



Municipality of Anchorage

Housing, Homeless and Neighborhood Development (HHAND) Commission

Order of Business

Agenda

Wednesday March 04, 2026

4:00 – 5:30 PM

825 L Street Conf. Room #423

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 907-519-0237](tel:+19075190237), [327412486#](tel:+1327412486) United States, Anchorage

Phone Conference ID: 327 412 486#

HHAND COMMISSION MEMBERS

David Rittenberg, Chair

Michelle Baker

Julie Greene-Graham

Daniel Sager

Jessica Parks, Vice Chair

D. Sheneé Williams

Laura Reijns

Dr. Marvin Johnson

The procedure by which the public may speak to the Commission at its meeting is:

1. After the staff presentation is completed on public hearing items, the Chair will ask for public testimony on the issue.
2. Persons who wish to testify will follow the time limits established in the Commission Rules of Procedure.
 - a. Representatives of groups (community councils, PTA's etc.) - 5 minutes.
 - b. Individuals – 3 minutes.
3. When your testimony is complete, the Commission may ask you questions. You may only testify once on any issue unless questioned by the Commission.

NOTE: Persons planning to testify before the commission will be requested to identify themselves at the beginning of the hearing. Members of the public are asked to mute themselves except when they are testifying or answering questions from the Commission.

HHAND COMMISSION PURPOSE

Advise the mayor and the assembly on issues related to long-and short-term housing, homeless and community development needs in the municipality, and strategies to effect revitalization of lower- income and at-risk neighborhoods. The commission shall:

1. Review and make recommendations on the proposed allocation of all federal, state, and municipal revenues targeted for housing and community development programs managed by the municipality.

2. Identify and address long-and short-term housing issues in Anchorage, including strategies to stabilize and monitor the housing market, achieve a range of housing options for sale and for rent and cost effective and socially responsible strategies to preserve or increase the supply of affordable housing.

3. Advise the mayor and assembly as to policies, practices and legislation which affect housing and community development issues, neighborhood revitalization strategies, and progress related to plans and programs goals.

4. Advise the planning and zoning commission about relevant housing and community development issues and their connection with land use controls.

5. Participate in the development and implementation of the housing and community development consolidated plan by providing information and policy advice about municipality's housing and community development needs and priorities.

6. Advise the mayor and assembly as to the infrastructure, facilities, transportation, and public services needs of lower-income and at-risk neighborhoods.

7. Facilitate public participation in housing and neighborhood revitalization policies, plans, strategies, and programs.

8. Coordinate with the Anchorage Continuum of Care in the development and implementation of the Anchorage plan to address homelessness.

9. Advise the mayor, and assembly on issues related to homelessness.

10. Report to the mayor and assembly on the progress of the Anchorage plan to address homelessness. The report shall be presented on or before June 1 of each year and shall include recommendations for specific actions to implement the plan.

- A.** Roll call
- B.** Approval of Order of Business
- C.** Approval of Minutes
- D.** Disclosures
- E.** Action Items
 - 1. Review and approve a resolution in regard to sanctioned camping 2026
- F.** Informational Items
 - 1. Ongoing Business
 - a. Update from Housing and Homelessness
 - b. Update from Community Safety and Development
 - c. Public Hearing for CSD's Housing Repair and Rehabilitation Program
 - d. Update from the Mayor's Office
 - 2. New Business
 - a. 2026 Goals and Core Values
 - b. Annual Report Preparations
- G.** General Public Comments
- H.** Commissioners Comments
- I.** Report

Adjournment - Next scheduled meeting is April 1, 2026.



MUNICIPALITY OF ANCHORAGE
Housing, Homeless and Neighborhood
Development (HHAND)
Advisory Commission
SUMMARY MINUTES
January 07, 2026



Call to Order

The Housing, Homeless and Neighborhood Development (HHAND) Advisory Commission meeting reached a quorum and was opened by Chair Dave Rittenberg at 4:05 PM. The meeting was staffed by the Anchorage Health Department (AHD), Human Services Division (HSD), Community Safety and Development (CSD).

