

**ANCHORAGE, ALASKA**  
**AO No. 2023-87(S-1), As Amended**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE**  
2 **“HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE”**  
3 **(HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF**  
4 **ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, AND 21.06 TO**  
5 **REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE**  
6 **ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE**  
7 **COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN.**

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8  
9 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase  
10 housing availability within the Municipality of Anchorage; and

11  
12 **WHEREAS**, the Anchorage 2020 Comprehensive Plan is the parent of the  
13 Anchorage 2040 Land Use Plan (“2040 LUP”) and both guide the implementation of  
14 and changes to Title 21 of the Anchorage Municipal Code; and

15  
16 **WHEREAS**, the 2040 LUP aims to promote sustainable growth and development  
17 within the Anchorage Bowl; and

18  
19 **WHEREAS**, 46% of the Anchorage Bowl is comprised of single-family zone areas,  
20 allowing for duplexes in the R-10 district has potential to significantly increase  
21 housing but the MOA comprehensive plan cautions broad increases to residential  
22 density within hazard prone or environmentally sensitive areas, without mitigating  
23 those risks; and

24  
25 **WHEREAS**, the 2040 LUP seeks to improve capacity and types of housing to  
26 alleviate costs; and

27  
28 **WHEREAS**, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan  
29 and provides a baseline from which land use decisions can proceed, by: providing  
30 greater land use predictability and clearer policy direction, coordinating  
31 recommended land uses from various adopted area-specific plans, and clarifying  
32 the framework for making zoning and development decisions; and

33  
34 **WHEREAS**, the 2040 LUP recommends future land uses and a range of potential  
35 intensities of use, however, it is zoning that regulates and sets the rules for the use  
36 of property, lot size, setbacks, building heights, and other site attributes; and

37  
38 **WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use  
39 regulations are separate public processes that include community input; and

40  
41 **WHEREAS**, the 2040 Land Use Plan Map is the “blueprint that guides future use,  
42 intensity, and character of growth” and Title 21 Land Use Code is the “action that  
43 carries out the plan by regulating use of property” (2040 LUP, p. 7); and

1  
2 **WHEREAS**, the 2040 LUP contends that recent Anchorage trends provide a general  
3 picture of the future population, including:  
4

- 5 • Accelerated growth in aging households and smaller households with fewer  
6 children.
- 7 • Continued evolution into one of the most racially and ethnically diverse  
8 communities in the U.S.
- 9 • Diverse households and income levels that need more affordable housing  
10 options and more transportation choices.
- 11 • Talented professionals from all fields that are attracted to Anchorage’s  
12 unique setting.
- 13 • A growing number of multigenerational families and less transient  
14 population (2040 LUP, p. 10); and  
15

16 **WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will  
17 be in “starter home,” moderate income, or downsizing households and that, as a  
18 result, people will be looking for smaller, more urban residences with walkable  
19 neighborhood amenities nearby; and  
20

21 **WHEREAS**, the majority of the 2040 LUP policies support simplifying and  
22 streamlining zoning, it is the intent of the Assembly to do so through this ordinance  
23 and subsequent implementing legislation which may be known as the HOME  
24 Initiative – Housing Opportunities in the Municipality for Everyone; and  
25

26 **WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the  
27 growing housing demand in Anchorage and provide more affordable housing  
28 options for residents while still retaining predictability and continuity with existing  
29 neighborhood characteristics; and  
30

31 **WHEREAS**, simplifying zoning promotes efficient land use by utilizing existing  
32 infrastructure, reducing urban sprawl, and minimizing the need for extensive new  
33 infrastructure development; and  
34

35 **WHEREAS**, allowing simplified zoning in residential areas can create diverse and  
36 vibrant neighborhoods with a greater mix of housing types, promoting social  
37 interaction and community cohesion, support public transit systems by providing a  
38 larger customer base, making public transportation more economically viable and  
39 accessible, enhance access to amenities such as parks, schools, healthcare  
40 facilities, and shopping centers, as these amenities can be located closer to where  
41 people live, help preserve natural areas and open spaces by minimizing the need  
42 for new development on undeveloped land, help reduce the environmental impact  
43 associated with suburban sprawl, including carbon emissions from transportation  
44 and the loss of natural habitats; and  
45

46 **WHEREAS**, allowing for the possibility of more density in residential zoning  
47 consistent with the 2040 LUP can encourage the development of mixed-use  
48 neighborhoods, where residents have easy access to a variety of services,  
49 employment opportunities, and recreational amenities; and  
50

1 **WHEREAS**, allowing for the possibility of more density in residential zoning  
 2 consistent with the 2040 LUP aligns with the goals of creating a more inclusive and  
 3 equitable city by providing housing options for people of different income levels and  
 4 lifestyles and can foster a sense of belonging and community pride, as residents  
 5 have more opportunities to engage with their neighbors and participate in local  
 6 activities; and

7  
 8 **WHEREAS**, simplifying residential zoning to allow for predictable development in a  
 9 streamlined manner is a proactive and forward-thinking approach that supports the  
 10 long-term growth and sustainability of Anchorage as outlined in the Anchorage  
 11 2040 Land Use Plan; and

12  
 13 **WHEREAS**, the need for increased housing should not compromise the safety of  
 14 residents currently living in neighborhoods whose ability to safely evacuate or  
 15 receive emergency response might be affected by increased congestion; and

16  
 17 **WHEREAS**, in light of safety concerns, two-family developments in  
 18 neighborhoods in the R-10 district with single route egress should require a  
 19 process that considers those factors; and

20  
 21 **WHEREAS**, the Planning and Zoning Commission is granted specific advisory  
 22 powers and duties in AMC 21.10.015 regarding the comprehensive plan and Title  
 23 21, including to “1. Develop, review and make recommendations to the assembly  
 24 regarding policies, plans and ordinances to implement the municipal function of  
 25 planning for the economic, social and land use needs of the community” and “2.  
 26 Develop, review and make recommendations to the assembly regarding the  
 27 comprehensive development plan and amendments”; now, therefore;

28  
 29 **THE ANCHORAGE ASSEMBLY ORDAINS:**

30  
 31 **Section 1.** Deleted.

32  
 33 **Section 2.** Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table  
 34 of Allowed Uses is hereby amended as shown in Exhibit B (*the remainder of the*  
 35 *section is not affected and therefore not set out*):

36  
 37 **21.05.010 Table of allowed uses.**

38  
 39 Table 21.05-1 below lists the uses allowed within all base zoning districts in  
 40 the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters  
 41 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle  
 42 River, and the Downtown (DT) Districts, respectively.) Each of the listed uses  
 43 is defined in Sections 21.05.030 through 21.05.060.

44  
 45 \*\*\* \*\*

46 E. Table of Allowed Uses - Residential, Commercial, Industrial, and  
 47 Other Districts

48  
 49 *[See Exhibit B for amendments to the Table]*  
 50

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131 , § 1, 11-15-16; AO No. 2016-136am , § 2, 11-15-16; AO No. 2016-156 , § 1, 12-20-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-57 , § 1, 4-11-17; AO No. 2017-74 , § 1, 5-23-17; AO No. 2017-176 , § 4, 1-9-18; AO No. 2017-175(S) , § 3(Exh. A), 2-13-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2020-56 , § 2, 6-23-20; AO No. 2021-54 , § 1, 6-22-21)]

**Section 3.** Deleted.

**Section 4.** Deleted.

**Section 5.** Anchorage Municipal Code section 21.05.030 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**21.05.030 Residential uses: Definitions and use-specific standards.**

This section defines the general residential use categories and specific residential use types listed in Table 21.05-1. This section also contains use-specific standards that apply to specific use types. The use-specific standards apply regardless of whether the use type is permitted as a matter of right, or subject to a site plan or conditional use review process.

