

Kenai Peninsula Borough

Assessing

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PAM*

FROM: Adeena Wilcox, Borough Assessor *aw*
Sean Kelley, Borough Attorney *SK*

DATE: November 26, 2025

RE: LAYDOWN Resolution 2025- 047 , Approving the Cooperative Agreement between the Kenaitze/Salamatof Tribally Designated Housing Entity, the Kenai Peninsula Borough and the City of Kenai and Authorizing the Mayor to Execute the Agreement (Mayor)

The Kenai Peninsula Borough (KPB) has been working with the Kenaitze/Salamatof Tribally Designated Housing Entity (TDHE) and the City of Kenai (City) to enter into a cooperative agreement for housing projects in the City. The reason this is a laydown item is that it has become apparent during the discussions that time is of essence and TDHE, if at all possible, is requesting final direction on the cooperative agreement in December.

This agreement provides for payment-in-lieu of taxes (PILOT) agreement conditioned on the housing projects being used exclusively for senior (referred to as Elder Housing in the agreement) and low-income housing, which is defined as persons at or below 80 percent of the median income for the Kenai Peninsula Borough. The PILOT amounts will be paid in an amount equal to the greater of \$150 per dwelling unit or ten percent (10%) of the difference between the shelter rent and the utility costs per dwelling unit, which is the maximum amount under the Native American Housing Assistance and Self Determination Act of 1996.

Your consideration is appreciated.