

**MUNICIPALITY OF ANCHORAGE
ANCHORAGE ASSEMBLY**

**Assembly Chambers, Z. J. Loussac Library
3600 Denali Street, Anchorage, Alaska**

Minutes for Special Meeting of September 28, 2004, amended

1. CALL TO ORDER

The Special Assembly Meeting was Called to Order by Chair Traini at 6:07 p.m. on September 28, 2004, in the Assembly Chambers of the Loussac Library, Room 108.

2. ROLL CALL A Quorum was achieved with Assemblymembers present.

PRESENT: Anna Fairclough, Brian Whittle, Dick Tremaine, Dan Sullivan, Dick Traini, Allan Tesche, Ken Stout, Pamela Jennings, Debbie Ossiander and Dan Coffey.

ABSENT: Janice Shamborg, excused.

3. PLEDGE OF ALLEGANCE Municipal Elections Coordinator, Guadalupe Marroquin led the pledge

4. NEW PUBLIC HEARING

- 4.A. Resolution No. AR 2004-236, a resolution of the Anchorage Municipal Assembly joining the National League of Cities in calling for a **National Domestic Agenda** in 2005 that supports families and children, puts affordable housing and home ownership within reach of every American, grows our local economies to increase jobs and opportunities to learn new skills and supporting all governments working together to better serve Americans, Mayor Begich; Assemblymembers Traini, Coffey, Fairclough, Jennings, Ossiander, Shamborg, Stout, Sullivan, Tesche, Tremaine and Whittle.

Chair Traini read the resolution title and opened Public Hearing.

TIM SULLIVAN, Program Coordinator of the Weed and Seed East Anchorage Initiative, Chair of the Housing and Neighborhood Development Commission and Chair of the Public Transit Advisory Board, testified that the Mayor was finalizing a draft of their recommendations on homelessness and also addressing opportunities of affordable housing. To Ms. Jennings, Mr. Tim Sullivan responded that he had seen the Cook Inlet Housing complexes in Mountain View and supported the idea. He thought it was important to make smaller homes and manufactured housing available for the citizens in the low-to-moderate income levels to assist with allowing all citizens the opportunity to have affordable homes. To Mr. Tremaine, Mr. Tim Sullivan responded that the Alaska Housing Finance Corporation had done an admirable job of promoting home-ownership, with closely meeting the goal of 61%. He felt the density issues in the city needed to be addressed and felt the city needed to pursue additional multi-family complexes. He thought that housing needed to be addressed immediately, along with long-term transportation and mass transit issues. He thought that Title 21 would be a determining factor in developing the community for the next twenty-five to fifty years. Mr. Stout thought construction of multi-family dwellings could be more carefully monitored to ensure quality homes. Mr. Tremaine thought the city's property and costs of housing were expensive, with average home prices just short of \$200 thousand dollars. Mr. Tim Sullivan thought the availability of affordable housing would affect people moving to Alaska. Mr. Tremaine offered to work with him in the future on these issues. Mr. Dan Sullivan praised Mr. Tim Sullivan's volunteering and dedication to the community. Mr. Stout was concerned with density and scarcity of land, and he wondered if a better approach might be to improve the commuter system, so people could commute from outlying areas. Mr. Tim Sullivan did not think it was a good idea to have a large population living outside of the city. Mr. Tesche thanked him for his efforts, particularly in Mountain View. To his question, Mr. Tim Sullivan responded that downtown Anchorage offered all the activities and amenities that anyone could possibly want. He stated if he could afford it, he personally would live downtown. He thought there might be future housing made possible in the MacKay Building. He thought the area could handle the density well. Mr. Whittle stated that the federal government had not been forthcoming with promised appropriations for making quality, affordable housing available. Mr. Tim Sullivan thought the Heritage Land Bank had the opportunity to designate property for this purpose.

CAROL COMEAU, Superintendent of the Anchorage School District (ASD), spoke in support of strengthening families and supporting children. She applauded the Assembly and the Administration for their efforts of the National Domestic Agenda focus. Ms. Comeau stated there was a direct correlation between affordable housing and scholastic achievement. She thought the city needed to support a quality community in all regards. She felt that Anchorage was losing students to outlying communities.

