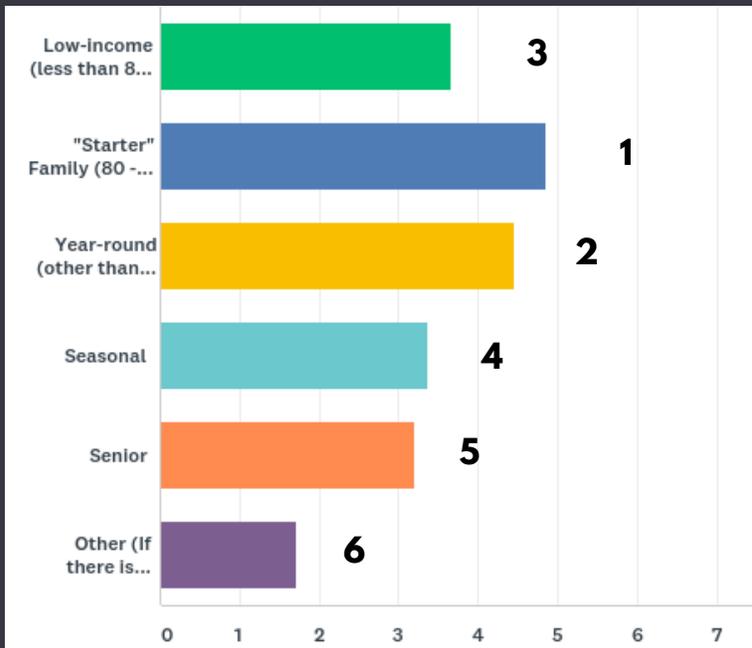


BLOCKS 95 & 102 SURVEY *Results*

ABOUT

In order to gain a better understanding of the community's concerns, preferential use of the property and their comfort level of various types of municipal involvement, SDC conducted a survey with the residents of Skagway from July 19 to August 31, 2019. In total, there were 125 respondents which represents approximately 11.49% of the Skagway population of 1088, as reported by the Alaska Department of Labor. See Appendix A for a full summary of the community survey for blocks 95& 102 of the Skagway Townsite.

RANK OF RESIDENT TYPES TO TARGET FOR THIS PROPERTY



MUNICIPAL INVOLVEMENT

- Constructing housing (120): **Mean- 4.24, Mode - 0 (37.5%)**
- Internally managing housing (ie city personal managing)(120): **Mean - 3.22, Mode-0 (40.8%)**
- Maintaining land ownership (120): **Mean- 4.31, Mode - 0 (30.8%)**
- Providing alternative financing options for homebuyers (122): **Mean - 6.90, Mode - 10 (36.1%)**

CONCERNS



The majority of survey respondents (65%) did not have concerns regarding higher density housing development (such as townhouses, condos, etc.) be pursued for blocks 95 & 102. The concerns identified for this type of development include: taking into account the increased traffic level next to the school, the potential increased level of noise, safety of residents, availability of off-street parking, and the cleanliness from having more people in one location. 7% of respondents felt that there should be a mixed-use focus on the property with balancing the number of multi-story buildings with single-family homes. Finally, other major concerns voiced were the height of the building as well as the aesthetics of a large complex to ensure it is not cheap or appears out-of-place.

INCENTIVE TYPES

- Providing property tax abatement to private developers (116): **Mean- 4.97, Mode - 0 (21.6%), 5 (21.6%)**
- Providing favorable loan financing for private construction (122): **Mean - 6.15, Mode - 10 (26.2%)**
- Providing breaks on running water & sewer to the property (118): **Mean - 6.23, Mode - 10 (31.4%)**
- Selling land for below market value (118): **Mean - 4.16, Mode - 0 (34.7%)**

APPENDIX A

Blocks 95 & 102 Survey Data

On a Scale of 0 - 10 (0 being don't support and 10 being completely support), what type of Municipal involvement are you comfortable with in regards to incentive options the Municipality could offer to private developers to develop specific housing types for the community:

	(116) Providing property tax abatement to private developers:	(122) Providing favorable loan financing for private construction:	(118) Providing breaks on running water & sewer to the property:	(118) Selling land for below market value:
Mean	4.97	6.15	6.23	4.16
Mode	0	10	10	0
0	25	18	17	41
1	2	1	1	5
2	4	2	3	7
3	6	4	5	4
4	6	2	4	2
5	25	26	23	15
6	7	6	3	4
7	8	13	11	9
8	9	14	9	10
9	5	4	5	0
10	18	32	37	21

0 - 10 (0 being don't support and 10 being completely support), what type of Municipal involvement are you comfortable with in regards to:

	(120) Constructing housing:	(120) Internally managing housing (ie city personal managing):	(120) Maintaining land ownership:	(122) Providing alternative financing options for home-buyers:
Mean	4.24	3.22	4.31	6.90
Mode	0	0	0	10
0	45	49	37	16
1	2	3	3	0
2	4	4	1	1
3	5	6	9	4
4	5	10	4	4
5	14	20	24	14
6	4	6	4	6
7	7	8	7	5
8	9	6	11	21
9	1	3	6	7
10	24	5	13	44

Blocks 95 & 102 Survey Data Continued

Ranking of different resident types housing should be targeted to meet with blocks 95 & 102

	1-	2-	3-	4-	5-	6-	TOTAL-	SCORE-	RANKING
- Other (If there is another group, please specify in the comment area below)	5.95% 5	1.19% 1	4.76% 4	7.14% 6	8.33% 7	72.62% 61	84	1.71	6
- Senior	3.54% 4	12.39% 14	27.43% 31	20.35% 23	30.97% 35	5.31% 6	113	3.21	5
- Seasonal	18.10% 21	6.90% 8	17.24% 20	18.10% 21	31.03% 36	8.62% 10	116	3.37	4
- Low-income (less than 80% of median home income)	13.04% 15	18.26% 21	20.87% 24	21.74% 25	21.74% 25	4.35% 5	115	3.66	3
- Year-round (other than low-income and starter)	27.19% 31	29.82% 34	15.79% 18	17.54% 20	7.89% 9	1.75% 2	114	4.46	2
- "Starter" Family (80 - 120% of median home income)	35.90% 42	32.48% 38	15.38% 18	14.53% 17	1.71% 2	0.00% 0	117	4.86	1

*Based on a survey response of 125 for a population of 1088, at a 95% Confidence Level, we have an 8% margin of error. Meaning that based on the results, there is a 95% likelihood the true opinion of the full target population is +/- 8% of the results.

Community Comment Focus

Comment Category	Number of Comments	Comment Category	Number of Comments
Aesthetics	9	Value of surrounding properties	1
Noise	7	Height of buildings	6
Off-Street Parking	10	Include Opportunities for mix-use (commercial and residential)	7
Proximity to the School	4	Keep it an RV Park	2
Cleanliness of property	3	Safety and Security of Residents	4

Within this survey 72 comments were included in the comment section of this survey. Some listed only concerns or that there were no concerns, others provided insightful and constructive recommendations or options that could work for this property. Above is a break-down of the concerns identified by residents. The Planning and Zoning Commission members were also provided a list of the suggestions respondents provided in order to consider and better to understand the desires of the community. To prevent individual respondents opinions from being identified, this list was not included in the public property narrative document.