

ANCHORAGE ASSEMBLY HOUSING ACTION STRATEGIC PLAN

Working Draft Plan v. 10-11-23

This document synthesizes the ideas in several prior plans, visioning and planning documents, Assembly resolutions, and other reference points for crafting a strategic plan:

- Anchorage 2020 Comprehensive Plan (2001) [link](#)
- Anchorage Housing Assessment (2012) [link](#)
- Anchorage 2040 Land Use Plan (2017) [link](#)
 - 94 actions identified through planning process
 - Many brought by Live Work Play Housing Committee and others
- Assembly Summary Actions from Planning Session (Sep 2022) [link](#)
- Assembly Housing Action Resolution, AR 2022-416 (Dec 2022) [link](#)
- Planning Dept. Housing White Paper (May 2023) [link](#)
- Housing Retreat Summary Strategies (May 2023) [link](#)
- Assembly Guiding Principles for Housing, AR 2023-260(S) (Aug 2023) [link](#)
- Policy recommendations from subject matter experts, industry and trade groups, including: Planning Department, for-profit and nonprofit developers, Anchorage Home Builders Association, AWWU, ACDA, and other entities.

STRATEGIC PLAN FRAMEWORK **DRAFT**

Vision

The Municipality of Anchorage has affordable, abundant, and diverse housing opportunities to ensure that everyone who wants to live here can find a place to live that fits their needs and preferences.

Goals

The Assembly will take action through policy, investment, communication, convening and collaboration with other stakeholders to achieve these goals:

1. Increase the supply of housing units for sale and for rent.
2. Diversify the housing market: housing types, sizes, price points, locations, and ownership models.
3. Increase access to and ability to remain in safe, affordable, permanent housing for all residents.
4. Reduce housing cost burdens on residents.
5. Increase the proportion of resident-occupied housing units.
6. Make the Municipality a better business partner for development.

For discussion:

- Are these the right goals?
- Is there Are there any to consolidate, do they overlap too much?
- Are there any actions, policies, lanes of work that can't fit into one of these?

Guiding Principles

- Attainable home ownership
- Housing choice
- Housing stability
- Community for all people, cultures, lifestyles, and across the lifespan
- Opportunities for everyone to succeed
- Balancing perspectives and priorities of all residents
- Economic prosperity
- Innovation
- Collaboration

Our Assembly Toolbox: Types of Actions We Can Take

- **Policy**
 - Code changes, resolutions, policy direction
 - Change and simplify our codes and regulations
 - Remove barriers the Muni has control or influence over.
- **Investment**
 - Incentivize results and choices we want; disincentivize other choices
 - Direct investment (funding, budget decisions)
 - Indirect investment (tax exemptions, fee reductions or waivers).
- **Communication**
 - Listen and dialogue with the community about their needs, and steps we can take to address those needs
 - Tell the story:
 - Why change is needed, what the problems are
 - What we can do to solve those problems
 - What actions we are taking to solve them
 - (over time) Share back the results of our efforts, both where we achieved the goals, and where we need to try something different.
- **Convening and Collaboration**
 - Bring together stakeholders for problem-solving and action
 - Identify actions others can take in parallel to achieve shared goals
 - Partner with agencies and community to enact complex policy changes
 - Facilitate and negotiate multi-stakeholder agreements
 - Advocate to other levels of government for them to take action.

EXAMPLE: Actions to Achieve the Goals

GOAL: Increase the supply of housing units for sale and for rent.

- a. *[completed] Action:* eliminate required minimum parking (AO 2022-80(S))
- b. *Action:* Change land use rules for 3 and 4 plex housing (AO 2023-103)
- c. *Action:* [action related to development incentives]

Reference language from existing plans

2020 Comp Plan Goals Language

- **General Land Use:** A forward-looking approach to community growth and redevelopment.
- **Residential Uses:** A variety of housing types and densities in safe, attractive neighborhoods that offer a choice of urban, suburban, and rural lifestyles that are appropriate for northern conditions and in harmony with our natural setting.
- **Neighborhood Identity and Vitality:** A variety of safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents, with good access to schools, recreation, natural areas, and community facilities.
- **Housing:** A balanced, diverse supply of affordable, quality housing, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage's varied social, cultural, and physical environment.

LUP (2017) Goals

Goal 1: Plan for Growth and Livability: Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of life as it supports their vision for the future expressed in the Comprehensive Plan.

Goal 2: Infill and Redevelopment: Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.

Goal 3: Centers and Corridors: Mixed-use, walkable commercial centers, and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.

Goal 4: Neighborhood Housing: Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and all races and ethnicities.

Goal 5 Infrastructure-Land Use: Coordinated and targeted infrastructure investments catalyze new growth, provide an acceptable return on investment, and equitably improve safety and quality of life.

Goal 6 Accessible Land Use: Anchorage coordinates transportation and land use to provide safe, efficient, and affordable travel choices.

Goal 7 Compatible Land Use: Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.