A. Household living. This category is characterized by residential occupancy of a dwelling unit by a "household," which is defined in Chapter 21.15. Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include:

\*\*\*      \*\*\*      \*\*\*

6. Dwelling, two-family.

a. Definition. Two detached buildings on a single lot, each constituting one dwelling unit, or o[ne] detached building on one lot designed for and constituting two dwelling units. The definition includes the term "duplex."

b. Use-specific standard. Two-family dwellings constructed after January 1, 2014 shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17; AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24)

**Section 6.** Anchorage Municipal Code section 21.06.020 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.06.020 Dimensional standards tables.**

\*\*\*      \*\*\*      \*\*\*

B. These general standards may be further limited or modified by other applicable sections of this title. In particular, some uses have use-specific standards in Chapter 21.05 that impose stricter requirements than set forth in these tables.

1[A]. Table of Dimensional Standards: Residential Districts

*[See Exhibit C for amendments to the Table]*

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16; AO No. 2017-160, § 3, 12-19-17; AO No. 2017-176, § 6, 1-9-18; AO No. 2018-43(S), § 3(Exh. B), 6-12-18; AO No. 2019-11, § 4, 2-12-19; AO No. 2019-58, § 3, 5-7-19; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 9, 2-15-22; AO No. 2022-36, § 3, 4-26-22; AO No. 2023-77, § 9, 7-25-23; AO No. 2023-42, § 3, 8-22-23; AO No. 2023-103(S), § 4(Exh. B.Rev1), 1-1-24)

**Section 7.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 25th day of June, 2024.

*Christopher Constant*

Chair

ATTEST:

*Janie Lum*

Municipal Clerk



MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM

No. AM 524-2024

Meeting Date: June 25, 2024

**From: Assembly Chair Zaletel, and Assembly Members Brawley and Volland.**

**Subject: AO 2023-87(S-1) AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, AND 21.05, ~~21.06 AND 21.07~~ TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, ~~AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS~~, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].**

The proposed S-1 version of the AO 2023-87 makes several substantive changes that are the product of extensive research and public outreach by the sponsors and legislative staff.

To preface, the American Community Survey data shows that household sizes in the Municipality decreased between 2000 and 2022,<sup>1</sup> as the result of a combination of local conditions and larger demographic trends, including: a large aging population cohort (Baby Boomers), smaller family households, a larger proportion of people living alone, and a continuing outflow of working-age adults and families leaving Anchorage and Alaska, particularly over the last decade. Additionally, the Municipality’s own 2012 *Anchorage Housing Market Analysis* found that “given the historic density of development and rate of redevelopment, the Anchorage Bowl does not have sufficient vacant buildable residential land to accommodate the demand for housing units forecasted over the next 20 years,” and that “building mid-rise residential and mid-rise mixed-use rental developments is not financially feasible in the current market.”<sup>2</sup>

These findings continue to be applicable today, as the rate of new housing production has slowed further in the last decade, and the real estate development

<sup>1</sup> <https://live.laborstats.alaska.gov/cen/profiles/anch.PDF>, <https://data.census.gov/table/ACSDP1Y2022.DP04?q=Household%20Size%20and%20Type&g=160XX00US0203000>

<sup>2</sup> Municipality of Anchorage, *Anchorage Housing Market Analysis*, 2012, prepared by McDowell Group and ECONorthwest, page 4.

1 community has demonstrated the infeasibility of most housing developments  
2 without subsidies through multiple real-world projects, feasibility tests on a variety  
3 of properties, and proposed projects that ultimately do not get built.<sup>3</sup> This fact is  
4 reflected in the Planning Department's May 2023 *Housing White Paper*, which  
5 identifies a persistent lack of housing production per year, documented through  
6 counts of new building permits and completed units, and inability to meet prior or  
7 revised (lower) targets for number of additional housing units needed. This analysis  
8 was conducted through comparison of projections from the 2020 Comprehensive  
9 Plan, 2040 Land Use Plan, 2012 housing analysis, and various neighborhood and  
10 district plans with localized housing needs projections.<sup>4</sup> These challenges to  
11 developing are compounded by steep housing price increases year over year, with  
12 both 2022 and 2023 data demonstrating rapidly-rising rent and housing purchase  
13 prices.<sup>5</sup>

14  
15 Unsurprisingly, statements emphasizing the need to plan for additional housing in  
16 the Anchorage Bowl to accommodate future growth have been a consistent theme  
17 in the broad intent and policies of the Municipality's comprehensive plans. This is  
18 evidenced in language in the Land Use and Housing objectives from the 1982 plan  
19 which states:

20  
21 "The Municipality should encourage a range in choices of housing  
22 within neighborhoods";

23  
24 "Residentially zoned land should be brought into balance with  
25 housing needs"; "Higher residential development densities should be  
26 permitted and encouraged in those areas where amenities can be  
27 provided, where the land is suited to such development, where  
28 access may be provided without constituting a hazard or overloading  
29 of residential streets, and where the development can be designed  
30 to minimize conflicts with other uses"; and

31  
32 "Zoning, subdivision and building requirements should be reviewed  
33 to determine if changes in these requirements could be made which  
34 would lower housing costs while maintaining housing quality."<sup>6</sup>

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<sup>3</sup> One example: the Housing Anchorage presentation "Does It Pencil?" to the Municipality and key organizations, June 6, 2014: <https://mtviewpost.com/2014/06/07/coalition-seeks-assembly-support-easing-housing-crunch/>

<sup>4</sup> Municipality of Anchorage Planning Department, *Housing White Paper*, May 2023, pages 6-8.

<sup>5</sup> Alaska's New Source, "Anchorage sees record breaking jump in rental prices, up 14%," September 13, 2022. <https://www.alaskasnewsource.com/2022/09/14/anchorage-sees-record-breaking-jump-rental-prices-up-14/>

Anchorage Daily News, "Alaska home prices jumped again last year as high interest rates also hurt affordability," May 9, 2023. <https://www.adn.com/business-economy/2023/05/08/alaska-home-prices-jumped-again-last-year-as-high-interest-rates-also-hurt-affordability/>

Anchorage Daily News, "Alaska rents just saw their highest increase in over a decade," September 7, 2023. <https://www.adn.com/business-economy/2023/09/07/alaska-rents-just-saw-their-highest-increase-in-over-a-decade/>

<sup>6</sup> The Comprehensive Plan was published in Title 21 as of July 1982, quoted above are AMC 21.05.050 Land Use Objectives and 21.05.055 Housing Objectives:

1  
2 The *Anchorage 2020 Comprehensive Plan* identified Anchorage’s preferred growth  
3 scenario as “Urban Transition” and includes the following goals: “General Land Use:  
4 A forward-looking approach to community growth and redevelopment;” “Residential  
5 Uses: A variety of housing types and densities in safe, attractive neighborhoods that  
6 offer a choice of urban, suburban, and rural lifestyles that are appropriate for  
7 northern conditions and in harmony with our natural setting;” “Neighborhood Identity  
8 and Vitality: A variety of safe, pleasant, and distinctive neighborhoods responsive to  
9 the diverse needs of residents, with good access to schools, recreation, natural  
10 areas, and community facilities”; and “Housing: A balanced, diverse supply of  
11 affordable, quality housing, located in safe and livable neighborhoods with amenities  
12 and infrastructure, that reflects Anchorage’s varied social, cultural, and physical  
13 environment.”<sup>7</sup>

14  
15 The *Plan* goes on to re-affirm this policy direction in its stated goals:

16  
17 “Goal 1: Plan for Growth and Livability, Anchorage achieves residential  
18 and commercial growth, which improves community resiliency and  
19 citizens’ quality of life as it supports their vision for the future expressed  
20 in the Comprehensive Plan;”

21  
22 “Goal 2: Infill and Redevelopment, Infill and redevelopment meet the  
23 housing and employment needs of residents and businesses in  
24 Anchorage”; and

25  
26 “Goal 4: Neighborhood Housing: Anchorage’s neighborhoods provide a  
27 range of places to live, meeting the housing needs of residents of all  
28 income levels, household sizes, interests, ages, abilities, races and  
29 ethnicities.”<sup>8</sup>

30  
31 Given this clear policy direction, and the public feedback to the HOME Initiative  
32 documented in the accompanying AIM to this substitute version, the proposed  
33 S-1 dramatically pares down the originally proposed ordinance to accomplish  
34 two key changes to code:

- 35  
36 1. Amending AMC 21.05.010 to permit two-family dwellings (duplexes) in  
37 all residential zones; and  
38  
39 2. Amending AMC 21.05.030 to redefine two-family dwellings to include  
40 two detached structures on one lot.

