



### Priorities for Next Steps

Not listed in any order – the Assembly will review this list at a future meeting to start setting priorities and assigning tasks.

#### **Code Changes**

- Encourage conversions of duplexes and triplexes to triplexes and fourplexes by treating triplexes and fourplexes as residential instead of current commercial treatment (Petersen, Cross, Dunbar, Volland)
- Approve changes to make ADUs easier to build (Volland)
- Review and update rules around short-term rentals (Volland, Sulte)
- End parking minimums (Volland)
- Liberalize change of use codes and what triggers a change of use situation (Zaletel, Dunbar)
- Abolish minimum lot sizes (Dunbar, Zaletel)
- Improve and then codify development agreements (Zaletel, Quinn-Davidson)
- Explore changing single family zoning to a new residential zoning with broader allowances for building types

#### **Education/Communication**

- Look for opportunities for collaboration between MOA, public and developers (Cross)
- Host a housing summit with community, MOA, developers, etc. to figure common ground solutions and articulate a community vision for housing (Rivera)
- Facilitate regular meetings between MOA Traffic, Housing, Admin, Assembly, developers and public to develop and communicate Anchorage's vision for housing; tie into a Housing Summit, possibly in conjunction with Design Week (Quinn-Davidson, Sulte, Constant)
- Clarify and communicate the Assembly's role in housing: 1) Gather feedback from community, 2) articulate the community vision, 3) set policy (LaFrance)

#### **MOA Structural/Bureaucratic Changes**

- Create a safe harbor program for building upgrades so building owners can make partial upgrades without risking compliance issues for the remaining older parts of the building (Dunbar)

- Create an MOA housing expert/housing department/housing ambassador program to serve as a liaison with MOA Building Services and developers/home builders (Rivera)
- Minimize bureaucratic elements of the housing/construction process at MOA (LaFrance)
- Shift away from specific design requirements to form-based code to allow more flexibility and customization for individual projects (Constant)
- Develop a program for pre-qualified builders and/or pre-approved designs to allow more latitude for developers with proven records while maintaining safety and consistency with new developers (Constant)

### **Planning Processes and Municipal Infrastructure**

- Do an areawide rezone with the 2020 plan update and look into up-zones (Zaletel)
- Fund the work of the Alaska Housing Trust and/or fund an Anchorage subsidiary (Rivera)
- Conduct a muni-wide housing study (LaFrance, Constant)
- Conduct a regulation review (LaFrance)
- Review Heritage Land Bank (HLB) properties to look for opportunities (Sulte)
- Look at bigger picture of future transportation routes and overlay with potential housing projects (Sulte)
- Help MOA Building Services develop a culture of “getting to yes” – working collaboratively with developers and homeowners to figure out solutions that are a win-win for everyone