

Submitted by: Assembly Members Brawley and  
Rivera  
Prepared by: Legislative Services  
For reading: December 19, 2023

**ANCHORAGE, ALASKA**  
**AR No. 2023-433**

1 **A RESOLUTION OF THE ANCHORAGE ASSEMBLY ADOPTING A HOUSING**  
2 **ACTION PLAN**  
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5 **WHEREAS**, Anchorage has been experiencing a housing shortage and affordability  
6 crisis for several years, documented as a policy issue for over a decade in reports  
7 such as the *Anchorage Housing Market Analysis* (2012), work of AEDC's Live Work  
8 Play Housing Committee, *2040 Land Use Plan* (2017), and other publications; and  
9

10 **WHEREAS**, the housing shortage has been further exacerbated by supply chain  
11 issues created by the COVID-19 pandemic, inflationary cost increases for building  
12 materials, rising interest rates for loans, a workforce shortage, and major increases  
13 in home sale and rental prices, which also increases the urgency for meaningful  
14 actions to address this problem; and  
15

16 **WHEREAS**, affordable, accessible and stable housing is critical to our community's  
17 future economic growth and quality of life, and our current housing shortage is at  
18 the root of many other issues, including homelessness, outmigration and the  
19 workforce shortage; and  
20

21 **WHEREAS**, the Assembly has set housing action as one of its top priorities for the  
22 past two years and through that work set a broad vision for the Municipality in the  
23 areas of economic and workforce development in AR 2022-136; identified  
24 actionable strategies to address the community's housing shortage in AR 2022-416;  
25 adopted Housing among its 2023 priorities in AR 2023-45; and adopted general  
26 principles for future housing policy decisions in AR 2023-260(S); and  
27

28 **WHEREAS**, with the urgency and amount of work to do in the arena of local housing  
29 policy, the Assembly can accomplish more with a clear set of goals, specific actions,  
30 shared commitment to focus, and working in parallel with partners; and  
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32 **WHEREAS**, AR 2022-416 committed the Assembly to "develop a comprehensive  
33 housing policy outlining an Assembly action plan"; and  
34

35 **WHEREAS**, the Anchorage Assembly has spent the past five months creating the  
36 Anchorage Assembly Housing Action Plan and gathering significant community  
37 feedback on that plan; and  
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39 **WHEREAS**, in that Plan the Assembly's vision is that "the Municipality of Anchorage  
40 has affordable, abundant, and diverse housing opportunities, so everyone who  
41 wants to live here can find a home that fits their needs and preferences"; and  
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43

1 **WHEREAS**, the Assembly Housing Action Plan will serve as a guide for the  
2 Assembly’s work on housing over the next few years, and will allow the public to  
3 understand what the Assembly is working on and engage in that work;  
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5 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**  
6

7 **Section 1.** The Assembly adopts the Assembly Housing Action Plan contained in  
8 Exhibit A as its guiding document for its housing policy work, and commits to utilize  
9 this plan’s vision, guiding principles, goals and strategies as general guiding policy  
10 direction for current and future housing policy projects.  
11

12 **Section 2.** The Assembly Housing Action Plan is intended to be a living document  
13 that is flexible over time, to be regularly reviewed to assess progress toward the  
14 goals and add or revise strategies and actions to best reflect the Assembly’s  
15 approach and current projects. The Assembly will review the plan and consider any  
16 proposed substantive updates by the end of 2024.  
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18 **Section 3.** This resolution shall be effective immediately upon passage and  
19 approval by the Assembly.  
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21 **PASSED AND APPROVED** by the Anchorage Assembly this 19<sup>th</sup> day of December,  
22 2023.  
23  
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25 \_\_\_\_\_  
26 Chair of the Assembly

27 ATTEST:  
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31 \_\_\_\_\_  
32 Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## Assembly Information Memorandum