41  
42 These changes are specifically targeted to help achieve the stated policy goals of  
43 the Municipality stated above. All the remaining amendments originally proposed in

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<https://www.muni.org/Departments/OCPD/Planning/Publications/SiteAssets/Pages/default/July%201982%20Zoning.pdf>

<sup>7</sup> Anchorage 2020 Comprehensive Plan, adopted 2001, pages 37-38.

<sup>8</sup> Anchorage 2040 Land Use Plan, adopted 2017, pages 16-19.



1 the original and S version of the ordinance have been removed, leaving the code  
2 largely unchanged. In the interest of clarity, a sample “clean” version of the proposed  
3 S-1, with all legislative drafting removed has been submitted as an AIM for the  
4 members consideration.

5  
6 **We request your support for the ordinance.**

7  
8 Prepared by: Assembly Counsel’s Office

9  
10 Respectfully submitted: Meg Zaletel, Assembly Vice Chair  
11 District 4, Midtown Anchorage

12  
13 Daniel Volland, Assembly Member  
14 District 1, North Anchorage

15  
16 Anna Brawley, Assembly Member  
17 District 3, West Anchorage  
18

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																																			
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review																																			
For uses allowed in the A, TA, and TR districts, see section 21.04.060.																																			
All other uses not shown are prohibited.																																			
Use Category	Use Type	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards										
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	MI		AF	DR	PR	PLI	W					
<b>RESIDENTIAL USES</b>																																			
Household Living	Dwelling, mixed-use							P	P	P							P	P	P	P	C													21.05.030A.1.	
	Dwelling, multifamily					P/S	P	P	P	P								P	P	P														21.05.030A.2.	
	Dwelling, single-family, attached			P	P	P	P	P	P	P																								21.05.030A.3.	
	Dwelling, single-family, detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P													P						21.05.030A.4.	
	Dwelling, townhouse					S	S	S	S	P										S	S													21.05.030A.5.	
	Dwelling, two-family	S[P]	S[P]	P	P	P	P	P	P	P	P	P	P	P	P	S[P]																		21.05.030A.6.	
	Dwelling, mobile home										P																								21.05.030A.7.
	Manufactured home community					C	C		C		C																								21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														21.05.030B.1.	
	Assisted living facility (9 or more residents)	C	C	C	C	P	P	P	P	P	P	C	C				P	P	P	P	C										C			21.05.030B.1.	
	Correctional community residential center																	C	C			C	C									C			21.05.030B.2.
	Habilitative care facility, small (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P						P	P	P											P			21.05.030B.3.	
	Habilitative care facility, medium (9-25 residents)	C	C	C	C	C	P	P	P	P	C	C	C					P	P	P												C			21.05.030B.3.
	Habilitative care facility, large (26+ residents)						P	P	P	P								P	P	P												C			21.05.030B.3.
	Rooming-house					C	P	P	P	P	C	C	C	C	C			P	P	P	P														21.05.030B.4.
Transitional living facility						P	P	P	P									P	P												C			21.05.030B.5.	
<b>COMMUNITY USES</b>																																			
Adult Care	Adult care facility (3 to 8 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P												P			21.05.040A.	
	Adult care facility (9 or more persons)	C	C	C	C	C	C	C	C	C								P	P	P															21.05.040 A.
Child Care	Child care center (9 or more children)	C	C	C	C	S	S	S	S	S	S	S	S	S	S	P	P	P	P												P			21.05.040B.1.	
	Child care home (up to 8 children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															21.05.040B.2.	
Community Service	Cemetery or mausoleum																															P			21.05.040C.1.
	Community center						S	S	S	S								S	S	S											C	S			21.05.040C.2.
	Crematorium																		P				P	P								C			21.05.040C.3.
	Government administration and civic facility																P/S/M	P/S/M	P/S/M	P/S/M	P/S/M	C		P/S/M					M		P/S/M			21.05.040C.4.	
	Homeless and transient shelter																		C												C				21.05.040C.5.
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	P	P											S				21.05.040C.6.
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P			P	P							P				21.05.040C.7.



	Club/lodge/meeting hall						C	C	S	S																P	P	P		P						S			21.05.050 C.2. 21.05.020A.		
Entertainment and recreation 2	Amusement establishment 2																										C	P			P/C								21.05.050 D.1. 21.05.020A.		
	Entertainment facility, major 2																												C		C	C					C	C	21.05.050D.2. 21.05.020A.		
	Fitness and recreational sports center 2							P	S	P																	P	P	P	P	C	P/C					C	C	21.05.050 D.3. 21.05.020A.		
	General outdoor recreation, commercial 2																	C													P	C					M	C	21.05.050D.4. 21.05.020A.		
	Golf course 2																																				C	C	21.05.050D.5. 21.05.020A.		
	Motorized sports facility 2																														C	C					C	C	21.05.050D.6. 21.05.020A.		
	Movie theater 2																											C	M			C	S	C					21.05.050D.7. 21.05.020A.		
	Nightclub 2																													P				P						21.05.050D.8. 21.05.020A.	
	Shooting range, outdoor 2																																C	C					C	C	21.05.050D.9. 21.05.020A.
	Skiing facility, alpine 2																				C																	C	C	21.05.050D.10. 21.05.020A.	
Theater company or dinner theater 2																											C	P	P	P	C									21.05.050 D.11. 21.05.020A.	
Food and Beverage Service 2	Bar 2																													P		P	P	C						21.05.050 E.1. 21.05.020A.	
	Food and beverage kiosk 2							P																			P	P	P	P	P	P	P	P			P		21.05.05 E.2. 21.05.020A.		
	Restaurant 2							P	S	P																	P	P	P	P	P	C					P	C	21.05.050E.3. 21.05.020A.		
Office	Broadcasting facility																											P	C			P	C						P	21.05.050F.1. 21.05.020A.	
	Financial institution							P		P																	P	P	P	P	C	P	C							21.05.050F.2. 21.05.020A.	
	Office, business or professional							P		P																	P	P	P	P	P	P	P						P	21.05.050F.3. 21.05.020A.	
Personal Services, Repair, and Rental	Business service establishment							C		C																	C	P	P	P	C	P	C							21.05.050G.1. 21.05.020A.	
	Funeral/mortuary services																											C	P	P		P								21.05.050G.2. 21.05.020A.	
	General personal services							P		P																	P	P	P	P	C	P								21.05.050G.3. 21.05.020A.	
	Small equipment rental																											P	P		P	P	C	P						21.05.050G.4. 21.05.020A.	
Retail Sales 2	Auction house 2																												P		P	P	P						21.05.050H.1. 21.05.020A.		
	Building materials store 2																											P	P			P	C							21.05.050H.2. 21.05.020A.	
	Convenience store 2							C	P	S	P																	P	P	P		C	P	C						21.05.050 H.3. 21.05.020A.	
	Farmers market 2																											P	P	P	P	P	P	P				P	P	21.05.050H.4. 21.05.020A.	
	Fueling station 2																											C	P	P		P	P	P	P						21.05.050 H.5. 21.05.020A.
	Furniture and home appliance store 2																											P	P		C	P	C							21.05.050H.6. 21.05.020A.	
	General retail 2																											P	P	P	P	P									21.05.050H.7. 21.05.020A.
	Grocery or food store 2							P	S	S																		P	P	P		C	P							21.05.050H.8. 21.05.020 A.	
	Liquor store 2																											P	P	P		C	P	C							21.05.050H.9. 21.05.020A.
	Pawnshop 2																													P			P							21.05.05H.10. 21.05.020A.	
Vehicles and Equipment	Aircraft and marine vessel sales																											P		P	P	P	P						21.05.050I.1. 21.05.020A.		
	Parking lot or structure (50+ spaces)							C		C	C	C															C	C	P	C	P	P	P	P			C	C	S	21.05.050I.2. or I.3. 21.05.020A.	







