From: Assembly Vice Chair Zaletel, Members Brawley and Volland

Subject: Community engagement information: AO 2023-87(S-1)

The Assembly sponsors provide the following community engagement report on the HOME Initiative, AO 2023-87, and all substitute versions, as informed by the HOME Initiative Community Engagement Plan (Attachment A):

- The HOME Initiative Community Engagement Plan (Attachment A) was published on January 10, 2024 and updated June 12, 2024 to reflect schedule changes in the public process, which are highlighted in yellow.

Public Hearing and Process Timeline

- August 22, 2023
  AO 2023-87, the "Housing Opportunities in the Municipality for Everyone (HOME) Initiative" was introduced at the August 22, 2023 Regular Assembly Meeting and referred to the Planning & Zoning Commission for review. The ordinance set the policy objectives of the project and identified a broad timeline.

- September 26, 2023
  AO 2023-87(S), the "Substitute (S) Version," was introduced at the September 26, 2023 Regular Assembly Meeting and referred to the Planning & Zoning Commission. This version reflected a more detailed timeline and nuanced procedure for consideration by the Planning & Zoning Commission, including concurrent changes needed to the Comprehensive Plan and 2040 Land Use Plan.

- January 12, 2024
  The "Sponsors' Draft Substitute (S-1) Version" was the working draft of the ordinance, brought to the Planning & Zoning Commission for review on March 18, 2024. This version detailed the dimensional standards and characteristics of each residential zone.

- March 18, 2024
  The Planning & Zoning Commission opened a public hearing on the ordinance, Planning Case 2024-0006, and postponed the case to their May meeting with a worksession on May 6, 2024.

- May 20, 2024
  The Planning & Zoning Commission heard public testimony on the HOME Initiative, including the ordinance (Planning Case 2024-0006) and the proposed conforming amendments (Planning Case 2024-0067) our community’s adopted plans: the Anchorage 2020 Comprehensive Plan and the 2040 Land Use Plan.
With support from the sponsors, the commission postponed the case to their June 10 meeting and requested the sponsors and Planning Department prepare recommendations for the commission to consider submitting for the Assembly to consider when the proposal moves to the next stage.

- **June 10, 2024**
  The Planning & Zoning Commission took action on the HOME Initiative. The commission voted to recommend approval of the ordinance (Planning Case 2024-0006) subject to conditions prepared by the Planning Department and postponed action on the proposed conforming amendments (Planning Case 2024-0067) our community's adopted plans: the Anchorage 2020 Comprehensive Plan and the 2040 Land Use Plan.

- **June 11, 2024**
  When AO 2023-87 was originally introduced, it was referred to the Planning & Zoning Commission and scheduled to come back to the Assembly for a public hearing at the Regular Assembly Meeting on June 11. The public hearing was postponed to the June 25 Regular Assembly Meeting.

- **June 25, 2024**
  The "Second Substitute (S-1) Version" was introduced on the regular agenda for the June 25 Regular Assembly Meeting. The Assembly sponsors created this version with the recommendations of the Planning Department and the Planning & Zoning Commission in mind, distilling the proposal to allow at least three residential units (two-family + an ADU) in all residential zones by right.

**Stakeholder Engagement**

- On March 4, 2024, the sponsors hosted an informational webinar about the HOME Initiative, with detailed slides about the proposed changes to zoning code and summary of changes to each district’s dimensional standards. The webinar was recorded and available for later viewing on the HOME Initiative web page (linked below). Additional questions were addressed later in a Frequently Asked Questions (FAQ) on the website.

- The sponsors also shared the ordinance packet, webinar slides and recording link, an interactive slider map showing the 2040 Land Use Plan Map compared with the current zoning map, and other resources about the HOME Initiative. Content was initially posted as part of “Focus on Housing,” then as a dedicated project page: [https://ancgov.info/HOME](https://ancgov.info/HOME).

- The Assembly Community & Economic Development Committee reviewed the AO at the April 4, 2024 meeting.

- A variety of community stakeholders reviewed this AO, including the following community meetings:
  - ACDA Board, 3/6/24
  - Anchorage Homebuilders (AHBA), 3/6/24
  - Anchorage Chamber of Commerce, Make it Monday, 3/11/24
This AO was sent to the Federation of Community Councils with an invitation to meet with the sponsors and review the AO (Attachment B).