Mr. Tremaine stated efforts for the National Domestic Agenda also included improving the education system, including focusing on the *No Child Left Behind* program and Special Education programs. Ms. Comeau stated that in 1975, the Individuals with Disabilities Education Act (IDEA) grant program had promised 40% federal funds for reimbursement of education programs, but the ASD had never received more than 17%. She explained those required services included education programs and teacher training programs, which were expensive and critically important. Ms. Comeau stated the ASD was organizing with government officials to bring Anchorage to national statistics of cities receiving up to seventy percent federal reimbursement for education projects.

1
2 Mr. Tesche addressed the *No Child Left Behind* program. Ms. Comeau responded the ASD had written to Senators
3 Stevens and Murkowski and Representative Young and many others to make them aware of the costs and meeting
4 the requirements of the *No Child Left Behind*. Mr. Tesche offered for Assemblymembers to be involved with the effort
5 and Ms. Comeau stated she would share copies of all commutations and keep them informed.

6
7 YVONNE GUTIERREZ, who had recently purchased a home, testified that she thought it was important for cities to
8 offer more affordable housing to low-income families. She had first become discouraged with the process and had
9 almost given up, but finally had completed the paperwork with the help of a good real estate agent. Mr. Tremaine
0 stated he had respect for her, being single, having a fulltime job and four children. To Mr. Stout, she responded that
1 she had used her family to help take care of her children and had struggled continually with day care when her children
2 were young. Because of the cost of day care, she had only recently been financially able to consider housing as an
3 option for her family.

4
5 KIM BOWMAN, a new homeowner and was considered middle-income, had spent his savings moving to Alaska and
6 had had to live for a time in the back of his Ford Explorer. Mr. Bowman knew there would be people who would be
7 discouraged with the paperwork for programs available to low-income families. Mr. Whittle thanked him for presenting
8 his story. To Ms. Fairclough, he stated that he supported the resolution because action was needed on the housing
9 issue.

10
11 With no further public testimony, Chair Traini closed Public Hearing and called the Question.

12
13 Mr. Tesche moved, to approve AR 2004-236.
14 Ms. Jennings seconded,

15
16 Acting Chair Tesche explained that Mr. Traini was a Board Member of the National League of Cities. Mr. Traini spoke
17 of a book, *Knock at Midnight*, written by Dr. Martin Luther King, speaking of "Untouchables." Dr. King had described
18 the four factors that led to individuals having that classification, including financial security, education, affordable
19 housing with the concept of home ownership and having the opportunity of living the American Dream. Mr. Traini
0 credited Thomas Jefferson with the concept of *The American Dream*, as "Life, Liberty and the Pursuit of Happiness."
1 Mr. Traini distributed handouts from the National League of Cities, indicating the domestic concerns of citizens across
2 the nation. He thanked Mr. Tesche and Mr. Tremaine for their help with getting this resolution on the National Agenda.
3 Their goal for America was to be one nation, working together to resolve the issues and to allow the opportunity of
4 living the American Dream. He urged approval of this resolution.

5
6 Mr. Coffey supported this resolution. He stated there were four elements of affordable housing including land, labor,
7 materials for construction and financing. He thought it was the role of government to provide a framework for things to
8 be accomplished, allowing people to make choices. Mr. Coffey recommended working directly with the Alaska
9 Housing Finance Corporation, which offered tremendous opportunities with bonding and financing programs, because
0 affordable housing did cost money.

11
12 Mayor Begich stated that he appreciated all of the work and efforts of the Assembly. He announced the associated
13 events scheduled by the Administration, including Diversity Week, celebrated from September 27 to October 3, 2004.
14 He stated that home ownership needed to be available for everyone. His Administration had helped reorganize
15 Housing and Urban Development Funding (*HUD*) because the record keeping had been a mess. He spoke of the
16 innovations his Administration was involved with, including securing future funding opportunities from HUD, promoting
17 many programs, making affordable housing possible. He spoke of *Houses for Humanity*, a program involved with the
18 renovations of the Sadler Building in Spenard. Mayor Begich spoke of the Creek Side Redevelopment, creating a new
19 source for affordable housing. He stated the Housing Authority would be another tool to use as a source of affordable
0 housing. The Administration had proposed future garages for downtown that could also accommodate housing. The
1 Mayor and his Administration had been working with the ASD to support improvements to the city's education system.
2 He encouraged everyone to celebrate Diversity Week and announced some of the many activities scheduled that
3 week. He thought it was important to raise diversity awareness, create opportunities and to follow the issues into the
4 future. He recently attended an East High School pep rally and had been informed by the principal that, for the first
5 time in history, the school had a "no-majority."