**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY INFORMATION MEMORANDUM**

No. AIM 97-2024

Meeting Date: June 25, 2024

1 **From: Assembly Vice Chair Zaletel, Members Brawley and Volland**

2  
3 **Subject: Community engagement information: AO 2023-87(S-1)**

4  
5 The Assembly sponsors provide the following community engagement report on  
6 the HOME Initiative, AO 2023-87, and all substitute versions, as informed by the  
7 HOME Initiative Community Engagement Plan (Attachment A):

- 8  
9 • The HOME Initiative Community Engagement Plan (Attachment A) was  
10 published on January 10, 2024 and updated June 12, 2024 to reflect schedule  
11 changes in the public process, which are highlighted in yellow.

12  
13 **Public Hearing and Process Timeline**

- 14  
15 • August 22, 2023  
16 AO 2023-87, the "Housing Opportunities in the Municipality for Everyone  
17 (HOME) Initiative" was introduced at the August 22, 2023 Regular Assembly  
18 Meeting and referred to the Planning & Zoning Commission for review. The  
19 ordinance set the policy objectives of the project and identified a broad  
20 timeline.
- 21  
22 • September 26, 2023  
23 AO 2023-87(S), the "Substitute (S) Version," was introduced at the September  
24 26, 2023 Regular Assembly Meeting and referred to the Planning & Zoning  
25 Commission. This version reflected a more detailed timeline and nuanced  
26 procedure for consideration by the Planning & Zoning Commission, including  
27 concurrent changes needed to the Comprehensive Plan and 2040 Land Use  
28 Plan.
- 29  
30 • January 12, 2024  
31 The "Sponsors' Draft Substitute (S-1) Version" was the working draft of the  
32 ordinance, brought to the Planning & Zoning Commission for review on March  
33 18, 2024. This version detailed the dimensional standards and characteristics  
34 of each residential zone.
- 35  
36 • March 18, 2024  
37 The Planning & Zoning Commission opened a public hearing on the ordinance,  
38 Planning Case 2024-0006, and postponed the case to their May meeting with a  
39 worksession on May 6, 2024.
- 40  
41 • May 20, 2024  
42 The Planning & Zoning Commission heard public testimony on the HOME  
43 Initiative, including the ordinance (Planning Case 2024-0006) and the proposed  
44 conforming amendments (Planning Case 2024-0067) our community's adopted

1 plans: the Anchorage 2020 Comprehensive Plan and the 2040 Land Use Plan.  
2 With support from the sponsors, the commission postponed the case to their  
3 June 10 meeting and requested the sponsors and Planning Department  
4 prepare recommendations for the commission to consider submitting for the  
5 Assembly to consider when the proposal moves to the next stage.

6  
7 • June 10, 2024

8 The Planning & Zoning Commission took action on the HOME Initiative. The  
9 commission voted to recommend approval of the ordinance (Planning Case  
10 2024-0006) subject to conditions prepared by the Planning Department and  
11 postponed action on the proposed conforming amendments (Planning Case  
12 2024-0067) our community's adopted plans: the Anchorage 2020  
13 Comprehensive Plan and the 2040 Land Use Plan.

14  
15 • June 11, 2024

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

20  
21 • June 25, 2024

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

27  
28 **Stakeholder Engagement**

- 29
- 30 • On March 4, 2024, the sponsors hosted an informational webinar about the  
31 HOME Initiative, with detailed slides about the proposed changes to zoning  
32 code and summary of changes to each district's dimensional standards. The  
33 webinar was recorded and available for later viewing on the HOME Initiative  
34 web page (linked below). Additional questions were addressed later in a  
35 Frequently Asked Questions (FAQ) on the website.
  - 36  
37 • The sponsors also shared the ordinance packet, webinar slides and recording  
38 link, an interactive slider map showing the 2040 Land Use Plan Map compared  
39 with the current zoning map, and other resources about the HOME Initiative.  
40 Content was initially posted as part of "Focus on Housing," then as a dedicated  
41 project page: <https://ancgov.info/HOME>.
  - 42  
43 • The Assembly Community & Economic Development Committee reviewed the  
44 AO at the April 4, 2024 meeting.
  - 45  
46 • A variety of community stakeholders reviewed this AO, including the following  
47 community meetings:
    - 48 ○ ACDA Board, 3/6/24
    - 49 ○ Anchorage Homebuilders (AHBA), 3/6/24



- 1           ○ Anchorage Chamber of Commerce, Make it Monday, 3/11/24
- 2           ○ Anc. Chamber Young Professionals 3/12/24
- 3           ○ Anchorage Chamber MAC, 3/13/24
- 4           ○ Planning & Zoning Commission Worksession, 3/18/24
- 5           ○ Geotechnical Advisory Commission, 3/26/24
- 6           ○ Alaska Native Sisterhood Camp 87, 3/27/24
- 7           ○ Alaska Black Caucus, 4/7/24
- 8           ○ Watershed & Natural Resource Advisory Commission, 4/24/24
- 9           ○ Hillside Area Land Owners (HALO), 5/2/24
- 10          ○ Planning & Zoning Commission Worksession, 5/6/24
- 11          ○ Representatives with AFL-CIO, Carpenters Local 1281, and Building
- 12          Trades Council, 5/14/24
- 13          ○ Anchorage Equal Rights Commission, 5/16/24
- 14          ○ Alaska AFSCME Retirees Chapter 52, 5/21/24
- 15
- 16          • This AO was sent to the Federation of Community Councils with an invitation to
- 17          meet with the sponsors and review the AO (Attachment B).
- 18          ○ The following community council(s) reviewed the AO:
- 19            ○ North Star Community Council, 3/13/24
- 20            ○ South Addition Community Council, 3/14/24
- 21            ○ Government Hill Community Council, 3/21/24
- 22            ○ Rabbit Creek Community Council, 3/26/24
- 23            ○ Spenard Community Council, 4/3/24
- 24            ○ Sand Lake Community Council, 4/8/24
- 25            ○ Turnagain Community Council Land Use Committee, 4/29/24
- 26            ○ University Area Community Council, 5/1/24
- 27            ○ Airport Heights Community Council, 5/16/24
- 28
- 29          ○ A similar invitation letter was sent to the following organizations and
- 30          community groups,<sup>1</sup> requesting an opportunity to meet and also sharing
- 31          how to participate in the public process:
- 32            ○ AARP Alaska
- 33            ○ Alaska Black Caucus (ABC)
- 34            ○ Alaska Federation of Filipino Americans (AFFA)
- 35            ○ Alaska Native Brotherhood and Alaska Native Sisterhood, Camp 87
- 36            ○ Alaska Youth for Environmental Action (AYEA)
- 37            ○ Anchorage Downtown Partnership
- 38            ○ Anchorage Economic Development Corporation (AEDC)
- 39            ○ Anchorage Senior Activity Center
- 40            ○ Enlaces Alaska
- 41            ○ Equity Committee of the Assembly
- 42            ○ Filipino Community of Anchorage Alaska (FCAA)
- 43            ○ Identity Alaska
- 44            ○ Korean American Community of Anchorage (KACA)
- 45            ○ Native Village of Eklutna and Eklutna Inc.
- 46            ○ Pacific Community of Alaska

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<sup>1</sup> 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.