No. AIM 235-2023

Meeting Date: December 19, 2023

1 **From:** ASSEMBLY MEMBERS RIVERA AND BRAWLEY

2  
3 **Subject:** SUMMARY OF PUBLIC OUTREACH CONDUCTED FOR AR 2023-  
4 433; A RESOLUTION OF THE ANCHORAGE ASSEMBLY  
5 ADOPTING A HOUSING ACTION PLAN  
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7 Beginning in July 2023, we have been leading the Anchorage Assembly through a  
8 process to develop a housing strategic plan. The Assembly worked on the plan  
9 over several worksessions and committee meetings and conducted an extensive  
10 process to solicit public input on the plan. This AIM summarizes the outreach  
11 efforts for this plan:  
12

### 13 **TIMELINE:**

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- |              |  |
|--------------|--|
| 15 5/19/23   | Assembly Housing Retreat to share key data about housing issues and trends, identify potential policy actions  |
| 16 7/27/23   | Worksession with Assembly to develop vision, guiding principles and goals  |
| 17 8/22/23   | AR 2023-260(S) was passed adopting general principles for the Assembly's future housing policy decisions   |
| 18 9/22/23   | Worksession with Assembly on overview of strategic plan  |
| 19 10/18/23  | Development of strategic actions at Housing and Homelessness Committee meeting   |
| 20 Oct. 2023 | Draft plan shared with community stakeholders and organizations who participated in prior meetings and events  |
| 21 11/3/23   | Draft plan is shared at the Community Housing Action Summit  |
| 22 11/14/23  | Draft plan is shared in the Assembly newsletter and emailed to housing experts and community councils for feedback   |
| 23 11/15/23  | Draft plan is presented to Federation of Community Councils  |
| 24 11/16/23  | Draft plan is reviewed at the Community and Economic Development Committee meeting   |
| 25 12/4/23   | Deadline for Public Comment on the draft plan: <ul style="list-style-type: none"><li>26 • 100 people participated in providing comments during the Case Studies section of the Housing Action Summit</li><li>27 • 177 suggestions submitted via email from 26 individuals and 10 agencies: Anchorage Community Land Trust, Catholic Social Services, MOA Planning Department, Anchorage Community Development Authority, AARP Alaska, Cook</li></ul> |
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1 Inlet Housing Authority, Sightline Institute, AKPIRG,  
 2 NeighborWorks Alaska, Alaska Literacy Program  
 3 12/8/23 Worksession to finalize the plan and begin to divvy up strategy  
 4 actions among members.  
 5

6 **PRESENTATIONS ON HOUSING BY ASSEMBLY MEMBERS:**

7 10/5/23 Hillside Area Landowners (HALO)  
 8 10/15/23 Liberation Forum: The Housing Crisis in Anchorage  
 9 10/16/23 NAACP Anchorage Chapter  
 10 10/18/23 Federation of Community Councils  
 11 10/20/23 USUAA (UAA Student Government)  
 12 10/25/23 Rotary Club of Anchorage East  
 13 10/25/23 Anchorage Lions Club  
 14 10/26/23 Bartlett Club  
 15 10/26/23 Anchorage Downtown Partnership  
 16 10/29/23 Anchorage Unitarian Universalist Fellowship  
 17 10/30/23 Anchorage Chamber of Commerce - Make it Monday  
 18 12/7/23 Enlaces  
 19 12/10/23 Alaska Black Caucus  
 20 11/15/23 Federation of Community Councils  
 21 12/21/23 Scheduled: Anchorage Hillside Rotary  
 22 Jan. 2024 Scheduled: Polynesian Association of Alaska  
 23

24 **HOUSING ACTION WEEK MATERIALS DISTRIBUTED TO:**

- 25 • UAA Faculty Senate
- 26 • Alaska Common Ground
- 27 • Opportunities for Lifelong Education in Anchorage (OLE)
- 28 • Filipino Community of Anchorage
- 29 • Mountain View Library
- 30 • Loussac Library
- 31 • Muldoon Library
- 32 • Muldoon Boys & Girls Club
- 33 • UAA Student Union

34  
 35 **REACH:**

- 36 • Grew an email mailing list of 545 individuals subscribed to email updates  
 37 on housing action.
- 38 • Hosted the Anchorage Housing Action Summit with more than 275  
 39 participants engaged in the program. As of December 7, the event recording  
 40 tallies 580 views.