6
7 Ms. Fairclough stated that she would support the resolution, but she felt it was important to address associated costs.
8 She spoke of the high subsidies from government and the sacrifices and the services that would be cut, in order to
9 support affordable housing. She thought that the federal government could make land entitlement rights available for
0 private ownership in Anchorage. She thought the Municipality would be challenged in the future with the concept of
1 "affordable" housing because they lacked a direction in their own policy making.

2
3 Ms. Fairclough moved, to amend AR 2004-236, by deleting on Page 1, Lines [29] 39
4 Mr. Sullivan seconded, and 44, to read: "...[affordable] housing..."

5
6 Mr. Tesche was concerned they would be sending the wrong message, that only people with money could share the
7 American Dream and have affordable housing. He urged a NO-vote on the Fairclough Amendment.

8
9 Mr. Whittle thought it was the role of government to assist with affordable housing, with programs like Habitat for
0 Humanity, but thought the word "affordable" needed to remain. He would be a NO-vote.

1
2 Mr. Coffey stated he would be a NO-vote and wanted to clarify what was meant by "affordable."

3
4 Chair Traini cited statistics and histories of cities burdened with blight, showing when housing was improved, the blight
5 had decreased. He stated that ownership was critically important and urged support to leave it as-is.

6
7 Ms. Fairclough stated she would support the affordable housing issue, but warned the Assembly that the issue would
8 need to be addressed with Title 21.

and this motion failed,

AYES: Fairclough and Sullivan.

NAYES: Whittle, Tremaine, Traini, Tesche, Stout, Jennings, Ossiander and Coffey.

ABSENT: Sharnberg, excused.

(Clerk's Note: Mr. Sullivan was excused from the meeting.)

Chair called for discussion on main motion.

Ms. Fairclough stated she would be a YES-vote.

Mr. Tremaine stated that it was important for housing to be within reach of every American and thought it was important to support this issue across the nation, with the National League of Cities represented in 18,000 cities, supporting affordable housing and education. He encouraged Mayor Begich and Chair Traini to continue working together. He stated he would be a YES-vote.

Chair Traini honored Mr. Tesche for originally suggesting having the NLC address this issue. It would be a tool to bring the city, the state and the federal government together.

Mr. Whittle stated that this was a good idea, having this effort coincide with Diversity Week. Mr. Whittle stated that he strongly believed in promoting private development and stabilizing the economy. He spoke of the partnership with the Town Center in Muldoon offering quality beautification in the city. He spoke of equal opportunity, with minorities as the majority in the future. He stated that education, including adult education, needed to also remain a priority and that the issue of safety also needed to remain a priority. He stated that the city could be promoting private economic development for opportunities for everyone and believed that a stable economy was the basis for accomplishing all goals. He would be a YES-vote.

Mr. Tesche thanked Mr. Tremaine for the recognition of his introducing the Domestic Agenda idea to the National League of Cities. He thought the Assembly Meeting, along with hundreds of thousands of people across the nation, particularly during a national election, would get attention. He stated this would involve the city, the state and the federal governments working together.

Chair Traini thanked the body for all of their support.

Ms. Ossiander called the Question

and this motion was passed,

AYES: Fairclough, Whittle, Tremaine, Traini, Tesche, Stout, Jennings, Ossiander and Coffey.

NAYES: None.

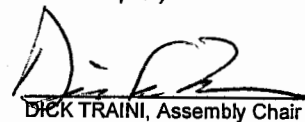
ABSENT: Sharnberg and Sullivan, each excused.

5. ADJOURNMENT

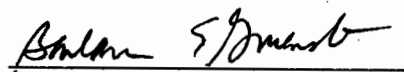
Chair Traini called for a motion to adjourn the meeting.

Mr. Coffey moved, to adjourn the Special Assembly Meeting.
Mr. Tesche seconded,
and this was passed unanimously,

(Clerk's Note: The Special Assembly Meeting was adjourned at 7:30 p.m.)


DICK TRAINI, Assembly Chair

ATTEST:


BARBARA GRUENSTEIN, Municipal Clerk
Date Minutes Approved: October 26, 2004.
MC/BG