- Polynesian Association of Alaska (PAOA)
- 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>
  - Case 2024-0067, AO 2024-44, proposed Comprehensive and Land Use Plan amendments:  
<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:
  - July 29, 2023 (ADN) – Editorial Board, “Is it time for Anchorage to give simplified zoning a chance?”  
<https://www.adn.com/opinions/editorials/2023/07/29/editorial-is-it-time-for-anchorage-to-give-simplified-zoning-a-chance/>
  - March 23, 2024 (ADN) – Stockard, Sharon “Concerned by Assembly’s zoning change push”  
<https://www.adn.com/opinions/2024/03/23/opinion-concerned-by-assemblys-zoning-change-push/>
  - March 29, 2024 (ADN) – Holmes, Dianne “Slow down on zoning changes”  
<https://www.adn.com/opinions/letters/2024/03/29/letter-slow-down-on-zoning-changes/>
  - April 4, 2024 (ADN) – Margeson, Marty “Zoning changes don’t benefit residents”  
<https://www.adn.com/opinions/letters/2024/04/04/letter-zoning-changes-dont-benefit-residents/>
  - April 14, 2024 (ADN) – Bunnell, Kristine “Why I support Anchorage zoning reforms”  
<https://www.adn.com/opinions/2024/04/14/opinion-why-i-support-anchorage-zoning-reforms/>
  - May 7, 2024 (ADN) – Holmes, Dianne “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; Metcalfe, Jacke; Parker, Patrice; Stockard, Sharon; Tesche, Pam; Veltre, Kathie; Wertzbaugher, Jerry “Assembly rezoning plan needs more public input”

1 [https://www.adn.com/opinions/2024/05/17/opinion-assembly-](https://www.adn.com/opinions/2024/05/17/opinion-assembly-rezoning-plan-needs-more-public-input/)  
2 [rezoning-plan-needs-more-public-input/](https://www.adn.com/opinions/2024/05/17/opinion-assembly-rezoning-plan-needs-more-public-input/)

- 3 ○ May 20, 2024 (ADN) – Garrod, Miles “Let Anchorage’s finest  
4 neighborhoods grow”

5 [https://cdn-www.adn.arcpublishing.com/opinions/2024/05/20/opinion-](https://cdn-www.adn.arcpublishing.com/opinions/2024/05/20/opinion-let-anchorage-finest-neighborhoods-grow/)  
6 [let-anchorage-finest-neighborhoods-grow/](https://cdn-www.adn.arcpublishing.com/opinions/2024/05/20/opinion-let-anchorage-finest-neighborhoods-grow/)

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

11 [https://www.adn.com/opinions/2024/05/21/opinion-anchorage-needs-](https://www.adn.com/opinions/2024/05/21/opinion-anchorage-needs-all-types-of-housing-we-need-to-get-out-of-our-own-way/)  
12 [all-types-of-housing-we-need-to-get-out-of-our-own-way/](https://www.adn.com/opinions/2024/05/21/opinion-anchorage-needs-all-types-of-housing-we-need-to-get-out-of-our-own-way/)

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

- 16 ○ May 27, 2024 (ADN) – 23 Anchorage Area Renters & Homeowners  
17 (Barnett, Erinn; Bedell, Julia; Bowmaster, Brandy; Cason, Drew;  
18 Carlson, Anders; Depace-Protasel, Anya; Feniger, Andrea; Gellman,  
19 Jacob; Griffith, Yarrow; Gustincic Jr, Robert John; Hannam, Michael;  
20 Hobbs, Lila; Kenny, Keelan; Klouda, Nolan; Palmer, Aneliese;  
21 Plauché, Alaina; Powell, Jake; Rocchi, Catherine; Swammy, S.;  
22 Visser, Eric; Walker, Will; Weiser, Emily; Woelber, Paxson), “Support  
23 Anchorage zoning reform”

24 [https://www.adn.com/opinions/2024/05/27/opinion-support-](https://www.adn.com/opinions/2024/05/27/opinion-support-anchorage-zoning-reform/)  
25 [anchorage-zoning-reform/](https://www.adn.com/opinions/2024/05/27/opinion-support-anchorage-zoning-reform/)

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

28 [https://www.adn.com/opinions/2024/05/27/opinion-the-anchorage-](https://www.adn.com/opinions/2024/05/27/opinion-the-anchorage-assembly-zoning-and-public-trust/)  
29 [assembly-zoning-and-public-trust/](https://www.adn.com/opinions/2024/05/27/opinion-the-anchorage-assembly-zoning-and-public-trust/)

30  
31  
32  
33 Respectfully submitted: Anna Brawley, Assembly Member  
34 District 3, West Anchorage

35  
36 Daniel Volland, Assembly Member  
37 District 1, North Anchorage

38  
39 Meg Zaletel, Assembly Vice Chair  
40 District 4, Midtown Anchorage



**DANIEL VOLLAND**  
DISTRICT 1 | NORTH

**ANNA BRAWLEY**  
DISTRICT 3 | WEST

**MEG ZALETEL**  
DISTRICT 4 | MIDTOWN

# HOME INITIATIVE (AO 2023-87 S)

**DATE** January 29, 2024

**SUBJECT** HOME Initiative Public Engagement Plan, February - Summer 2024

---

## Our Approach

The sponsors of the HOME Initiative (AO 2023-87 S, and any revised ordinances to implement its intent) intend to engage in a robust, intentional public process as we move toward the introduction of an updated ordinance package for HOME in June 2024.

This public engagement plan was crafted to go above and beyond the typical public process for any Assembly ordinance, including required review of Title 21 (zoning code) changes by the Planning and Zoning Commission (PZC), with multiple opportunities for the public to learn what's proposed, provide comments, and engage in conversation with the sponsors as the package moves forward through the spring. We will work collaboratively with Legislative Services staff, Planning staff, and other stakeholders such as the Federation of Community Councils to conduct a public engagement process over the next 6 months.

## Public Engagement Objectives

1. **Provide regular status updates about the HOME ordinance** as it moves through the process, especially opportunities to provide public comments and testimony.
2. **Educate the community about proposed changes to Title 21**, specifically:
  - How the changes achieve the overall intent of the HOME Initiative;
  - How changes are guided by and consistent with the policy direction in the 2020 Comprehensive Plan, 2040 Land Use Plan, the Assembly Housing Action Plan and related policy actions by the Assembly;
  - How they impact current residential zoning districts and other rules; and
  - How these changes interact with other recent policy actions by the Assembly, such as addressing parking, ADUs, 3 and 4 plex development, and others.
3. **Engage in conversations and gather feedback** from interested members of the public, community councils, and other stakeholder groups, at multiple points in the process, to gather feedback and make improvements to the ordinance.
4. **Proactively address questions and potential concerns** about changes to residential zoning, from broad policy to specific dimensional standards, and how the proposed changes compare with current rules for the equivalent districts.

### Methods

We anticipate engagement in multiple formats, including several opportunities for interactive Q&A and conversation. To the extent possible, we will ask that the public utilize the official public testimony and comment process, to ensure comments are preserved in the public record. However, we will also utilize user-friendly materials and dialogue during meetings to enhance our efforts and help people understand the proposed changes.

1. **Written communication:** We will use e-newsletter (e-mail) content, press releases, Q&A and other materials to share about the project. We will also prepare earned media (such as op-eds to local news outlets) to increase public awareness.
2. **Web content:** Sponsors have requested for a new page on the Assembly website, under Housing, to post updates. We also request Planning staff post links to materials on the department web page and Planning case system.
3. **Informational webinars:** We will host a detailed overview webinar of the ordinance in February, prior to the PZC hearing, which will be available live and recorded. We will likely host additional webinar(s) as needed on specific topics; these may coincide with some proposed meetings with the Federation of Community Councils.
4. **Assembly meetings:** After the PZC hearing, we will request time on the agenda at the Community and Economic Development Committee, as well as one or more work sessions with the full Assembly, prior to the Assembly's first public hearing.
5. **Community meetings:** We will participate in live meetings (live, online, and/or hybrid formats) with the Federation of Community Councils, individual community councils, groups representing diverse communities in the city, industry and trade groups, and other stakeholder groups who request presentations.
6. **Social media:** We will use sponsors' social media channels, as well as the Assembly account maintained by Legislative Services staff, to post notices about the project around key dates; encourage public testimony; and share links to project materials.

Whenever possible, we will record meetings for future viewing, particularly webinars and any Federation of Community Council meetings (utilizing their Zoom capability). Meetings (such as webinars) whose recordings can be accessed by Legislative Services will be posted on the Municipality's YouTube channel for meetings.

We will continually look for other opportunities to engage with the public, within our timeline and capacity to do so. We will particularly seek out diverse communities and historically underrepresented groups to meet with, as zoning changes will affect a variety of neighborhoods, and create new opportunities for property owners.

