1. Subsidized housing. I disagree with this because the money has to come from other places and other people and the folks that get the subsidized housing seem to have little interest is taking care of their homes since they do not have as much of their own funds into the home.

2. Reduce the requirements for building a subdivision. I just priced out building a new subdivision on D3 land that was flat and easy to develop and the only way I could make a reasonable profit for such a great risk was if I could get the land at no cost. This would include suggestions like not requiring the developer to bond with the city for the electrical as they must already bond with AELP. I also would suggest that the minor subdivision be increased from the current 4 lot max. to say 12 lots. There are so many hurdles for a developer in developing a subdivision that the city could look at and put in place cost saving measures. Developing a subdivision is the most risky part of our business and we have put our business on the line to build one. It is just one road block after another from the city to the state to the feds. Unless there is a decent profit a company like mine simply will not take the risk.

3. The only thing that will make a real difference would be to re-zone all properties in Juneau. I would suggest that all properties that are now D1 move to D3, all D3 to D5 and so forth. The lot sizes and set backs need to be reduced to allow for smaller lots and smaller houses. For example in D5 zoning the minimum lot size is 7,000' and this could be reduced to say 4,000 or 5,000' and any setbacks greater than 5' have room for setback reductions. To give an example there are almost no lots left in Juneau to build affordable 0-lot line homes because the property currently needs to be D5 and at least 14,000'. There are also almost no lots that we can build duplexes on and we have people on waiting lists wanting these type homes if we can just find the land, but there are only a few lots that meet the zoning and they have serious site costs. These lots sizes worked years ago when there was plenty of cheap land available, but not today. These suggestions would allow developers to provide smaller lots and smaller homes at affordable prices. The generation before us grew up in smaller homes that they could afford. Now, we must have bigger homes. To get back to affordable homes, people need to get back to smaller homes and the current zoning makes the land so expensive that it does not make financial sense for a builder to buy an expensive lot just to put a small home on it. The builder is forced to put a larger home to make a reasonable profit. I know that as a builder that if I had access to smaller lots, I would build smaller more affordable homes. This re-zoning would open up many existing homes to be able to add-on apartments and become duplexes which are often affordable. Other larger properties would be able to add an additional home to their lots and so on. This re-zoning would provide the affordable housing we need and additional tax base to the city.