41  
 42 A media coverage report is attached.

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 44 Prepared by: Legislative Services Office

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 46 Submitted by: Felix Rivera, Member, District 4  
 47 Anna Brawley, Member, District 3

# **Anchorage Housing Action Week Media Coverage Report**

The Anchorage Assembly convened Housing Action Week (HAW) October 30 - November 4, 2023. HAW emerged at an important moment of increasing public awareness of Anchorage's housing shortage, bringing together community leaders, policymakers, advocates, and residents in a collaborative effort to confront and alleviate the escalating issues surrounding housing attainability and affordability. The week-long initiative garnered attention for its comprehensive approach to sharing information from "How we got here" to actionable steps aimed at a community-driven, multilayered public process to untangle the intricacies of Anchorage's housing crisis.

The HAW media coverage report is specific to housing in Anchorage and HAW-related earned media coverage from September 2023 through December 9, 2023. It is meant to be both a clearinghouse and a snapshot of housing-related media coverage during this specific timeframe. Sharing a more expansive view of housing-related media coverage illustrates the overall depth and offers an awareness of publicly accessible information centered on potential housing developments, the Assembly's work to address the crisis, and public sentiment.

Most media outlets displayed an earnest willingness to share information with their audiences about Anchorage's housing crisis and the steps to address it; they understand the importance and gravity of what the shortage means and how it impacts the community. The media coverage spans mediums and demographics, connecting with a variety of audiences and platforms, ranging from podcasts to talk radio to online publications and television news. Additional media outreach and coverage are planned before the end of the year.

## **Online Outlets**

- Anchorage Daily News
  - September 7, 2023, Alex DeMarban – [Alaska rents just saw their highest increase in over a decade.](#)
  - November 6, 2023, Alex DeMarban – *Pomeroy Lodging pursues new housing projects in Girdwood* ([ADN](#) and [Alaska Journal of Commerce](#))
  - November 26, 2023, Emily Goodykoontz – [For Anchorage’s homeless, pets can be a barrier to housing – but also a crucial comfort](#)
  - December 2, 2023, [Wayne and Wanda: The housing market is keeping my relationship from progressing to the next level](#)
- Alaska Journal of Commerce
  - November 20, 2023, Zachariah Hughes – [Eagle River may get large housing development after deal between city and Eklutna](#)
- Alaska Business Monthly
  - November 8, 2023, Scott Rhode – [Anchorage Summit Sharpens Draft Plan for Housing Strategies](#)
- Sol de Medianoche
  - Reporter Pedro Graterol interviewed Anna Brawley and Felix Rivera on December 7, 2023. The article will be published in the outlet’s next edition.
- Alaska Public Media
  - September 15, 2023, Jeremy Hsieh – [Does Alaska have an affordable housing crisis?](#)
  - September 19, 2023, Jeremy Hsieh – [Anchorage Assembly to put off vote on residential zoning reform pending planners’ review](#)
  - October 18, 2023, Wesley Early – [Anchorage’s tight housing market is making breaking up harder to do](#)

## **Radio**

- Tom Anderson Show, KVNT
  - Randy Sulte was interviewed the week of October 9.
  - Randy Sulte was [interviewed](#) on November 3.
- Mike Porcaro Show, KENI
  - Randy Sulte was [interviewed](#) on October 20.
- Talk of Alaska, Alaska Public Media
  - September 12, 2023 – [Alaska’s chronic housing shortage](#), Lori Townsend, Talk of Alaska

- Addressing Alaskans, Alaska Public Media
  - Recorded sessions at the Community Housing Action Summit, aired on KSKA the weekend of Nov 11/12 and [published online](#) on November 14.