## HOME Initiative, AO 2023-87(S) | Public Engagement Plan

### Schedule

Time	Event	Lead(s)	Notes
January	Transmit draft package to Planning Dept., PZC	Sponsors	PZC packet submitted as draft supplemental ordinance
Early February	Prepare public materials for roll-out of PZC package	Sponsors, Planning	Scheduled for PZC meeting on March 4, 2024
Mid February	Press release & summary info, notice of webinar to public Letter with HOME packet, PZC notice & webinar date to community councils, via FCC, other stakeholder groups	Sponsors, Leg. Svcs, Planning	Include information about timeline, and how to provide comments to PZC before 3/4, "Request a presentation at your meeting this spring!" Initial meetings week of 2/26
Monday Feb. 26 (tentative)	Informational webinar with overview, brief Q&A	Sponsors, Leg. Svcs, Planning	Deliver live and record, post for later viewing. Include detailed overview, initial Q&A
Late February	Prepare for PZC presentation Initial outreach, presentations to stakeholder groups Schedule future presentations and meetings through May	Sponsors, Technical consultant, Planning	Packet will include brief presentation and summary document by section, draft findings for PZC
Monday, March 18	Planning and Zoning Commission Worksession	Sponsors, Technical consultant, Planning	Sponsors give overview on ordinance, then technical consultant gives detailed presentation.
Monday, March 18	Planning and Zoning Commission Hearing	Sponsors, Technical consultant, Planning	Public hearing & sponsors response.
Early March (after PZC)	Press release: "HOME advances from PZC & next steps"	Sponsors, Leg. Svcs, Planning	Includes summary of PZC action, timeline, next steps. Ask for meeting requests.
March, April, May	Schedule series of meetings, hosted with FCC, to have	Sponsors, Leg. Svcs,	Hybrid meetings if possible, and record discussion, to be

## HOME Initiative, AO 2023-87(S) | Public Engagement Plan

Time	Event	Lead(s)	Notes
	community & sponsor conversations about current version of HOME.	Planning, FCC staff	posted for public viewing. Potentially have 1 meeting per new zoning district.
Wednesday, April 17	Presentation at FCC meeting (request in Feb.)	Sponsors, FCC staff	Brief overview, collect any requests to attend a CC.
Monday, April 29	Press release when new version for PZC review is published to the public	Sponsors	Including ordinance and amendments to Comprehensive Plan & 2040 Land Use Plan
April, May	Presentations to community councils, on request	Sponsors, Planning	We will split up this task (1 or 2 per), to cover all requests.
March, April, May	Presentations and outreach to all other stakeholder groups	Sponsors, Planning	See list below of anticipated groups to reach out to
Monday, May 6	Planning and Zoning Commission Worksession	Sponsors, Technical consultant, Planning	Sponsors give overview on Comprehensive Plan & 2040 LUP amendments, then technical consultant gives detailed presentation.
Monday, May 20	Planning and Zoning Commission Hearing	Sponsors, Technical consultant, Planning	Public hearing & sponsors response.
June (date TBD)	Press release when new version of ordinance introduced to Assembly	Sponsors	Include overview of version, notice of public hearing, when & how to testify

### Stakeholders to Engage

This is not a complete list, but identifies stakeholders who will likely want to learn, ask questions, and provide feedback. The sponsors will also be available for media requests.

- Federation of Community Councils, and individual community councils whose area includes impacted zoning districts (excludes Chugiak/Eagle River, Girdwood)
- Community organizations, particularly those who regularly host member or public events: Pacific Association of Alaska, Korean American Community of Anchorage, faith groups such as AFACT, Alaska Black Caucus, Alaska Native Brotherhood
- Business groups: Anchorage Chamber of Commerce, Anchorage Economic Development Corporation, other trade groups interested in this topic

## HOME Initiative, AO 2023-87(S) | Public Engagement Plan

- Housing development industry stakeholders: Anchorage Homebuilders Association (AHBA), Anchorage Board of Realtors individual developers and builders
- Other agencies working on housing and development: Anchorage Community Development Authority, AWWU, Alaska Housing Finance Corporation
- Housing Action mailing list (Summit attendees, others who opted in)
- Assembly e-newsletter mailing list

## Consistency with the 2040 Land Use Plan

This public engagement plan follows 2 relevant policies in the 2040 Land Use Plan (LUP):

1. LUP 1.4: Use the 2040 LUP and area-specific plans in conjunction with other elements of the comprehensive plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations (pg. 16).
2. LUP 1.8: Engage Anchorage residents, businesses, and property owners in predictable and transparent process leading to the adoption of plans that guide growth. Engage affected communities when making long-term land use decisions, with particular communities that are historically underrepresented (pg. 17).

## Sponsor Contacts

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**DANIEL VOLLAND**  
DISTRICT 1 | NORTH

**ANNA BRAWLEY**  
DISTRICT 3 | WEST

**MEG ZALETEL**  
DISTRICT 4 | MIDTOWN

# INVITATION: LET'S TALK ABOUT THE **HOME INITIATIVE!**

**DATE** February 20, 2024  
**SUBJECT** **HOME Initiative (AO 2023-87 S): Public Engagement Process, Upcoming Meetings, Request for Feedback & Conversations**

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Dear Federation of Community Councils,

## **We want to talk about housing, and how we can improve our residential zoning code!**

The three Assembly sponsors of the HOME Initiative (Volland, Brawley, Zaletel) are reaching out directly to make sure you have the information about our ordinance to simplify residential zoning code in the Anchorage Bowl, upcoming meetings and public hearings scheduled as it moves through the process and to request some time with your members at a future meeting. There are 2 goals for our outreach meetings:

1. We want to share what's being proposed and why, and answer your questions.
2. We want your feedback on this idea, and what residential zoning rules should be.

More about our **meeting request** is below. This letter also includes:

- **Details about the HOME Initiative**, AO 2023-87(S) and detailed draft code changes
- Information about our upcoming **informational webinar on Monday, March 4**
- Details about how you can participate in the **Planning and Zoning Commission Hearing scheduled for Monday, March 18**, including how to submit written public comments
- How you can **contact us** to learn more.

## **Meeting Request: Presentation and Conversation about HOME**

In addition to our webinar and the Planning and Zoning Commission hearing, we are scheduling a series of meetings with stakeholders across Anchorage to talk about the ordinance in the next few months – ***we want to meet with you!***

We understand the Federation of Community Councils meets on the third Wednesday of the month. We would like to request 15 minutes on your agenda on either March 20 or April 17 to provide a brief overview about HOME and invite individual councils to follow up for presentations.

We also invite community councils to reach out to schedule us on your agenda, anytime from March to May – even if it is a council the sponsors regularly attend, we are requesting time noticed on the agenda for this ordinance, aside from our usual Assembly updates. If your council would like an in-depth discussion, we know monthly meetings have limited time; we are happy to work with you for a special meeting or meet with your executive board or relevant committee.

Please reach out to Legislative Services ([wwmasls@anchorageak.gov](mailto:wwmasls@anchorageak.gov)) to request scheduling or contact the sponsors (our e-mails are at the end of this letter).

[Learn More about HOME at our Webinar on March 4!](#)

The sponsors will host a [webinar on Monday, March 4 from 6 – 7:30PM](#) on Microsoft Teams.<sup>1</sup> (No registration is needed, just use the link to connect.) We will present an overview of the ordinance and also a walk-through of the proposed zoning rules for each new district, compared with current zoning. While we will have limited time for questions, we will also be collecting questions and preparing an FAQ to share back.

The webinar will be recorded for later viewing and posted to the [Muni's YouTube channel](#),<sup>2</sup> where you can also find Assembly and committee meetings. We will also post the slides.

**First Public Comment & Testimony Opportunity:** Planning & Zoning Commission

**IMPORTANT: The first official public comment opportunity is to the Planning & Zoning Commission!**

The sponsors will present the latest version of [AO 2023-87 \(S\)](#) to the Planning & Zoning Commission (PZC) on Monday, March 18 at 5:30PM, followed by a PZC public hearing at 6:30PM. Both meetings are open to the public and, during the public hearing, the Planning & Zoning Commission will hear public testimony on the HOME Initiative, [Case 2024-0006](#).<sup>3</sup> To testify in person, please arrive by the start of the meeting (or, attend the work session and stick around for the meeting to start).

