

Municipal Clerk's Office

**Approved**

**Date: July 11, 2023**

Submitted by: Assembly Member Rivera  
Prepared by: Housing and Homelessness Committee  
Reviewed by: Assembly Counsel  
For reading: June 20, 2023

**ANCHORAGE, ALASKA**  
**AR No. 2023-211**

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY ESTABLISHING SITE-SELECTION CRITERIA FOR NEW PERMANENT YEAR-ROUND LOW-BARRIER MUNICIPALLY OWNED SHELTER.**

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**WHEREAS**, the Assembly approved AR 2023-97, As Amended, a resolution adopting the Clean Slate Strategy; and

**WHEREAS**, the Clean Slate Strategy's main goal is to get a permanent year-round low-barrier shelter operational by November 1, 2023; and

**WHEREAS**, while this process envisions the Municipality owning the chosen shelter site, it does not envision the Municipality managing or operating shelter; and

**WHEREAS**, to date, the process to achieve this goal has focused on community engagements around shelter and what well-run shelter could look like in or community; and

**WHEREAS**, the current phase of work involves the creation and adoption of site-selection criteria to assist in the next phase of work focused on identifying a variety of possible locations for shelter; and

**WHEREAS**, AMC 21.03.140 provides a mandatory process for Public Facility site selection, unless a proposed site is subject to conditional use approval; and

**WHEREAS**, homeless and transient shelters are considered conditional uses in areas zoned as PLI and B-3; and

**WHEREAS**, to date, the Municipality has never formally adopted site-selection criteria for shelter as a matter of public policy but instead relied on various working groups and task forces to develop criteria; and

**WHEREAS**, there are a variety of other factors, including neighborhood mitigation, client safety, and more, that will be considered during later phases of work; and

**WHEREAS**, it is in the public interest that the Municipality formally adopt site-selection criteria for the selection of a new permanent year-round low-barrier shelter that will be Municipally owned;

**NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**

**Section 1.** The Assembly supports the below site-selection criteria for new permanent year-round low-barrier shelter chosen as part of the Clean Slate Strategy and which is Municipally owned.

**Section 2.** The Assembly establishes the following screening criteria as required

1 characteristics for any sites selected, in addition to requirements of Title 21 for conditional  
2 use approval, unless a waiver is presented to the Assembly for approval:

- 3 • The property or properties must 1) be zoned PLI or B3; or 2) have the written  
4 support from the Anchorage Health Department Director to trigger Title 16  
5 emergency shelter provisions while the property or properties are rezoned.
- 6 • For every individual, there must be 50 square feet of space for each sheltered  
7 individual's personal use at a minimum, plus additional space for administration  
8 and services.
- 9 • If an existing building, the property or properties must be unoccupied and  
10 available and be in fair condition or better as determined in writing by Building  
11 Safety.
- 12 • The property or properties must be ADA compliant or be easily brought up to  
13 compliance.
- 14 • The capital costs required to acquire the site and bring it to habitable condition  
15 must be within the available budget and a capital budget must be presented to  
16 the Assembly for consideration. In addition, startup costs and the first quarter of  
17 operating costs must be factored at \$2.5 million during site selection.

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19 **Section 3.** The Assembly establishes the following additional criteria for any sites selected  
20 as preferred characteristics:

- 21 • The property or properties should not lie within 500-feet of a school, licensed  
22 childcare facility, or playground.
- 23 • The property or properties should lie within a quarter mile of public  
24 transportation.
- 25 • The property or properties should have the ability to create a visibility buffer.
- 26 • The property or properties should be able to be occupied and operational as  
27 shelter between November 1, 2023, to December 31, 2023.

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29 **Section 4.** This Resolution shall be effective immediately upon passage and approval  
30 by the Assembly.

31 PASSED AND APPROVED by the Anchorage Assembly this 11th day of July, 2023.

35 ATTEST:

*Christopher Constant*

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37 Chair

38 *Jenine Stump*  
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40 Municipal Clerk  
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