## **Podcasts**

- ADN Politics Podcast, Anchorage Daily News
  - Elizabeth Harball interviewed Anna Brawley on background on October 17.
  - Anna Brawley podcast recording, October 19, [published](#) October 20.
- Anchorage Unitarian Universalist Fellowship Forum (AUUF) Podcast
  - Meg Zaletel [spoke](#) at the AUUF weekly forum on October 29.
- East Anchorage Book Club, Andrew Gray
  - State Rep. Andrew Gray [interviewed](#) Daniel Volland.
- [Discover w/ Lucy](#), Lucy Kriner Hollenbeck
  - Lucy interviewed George Martinez on Nov. 20 at 10:30 a.m.; the episode is anticipated to drop on December 12, 2023.
- The Alaska Landmine, Jeff Landfield
  - Jeff [interviewed](#) Daniel Volland; the podcast dropped on September 20, 2023.
  - Jeff will interview Anna Brawley and Eric Visser on December 11, 2023; the episode will likely drop the week of Dec. 11.

## **Television**

- Alaska Insight, Alaska Public Media
  - Alaska Insight: September 15, 2023 – [Alaska’s Affordable Housing Crisis](#), Lori Townsend, Alaska Insight
- Alaska’s News Source
  - September 15, 2023, Steve Kirch – [Assembly discusses ordinance aimed at addressing housing shortage](#)
  - October 10, 2023, Steve Kirch – [Assembly set to discuss housing, improvements to Chugach State Park, and Muni drug policy at meeting](#)
  - October 28, 2023, Steve Kirch – [Anchorage Assembly votes to pursue HUD grants to address housing crisis](#)
  - October 30, 2023 – Steve Kirch interviewed Kevin Cross on background.
  - October 30, 2023 – Taylor Pierre interviewed Randy Sulte at Make it Monday
  - November 1, 2023, Steve Kirch – [Anchorage Assembly and stakeholders explore solutions for housing crisis](#)
  - November 2, 2023, Steve Kirch – [Developers, residents discuss solutions to lack of new home construction in Anchorage](#)
  - November 3, 2023, Steve Kirch – [College student homelessness discussed at Housing Action Summit](#)
  - November 3, 2023 – [Assembly Member Daniel Volland Discusses solutions to Anchorage’s housing crisis](#). Daniel Volland’s in-studio live interview with Mike Ross and Maria Downey during the 6 p.m. newscast

## **Op-eds and LTEs**

- Kevin Cross, Randy Sulte, Daniel Volland, October 27, 2023 – [A radically simple answer to Anchorage’s housing shortage](#)
- Brooke Lavender, November 6, 2023 – [Letter: Housing article response](#)
- Anna Brawley, Felix Rivera, November 10, 2023 – [Anchorage Assembly’s strategic plan on housing is for everyone](#)
- Joanne Kell, November 16, 2023 – [Letter: Assembly housing plan](#)

## **Press Releases**

- September 12, 2023 – [Anchorage Assembly designates Oct. 30 – Nov. 4 as “Anchorage Housing Action Week”](#)
- October 10, 2023 – [Assembly Leadership Announces “Anchorage Housing Action Week” Event Calendar](#)
- November 2, 2023 – [Assembly Members Rivera and Brawley Announce Housing Action Summit Agenda](#)





# HOUSING ACTION PLAN

## THE ASSEMBLY’S HOUSING VISION

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

### We Want More Housing!

Cottage houses	Duplexes, 3- and 4-plexes	Supportive housing	Housing for seniors	Starter homes	Condominiums
Affordable rentals	Multi-generational housing	Walkable neighborhoods	Innovative design	New ownership models	Apartments

## GUIDING PRINCIPLES

- Attainable home ownership
- Housing quality, choice, stability and accessibility
- Quality rental options
- Community where everyone belongs
- Distinct neighborhoods
- Economic prosperity
- Engage the whole community in solutions
- Innovation & collaboration
- Government that works

## GOALS

1. Increase the supply of housing units for sale and for rent.
2. Diversify the housing market: housing types, sizes, price points, locations, accessibility, and ownership models.
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units.
4. Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents.
5. Make the Municipality a better partner in the development process.