**Planning and Zoning Commission HOME Initiative Work Session and Public Hearing**

Monday, March 18, 2024 | Work Session 5:30PM | Public Hearing 6:30PM

Location: Loussac Library Assembly Chambers (1<sup>st</sup> floor), 3600 Denali Street, Midtown

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<sup>1</sup> Web link: <https://www.muni.org/PublicNotice/Pages/HOME-Initiative-Webinar.aspx>

<sup>2</sup> Web link: <https://www.youtube.com/@municipalityofanchorage9648>

<sup>3</sup> Web link: <https://www.muni.org/CityViewPortal/Planning/Status?planningId=17913>

**To submit comments on the proposed ordinance to the Planning & Zoning Commission, submit using the CityView Portal: [click here for online comment page](#).**<sup>4</sup>

*NOTE:* The sponsors always welcome comments to us and you can always send public comments on any topic to the full Assembly. Because this ordinance is being heard by PZC, you need to submit comments through the CityView portal if you would like the commissioners see your comments and they are included in the packet.

If you have any trouble using the CityView Portal, please direct comments to staff contacts in the MOA Planning Department:

- Tom Davis, [tom.davis@anchorageak.gov](mailto:tom.davis@anchorageak.gov)
- Ryan Yelle, [ryan.yelle@anchorageak.gov](mailto:ryan.yelle@anchorageak.gov)

### [What Happens After Planning and Zoning's Recommendations?](#)

Once the Planning & Zoning Commission votes on their findings and recommendations (on or after the March 18 meeting), the ordinance will move out of PZC and back to the Assembly, and is scheduled to come back for a public hearing at the Assembly's regular meeting on June 11.

The sponsors will send out a press release and brief update to stakeholders about the timeline at that point, with more details. In the meantime, we want to give a general timeline, and why we are looking to schedule community meetings in April and May, well in advance of the anticipated public hearing before the Assembly.

### **Background: What is the HOME Initiative, and What's Happened So Far?**

Late last summer, we introduced an ordinance called the HOME (Housing Opportunities in the Municipality for Everyone) Initiative, introduced as AO 2023-87(S). It proposes reorganizing and simplifying residential zoning districts (part of Title 21 or AMC 21, our city's zoning code), to give more flexibility to property owners what they can build or develop on their land, to make the code somewhat easier to understand and use for developers and builders, people trying to figure out what they can build on their property, and also reduce administrative burden on staff by simplifying code.

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<sup>4</sup> Web link: <https://www.muni.org/PZComments/?casenum=2024-0006>

## What Does the HOME Initiative Propose?

AO 2023-87(S) puts forward a general policy: reduce the number of residential zoning districts in the Anchorage bowl<sup>5</sup> from 15 to 5, ranging from large-lot houses (like Hillside) to dense urban neighborhoods (like Downtown). The 5 zoning districts proposed:

1. LLR – Large Lot Residential
2. STFR – Single Family and Two-Family Residential
3. CMRL – Compact Mixed Residential, Low
4. CMRM – Compact Mixed Residential, Medium
5. URH – Urban Residential, High

The original ordinance does not address all of the details necessary to enact these change: there are more detailed code changes needed to convert existing zoning districts into the new set listed above. This is what the sponsors, along with their technical consultant and advisors, worked through to prepare for the 2024 public process. The draft new code accompanying the original ordinance is our first-draft proposal of how to fully implement the policy changes first put forward in the HOME Initiative in 2023.

## Guiding Principles for Policy Choices proposed in the HOME Initiative

When reviewing current residential zoning districts and how they can be simplified, the sponsors followed these guiding principles for policy decisions in the draft code:

1. Make the code shorter, simpler, consistent with the intent of the Comprehensive Plan & 2040 Land Use Plan, for policies related to housing and neighborhoods.
2. Define residential zoning districts that follow the general intent of the land use designations in the 2040 Land Use Plan.
3. Keep the least restrictive dimensions & policies of zones being consolidated, as much as possible and feasible.
4. For dimensional changes (lot setbacks, etc.), use dimensions consistent with those in the equivalent existing zones.
5. While other parts of AMC 21 are impacted by this ordinance, retain or relocate other parts of code in this ordinance; revisit potential further changes at another time.
6. Make the zoning code more flexible and easier regulatory structure to administer, interpret, and update over time.

## Process So Far, from Introduction to Next Steps

The Assembly postponed this ordinance to summer 2024, because the sponsors proposed taking time to work through the details to bring back to the public: what would the

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<sup>5</sup> The proposed changes do not impact zoning rules for Girdwood and Chugiak/Eagle River, which each have their own separate zoning chapter in Title 21.

dimensions (setbacks, height limits, etc.) be for each new district? What other parts of code need to be looked at, and updated with these new districts? Will this require any amendments to the comprehensive plan, which often happens when there are zoning changes? The ordinance, was referred to the Planning and Zoning Commission in March 2024, and scheduled to come back to the Assembly in June 2024.

After taking time to work through the detail with technical consultants and advisors, the sponsors have brought back a new draft set of code changes with our proposed answers to these questions: this full draft included in the PZC packet, along with the original ordinance. The Planning and Zoning Commission will review this packet, including the details to implement the changes, and adopt their findings and recommendations in the form of an advisory resolution to the Assembly.

The sponsors will then work with staff to prepare a new draft ordinance, incorporating all the proposed code changes in a single ordinance, as well as an ordinance with any necessary amendments to the Comprehensive Plan and 2040 Land Use Plan, which typically accompanies any proposed changes to zoning, when it also requires a plan amendment. This full package is what will be brought back before the Assembly for consideration and approval in summer 2024.

#### Consistency with the 2040 Land Use Plan

The sponsors are engaging in this process according to the following policies in the 2040 Land Use Plan (LUP):

1. **LUP 1.4:** Use the 2040 LUP and area-specific plans in conjunction with other elements of the comprehensive plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations (pg. 16).
2. **LUP 1.8:** Engage Anchorage residents, businesses, and property owners in predictable and transparent process leading to the adoption of plans that guide growth. Engage affected communities when making long-term land use decisions, with particular communities that are historically underrepresented (pg. 17).

## Sponsor Contacts

**Daniel Volland, District 1**      **Anna Brawley, District 3**      **Meg Zaletel, District 4**  
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# MUNICIPALITY OF ANCHORAGE ASSEMBLY INFORMATION MEMORANDUM

No. AIM 99-2024

Meeting Date: June 25, 2024

1 **From: Assembly Vice Chair Zaletel, Members Brawley and Volland**

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3 **Subject: Summary of Community Feedback on the HOME Initiative:**  
4 **AO 2023-87(S-1)**

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6 For the Assembly's consideration, please see the attached memo summarizing  
7 community feedback gathered during the approximately 5-month public  
8 engagement process by us as the three sponsors of AO 2023-87(S), the HOME  
9 Initiative, to supplement the Assembly Information Memorandum (AIM) which  
10 summarizes the community engagement process as a whole.

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18 **Prepared by: Legislative Services Office**

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

22  
23 **Daniel Volland, Assembly Member**  
24 **District 1, North Anchorage**

25  
26 **Meg Zaletel, Assembly Vice Chair**  
27 **District 4, Midtown Anchorage**



**DANIEL VOLLAND**  
DISTRICT 1 | NORTH

**ANNA BRAWLEY**  
DISTRICT 3 | WEST

**MEG ZALETEL**  
DISTRICT 4 | MIDTOWN

# COMMUNITY FEEDBACK ON THE HOME INITIATIVE

**DATE** June 17, 2024

**SUBJECT** **What we heard during community engagement about the HOME Initiative [AO 2023-87(S)] and residential zoning reform**

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## Introduction

This memo summarizes what we heard from the community during the approximately 5-month public engagement process by the 3 sponsors of AO 2023-87(S), the HOME Initiative, to supplement the Assembly Information Memorandum (AIM) which summarizes the community engagement process as a whole.

