of work. This is what we recommend. Given that the contract would be smaller, we have an already established relationship with Mercer, Mercer is familiar with the City, its benefits, and its employees, and we could use help with the transition, we recommend a smaller contract, for six months or a year, and that we stay with Mercer. In my view, they have provided excellent service.
6. Natural Gas: We are working with Enstar to finalize the total construction cost, checking the preliminary assessment roll, and other activities. Council can expect a report on the Natural Gas Special Assessment District at the next meeting on November 24.
7. AML / AMMA: I will be attending the AML and Alaska Municipal Managers meetings in Anchorage the week of November 17. I do not require a vehicle or lodging while in Anchorage. I will pay the registration fees myself since I am soon leaving City service. I think there is still value to the City in having me attend.

#### ATTACHMENTS

1. Memorandum 14-170, re: PARC Needs Assessment Strategy
2. Communication to vessel owners re: GFI protection