## STRATEGIES

1. Remove Barriers to Infill and New Construction
2. Encourage Reuse and Redevelopment
3. Develop Funding Streams for Infrastructure and Public Utilities
4. Focus Incentives & Public Investment to Increase Housing Stock
5. Expand Housing Affordability, Accessibility and Stability
6. Streamline Municipal Processes

## ANCHORAGE ASSEMBLY HOUSING ACTION PLAN – 12/19/23

### ASSEMBLY TOOLBOX FOR IMPLEMENTING STRATEGIES

- **Policy** – code changes, resolutions, policy direction; remove barriers that the Municipality has control or influence over.
- **Investment** – incentivize desired end products; disincentivize other choices; direct investment (funding, budget decisions); indirect investment (tax exemptions, fee reductions or waivers).
- **Communication** – two-way feedback with the community about their needs and steps the Assembly can take to address those needs; education on existing issues and the Assembly’s work to address the issues.
- **Advocacy** – build relationships across all levels of government, champion policies and needed investments in housing and community infrastructure
- **Convening and Collaboration** – bring together partners and stakeholders for problem-solving and action; engage the community in solutions; facilitate and negotiate multi-stakeholder agreements.

### MEASURES OF SUCCESS

*The Assembly will track the following indicators, and focus our efforts, investments, and policy decisions to help the community achieve the following targets.*

Indicator	3-5 Year Target	Data Source
1 Number of new housing units constructed: > Detached (single family) housing > Duplex, triplex and fourplex > Multi-unit (5+) buildings > Accessory Dwelling Units	Increase	Permit Center, Building permits; track by # units, Registration
2 Number of renovated housing units.	Increase	Permit Center, Building permits
3 Number of housing units created from conversion and reuse of existing properties.	Increase	Permit Center, Building permits
4 Number of subdivided residential lots.	Increase	Planning Dept., Platting Cases
5 Housing voucher waitlist, Anchorage	Decrease	Alaska Housing Finance Corporation
6 Rental market vacancy rate	5%	Alaska Department of Labor and Workforce Dev.
7 Median sale price of housing units by type. > Detached (single family) properties > Condominiums > Attached (multi-family) properties	Increase no more than CPI inflation	AK MLS <i>MLS tracks the 3 types. Multi = commercial</i>
8 Number of housing units for sale under median sale price.	Increase	AK MLS
9 Rate of average annual rent increase.	Increase no more than CPI inflation	AK Dept. of Labor, HUD
10 Proportion of resident-occupied housing units compared with all housing units.	Increase	Census, American Community Survey
11 Number of vacant and abandoned properties identified by MOA	Decrease	Code Enforcement (V&A database)

**ANCHORAGE ASSEMBLY HOUSING ACTION PLAN – 12/19/23**

12	Median days between submitting a permit application and receiving a permit.	Decrease	Permit Center, Performance Measures
13	Number of renters who are rent burdened	Decrease	AK Dept. of Labor, HUD
14	Number of evictions	Decrease	AK Court System
15	New investments in housing > Public funding / > Philanthropic funding	Increase	Muni, HUD, State, Philanthropy

**ACTIONS**

**A. STRATEGY: Remove Barriers to Infill and New Construction**

1. Reduce costs and barriers to development of 3- and 4-plexes (AO 2023-103 and AO 2023-130).
2. Simplify residential zoning code to align with 2040 Land Use Plan (HOME Initiative, AO 2023-87(S)).
3. Encourage denser development (housing units per acre) by revising dimensional standards, minimum lot size and coverage, height limits, and other policies where appropriate.
4. Simplify and reduce prescriptive regulations in zoning code (Title 21) and building code (Title 23) for attached housing.
5. Encourage rezones to bring properties in line with 2040 Land Use Plan.
6. Create and expand use of pre-approved building plans for housing units.
7. Remove zoning and building code (Titles 21 and 23) barriers to manufactured and prefabricated housing.
8. Encourage workforce development in skilled building trades.
9. Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.

**B. STRATEGY: Encourage Reuse and Redevelopment**

1. Create a “code safe harbor” program and options to waive code compliance requirements for existing buildings, to reduce the effort and cost needed to rehabilitate and reuse aging buildings.
2. Encourage adaptive reuse by simplifying the change of use process for properties to become residential uses and subdivide properties into multiple units.
3. Focus investment on re-use of vacant and abandoned nuisance properties identified by the Municipality.
4. Explore code and policy changes needed to encourage more residential development in commercial zones.