When the sponsors prepared our community engagement plan and began outreach, we had multiple objectives: engage the community in understanding our housing shortage issues; how land use and zoning rules are a component of these problems we can fix locally; give an overview of the HOME Initiative, both as an overall policy proposal and relevant changes to Title 21 that would implement this policy; and engage the public in discussion to solicit feedback on this policy change, and recommendations to improve it.

In addition to our own engagement process, we also closely reviewed and identified areas of alignment with our 2020 Comprehensive Plan and 2040 Land Use Plan, to build on the many years of public input that crafted those plans, now officially adopted as guiding documents for future growth and change for our city, in particular the Anchorage Bowl.

## Process

Between March and May, the sponsors collectively attended meetings of 24 groups, representing diverse interests and communities. From short presentations to in-depth dialogues with residents, we met with people across the Anchorage Bowl and talked about this idea, and also bigger picture about how to solve our housing issues. We met with community councils and HALO, where most participants are long-time homeowners. We met with business groups, who were focused on how this zoning change could help meet workforce needs and encourage economic growth. In meetings with groups such as the Alaska Black Caucus, the Alaska Native Sisterhood, and the Anchorage Equal Rights Commission, we explored the inequities of our current systems, and how changing zoning to allow more housing opportunities for all. We met with retirees, with young professionals, homebuilders, and attended as many meetings as we feasibly could in those 3 months.

In addition to scheduled meetings, we had many conversations over the last few months about our proposed zoning changes, and more broadly about the housing challenges we face. We also followed the robust dialogue and engagement in the opinion pages of local papers, with a variety of perspectives, generally echoing the feedback we heard in meetings, as well as being a mix of demographics, political persuasions, and beliefs about how to best solve our housing shortage.

We also set an intention in the beginning to provide regular updates about the status of HOME as it moves through the process, including public hearing opportunities. We sent regular updates to the public about the progress of the ordinance: notice and registration information for the March 4 webinar; highlighted milestones like publication of our web page and other materials; shared updates when the Planning and Zoning Commission would hold public hearings, and gave brief next steps following those hearings.

## What We Heard about Housing, Zoning, and HOME

**(Almost) everyone agrees: Anchorage needs more housing.** From rising home costs to lack of rental units, from young professionals struggling to afford a starter home to older residents unable to find a small condo or one-story place to downsize to, residents acknowledge we have a housing shortage. Not only that, but we must take action to address the issue. People recognize not only that we have an affordability problem, but lack of supply in our market that impacts anyone looking for a home.

**Zoning is an obscure, technical topic, complicated even for those using it regularly.** Some people who engaged in the HOME process are well-versed in reading zoning code, either because they work with these rules in their professional or business life, such as designing buildings, or because they have been regularly engaged in community processes about land use, follow and attend public hearings about proposed developments, and have been deeply involved in creating plans the city adopts to guide future growth. The majority of the community, however, has limited knowledge of or experience in thinking about land use, property rights, and how these impact the built environment. Community engagement on complex technical topics is, and should be approached as, an education opportunity to help people understand, so they can make informed decisions.

**Balancing property rights and the community's best interests is complex.** Zoning, and land use regulation generally, is all about property rights: these rules define individual property rights, but also address how land uses create impacts, and even sometimes encroachments, on neighbors' rights. Some argue that zoning infringes property rights, and rules should be minimized; others argue neighbors should have a direct interest in what happens beyond their property lines, and constrain others' rights. Many zoning rules are intended to protect both a homeowner and their neighbor, as well as the community as a whole, but can also be perceived as government overreach if people can't use their land.



**Process is important.** Much of the feedback, particularly from people opposed to the changes, focused less on the content of the proposal, and instead on how it interacts with our plans, and past planning processes the community has engaged in before making change. Questions were raised about Assembly sponsors' ability to initiate an ordinance changing Title 21; whether this proposal is compatible with our already-adopted plans; whether changing zoning code should result in mailing postcards to all property owners; and whether the timeline for this ordinance, initiated last August, should slow down to match the pace of planning engagement the community has been used to in the past.

**Perspectives often differ depending on a person's life stage and housing situation.**

Opinions about housing policy, land use, and zoning are diverse, like our community. Generally speaking, however, views tend to track with demographics, housing situation, and in particular length of time someone has owned a home and/or lived in a particular neighborhood. Longtime homeowners are most likely to oppose policy change, regardless of specifics, when that might result in changes to the built environment around their own home or neighborhood. People with lived experience of struggling to afford housing, find a new house to fit their life stage, or who feel priced out of home ownership tend to support changes to increase their access to housing in neighborhoods where they want to live.

**Discussing zoning changes brings up frustrations with current impacts, and worries about future impacts.**

Much of the feedback was focused on concerns about future impacts of additional housing units (meaning, additional households) living on a person's street or in the neighborhood. Biggest worries include: more cars parked on the street, more cars driving local streets, worse snow removal service, taller buildings that create shade over existing back yards, and (in areas like Hillside, with steep slopes and no water or sewer pipes) downstream problems of failed septic systems and poor drainage control. Most problems identified were not specifically related to future housing, but long-standing issues that city residents often get frustrated about, such as traffic and parking. Most commonly mentioned were issues managing public streets, or inconsistent enforcement of existing rules, which could be addressed in other ways than restricting new development. People also worry that their home may either gain, or lose, value when the zoning rules change and a property nearby has multiple units, or is more desirable to develop.

**The community does not agree on what, or how much, changes we should make to zoning.**

Zoning reform, and the need to reduce the cost to build, has been discussed for many years, including during the last rewrite of Title 21 (2002-2013). However, public opinion is split over how much changing our zoning laws would make a significant impact on our housing issues, as well as what specific changes we should make. Even some of the people who recognize the need for changes in housing types, density (units per acre of land), and more walkability, do not believe that changing residential zoning can increase housing supply. Additionally, many people are most concerned about how zoning changes would personally impact their own homes and neighborhoods.

**Some believe HOME doesn't go far enough.** Many in the building and design professions continue to call for changes to zoning code, but point to other parts of Title 21 that add the most costs: residential design standards for multi-unit housing, and requirements in the permitting process that add cost, uncertainty, and risk that the project will have to be significantly changed in order to get approval. Residents and businesses point to ongoing frustration with determining what they can do with property, and at what costs. And people who strongly support more housing, especially young adults, urge that Anchorage takes more ambitious steps to make housing abundant.

**We need to focus on affordable housing.** Some have expressed opposition to HOME because it would make incremental change over time through the overall housing market, and it does not address more immediate needs for affordable housing, particularly for houseless and vulnerable people. While HOME (and zoning code change) is focused on rules for market-rate development, the need for affordable housing units remains.

**Not every area will, or should, have the same level of new development.** Whether supportive or skeptical of the HOME proposal, residents agree that having diverse Anchorage neighborhoods, from urban living to quiet neighborhoods to large-lot rural areas, is important. Many people noted they want to see more housing in specific areas of town, such as areas already zoned for dense housing; some of these neighborhoods, such as Mountain View and Muldoon, already have the greatest housing density in the city. Others want more opportunities to live in neighborhoods close to transit, parks, shopping, and other amenities, and more options in areas built with detached single-family homes.

**Focus on improving areas that already have access to infrastructure.** Residents agree that we should focus our energy, and potentially more public resources, on adding units to existing homes, building infill and redevelopment projects on vacant lots near the center of the city. People want to see walkable areas with better transit access, but recognize it is not possible to upgrade or expand infrastructure everywhere across the city at once. This could mean policies to de-prioritize new development on the Hillside, where it is mostly infeasible to extend city water, sewer, and upgraded roads for existing residents or new homes.

**We should pursue multiple solutions to fix our housing problems.** Residents brought up many other ideas to make housing easier to build, or otherwise increase supply of housing, instead of or in addition to HOME: paying for public infrastructure for development projects, subsidizing affordable housing, regulating short-term rentals, fixing vacant and abandoned properties, etc. The HOME Initiative, and changing zoning overall, is one of several actions members are working on in the Assembly's Housing Action Plan.

## **Sponsor Contacts**

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