- The following community council(s) reviewed the AO:
  - North Star Community Council, 3/13/24
  - South Addition Community Council, 3/14/24
  - Government Hill Community Council, 3/21/24
  - Rabbit Creek Community Council, 3/26/24
  - Spenard Community Council, 4/3/24
  - Sand Lake Community Council, 4/8/24
  - Turnagain Community Council Land Use Committee, 4/29/24
  - University Area Community Council, 5/1/24
  - Airport Heights Community Council, 5/16/24

- A similar invitation letter was sent to the following organizations and community groups,¹ requesting an opportunity to meet and also sharing how to participate in the public process:
  - AARP Alaska
  - Alaska Black Caucus (ABC)
  - Alaska Federation of Filipino Americans (AFFA)
  - Alaska Native Brotherhood and Alaska Native Sisterhood, Camp 87
  - Alaska Youth for Environmental Action (AYEA)
  - Anchorage Downtown Partnership
  - Anchorage Economic Development Corporation (AEDC)
  - Anchorage Senior Activity Center
  - Enlaces Alaska
  - Equity Committee of the Assembly
  - Filipino Community of Anchorage Alaska (FCAA)
  - Identity Alaska
  - Korean American Community of Anchorage (KACA)
  - Native Village of Eklutna and Eklutna Inc.
  - Pacific Community of Alaska
  - Polynesian Association of Alaska (PAOA)

¹ Not all groups responded to the request; some responded to schedule a presentation, and some others declined to engage in the discussion, but would review the information.
The Federation of Community Councils (FCC) reviewed the AO at their April 17, 2024 meeting.

Community council comments and resolutions are included in the materials packets of PZC Cases 2024-0006 and 2024-0067.

- Case 2024-0006, AO 2023-87(S), HOME Initiative materials: [https://www.muni.org/CityViewPortal/Planning/Status?planningId=17913](https://www.muni.org/CityViewPortal/Planning/Status?planningId=17913)
- Case 2024-0067, AO 2024-44, proposed Comprehensive and Land Use Plan amendments: [https://www.muni.org/CityViewPortal/Planning/Status?planningId=18007](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18007)

### Community Commentaries

- The HOME Initiative was the topic of community commentaries, including the following opinion pieces and letters to the editor:
  - May 7, 2024 (ADN) – Holmes, Dianne “Against hurried zoning changes” [https://www.adn.com/opinions/letters/2024/05/07/letter-against-hurried-zoning-changes/](https://www.adn.com/opinions/letters/2024/05/07/letter-against-hurried-zoning-changes/)
  - May 17, 2024 (ADN) – Andrews, Eleanor; Evans, Dave; Graham, Sami; Halquist, Lynn; Hansen, Deborah; Hansen, Martin; Hanson, Denise; Huggins, Elise; Kleedehn, Sarah; Margeson, Marty; Metcalf, Jacke; Parker, Patrice; Stockard, Sharon; Tesche, Pam; Veltre, Kathie; Wertzbachger, Jerry “Assembly rezoning plan needs more public input”
May 20, 2024 (ADN) – Garrod, Miles “Let Anchorage’s finest neighborhoods grow”
https://cdn-www.adn.arcpublishing.com/opinions/2024/05/20/opinion-let-anchorages-finest-neighborhoods-grow/

May 21, 2024 (ADN) – Robinson, Tyler; Gore, Carol; Spinelli, Andre; Debenham, Shaun; Anderson, Seth; Visser, Eric; Brooks, J. Jay; Marcott, Brandon “Anchorage needs all types of housing. We need to get out of our own way”

May 21, 2024 (ADN) – Norris, Jason “Why oppose the zoning effort?”
https://www.adn.com/opinions/letters/2024/05/21/letter-why-oppose-the-zoning-effort/

May 27, 2024 (ADN) – 23 Anchorage Area Renters & Homeowners (Barnett, Erinn; Bedell, Julia; Bowmaster, Brandy; Cason, Drew; Carlson, Anders; Depace-Protasel, Anya; Feniger, Andrea; Gellman, Jacob; Griffith, Yarrow; Gustincic Jr, Robert John; Hannam, Michael; Hobbs, Lila; Kenny, Keelan; Klouda, Nolan; Palmer, Aneliese; Plauché, Alaina; Powell, Jake; Rocchi, Catherine; Swammy, S.; Visser, Eric; Walker, Will; Weiser, Emily; Woelber, Paxson), “Support Anchorage zoning reform”
https://www.adn.com/opinions/2024/05/27/opinion-support-anchorage-zoning-reform/

May 27, 2024 (ADN) – Stockard, Sharon “The Anchorage Assembly, zoning and public trust”

Respectfully submitted: Anna Brawley, Assembly Member
District 3, West Anchorage

Daniel Volland, Assembly Member
District 1, North Anchorage

Meg Zaletel, Assembly Vice Chair
District 4, Midtown Anchorage