**C. STRATEGY: Develop Funding Streams for Infrastructure and Public Utilities**

1. Increase utilization of Infrastructure Coordination Agreements (ICAs) by developers in partnership with AWWU.
2. Increase shared public-private responsibility for the cost of offsite improvements: water and sewer utility extensions, road and drainage upgrades, and public infrastructure required of new development.
3. Prioritize infrastructure expansion as part of developing new neighborhoods (e.g., Eklutna 770 and Powder Reserve).
4. Create an infrastructure bank, a revolving loan fund program established and administered by the municipality to provide low-cost loan financing for infrastructure for housing development.

**D. STRATEGY: Focus Incentives & Public Investment to Increase Housing Stock**

1. Continue investments in vacant and abandoned properties for housing (2023: \$1.3M matching funding to Anchorage Affordable Housing & Land Trust).
2. Evaluate existing incentive programs to identify areas for improvement, or alternatives for new programs, to increase program results, leverage existing infrastructure, and maximize public benefit.
3. Identify realistic qualification criteria and performance metrics to evaluate projects eligible for incentives (tax abatement, etc.), to ensure public resources are invested with reasonable expectation of public benefit.
4. Work with Planning staff to review recommendations from a planned targeted housing market study, including analysis of infrastructure costs and impact on development feasibility, accessibility and affordability.
5. Explore incentives for prevailing wage and apprenticeship utilization for projects that receive municipal tax incentives or direct capital investment.
6. Enact any code changes needed to support innovative housing models, such as community land trusts.
7. Increase local control of federal housing dollars; explore creation of an Anchorage Housing Authority.
8. Create an Anchorage weatherization assistance home upgrade program.

**E. STRATEGY: Expand Housing Affordability, Accessibility and Stability**

1. Identify impact of short-term rentals on housing availability and affordability, and potentially regulate (AO 2023-110).
2. Support local enforcement of the Fair Housing Act and develop reporting system to reduce housing discrimination.
3. Explore policies to protect and preserve current affordable housing stock, such as owner- and renter-occupied units in mobile home parks.
4. Collaborate with landlords, housing and service providers, legal aid programs,

- and other stakeholders for education about fair housing, tenants' rights, emergency assistance and eviction prevention, and language access resources.
5. Explore policies to mitigate rapid increases in housing costs.
  6. Support expansion of low-barrier, rapid response programs for emergency rental assistance and preventing eviction.
  7. Remove barriers for people exiting the corrections system to secure permanent housing.
  8. Increase number of supportive housing units operating in the Municipality, to help people live independently.
  9. Encourage investments in residential energy efficiency and weatherization for rental properties and homeowners.
  10. Work on recommendations to address Girdwood's unique housing challenges in the updated Girdwood Comprehensive Plan and future housing plans.

**F. STRATEGY: Streamline Municipal Processes**

1. Develop an implementation strategy for the Housing Strategic plan, with annual review of progress.
2. Create housing dashboard, track Muni investment in housing & how units performing.
3. Increase predictability throughout the entitlement and development process.
4. Implement findings and recommendations of the Bendon Adams report (2015) to improve performance, expedited timelines, and customer satisfaction with permitting.
5. Support a customer-focused redesign of the permitting and development review process to reduce time and confusion between submittal and approval of a permit application.
6. Support implementation of a streamlined online permit system, with robust data reporting.
7. Create a project advocate (staff) function to assist development customers in navigating the process, and interface across departments and with all entities in the permitting process.
8. Broaden community engagement and involvement in housing policy.

## APPENDIX

### **Anchorage 2020 Comprehensive Plan: Housing-Related Goals** [plan link](#)

- **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.

### **Anchorage 2040 Land Use Plan (2017): Housing-Related Goals** [plan link](#)

- **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.

### **Foundational Plans, Reports, and Prior Work**

- Anchorage Housing Assessment (2012) [link](#)
- Anchorage Climate Action Plan (2019) [link](#)
- 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.
- Sightline report on Accessory Dwelling Units [link](#)