A. Roll Call & Introductions (*virtual attendance italicized*):

Commissioners

Present: Chair Dave Rittenberg, *Vice Chair Jessica Parks, Michelle Baker, Julie Greene-Graham, D. Sheneé Williams, Laura Reijns, Dr. Marvin Johnson*

Absent: Daniel Sager

MOA Staff

AHD: Jed Drolet, CSD Program Manager; Chase Burghgrave, CSD Lead Planner; Kyle Mielke, Community Development Specialist; Valerie Mahugh, Community Development Specialist; Frankie Dahl, Senior Office Associate; Leila Taylor, Housing Services Division Manager; *Kimberly White, Housing & Homelessness Program Manager; Makenna Bacon, Homelessness/Behavioral Health Research Analyst*

Other Departments: Thea Agnew Bembem, Special Assistant to the Mayor

Guests or Presenters

B. Approval of Order of Business –Chair entertained a motion to approve the agenda as presented.

MOTION: Michelle Baker
SECOND: Dr. Marvin Johnson
DISCUSSION: None
VOTE: No Opposition

C. Approval of December 2025 minutes

MOTION: Dr. Marvin Johnson
SECOND: Laura Reijns
DISCUSSION: None
VOTE: No Opposition

D. Disclosures

None

E. Action Items

1. Review and Approve changes to the HHAND Commission Rules & Procedures:

MOTION: Jessica Parks

<u>SECOND:</u> Dr. Marvin Johnson
<u>DISCUSSION:</u>
<u>SUBSIDIARY MOTION to Amend the current draft:</u> Dave Rittenberg
<u>SECOND:</u> Dr. Marvin Johnson
<p><u>DISCUSSION:</u> The following amendments were proposed:</p> <ul style="list-style-type: none"> • In Section II. Meetings, under “Quorum”: <ul style="list-style-type: none"> ○ Rephrasing the second sentence as “A quorum is considered to be 5 commissioners.” ○ Moving the third sentence to the first bullet of the section and rephrasing it to read as “A meeting may be cancelled after 10 minutes if a quorum cannot be established, subject to the judgement of the Chair.” ○ Adding a bulleted statement directly after that reads “If a quorum is not established, and there is no Chair or Vice Chair present, then after ten minutes the meeting will be automatically cancelled.” ○ Striking the second and third bulleted statements • In Section II. Meetings, under “Resolutions”: <ul style="list-style-type: none"> ○ In the second sentence, rephrasing the sentence to read as “A Commissioner shall prepare the resolution, and it shall be signed by the Chair.” • In Section II. Meetings, under “Agenda”: <ul style="list-style-type: none"> ○ Strike “the secretary” and add “the staffer” instead.
<u>VOTE:</u> No Opposition
<u>VOTE:</u> No Opposition

F. Informational Items

1. Ongoing Business

- a. **Update from the Mayor’s Office:** Special Assistant to the Mayor Thea Agnew Bemben gave updates about the temporary addition of shelter beds in response to cold weather, provider coordination, outreach, and the Microunits project.
- b. **Update from Housing and Homelessness:** Housing Services Division Manager Leila Taylor did not have any updates to share outside of what Thea Agnew Bemben shared.
- c. **Update from Community Safety and Development:** Program Manager Jed Drolet gave updates about 2025 HUD grants, starting the 2026 Action Plan process, and working on priorities for upcoming projects.
- d. **Request for HHAND Commissioner advice about basic needs for unhoused community members:** Commissioners discussed their experience with coordination of volunteer services and distribution of basic necessities. A general consensus was reached that there needs to be a higher level of coordination to make this goal more achievable.

<u>MOTION to extend the meeting until 5:40 PM:</u> Jessica Parks
<u>SECOND:</u> Dr. Marvin Johnson
<u>DISCUSSION:</u> None
<u>VOTE:</u> No Opposition

G. General Public Comments —

1. Jamie Lopez provided public comment.
2. Duke Russell provided public comment.

H. Commissioner Comments —

None

I. Reports—

None

Meeting adjourned at 5:40 PM. No motion for adjournment was made as the agreed upon time for adjournment had passed. The next HHAND Commission meeting is scheduled for February 4th, 2026, from 4:00 – 5:30 pm., at 825 L Street, Conference Room #423, and through Microsoft Teams.



MUNICIPALITY OF ANCHORAGE
Housing, Homeless and Neighborhood
Development (HHAND)
Advisory Commission
February 04, 2026



Call to Order

The Housing, Homeless and Neighborhood Development (HHAND) Advisory Commission meeting did not reach a quorum and did not take any official action. The meeting was shifted to an informational session by Chair Dave Rittenberg at 4:10 PM, per commission rules and procedures. A fifth commissioner arrived after the decision was made, however the session remained informational, and no official business was conducted.

A. Roll Call & Introductions (*virtual attendance italicized*):

Commissioners

Present: Chair Dave Rittenberg, *Julie Greene-Graham*, Daniel Sager, D. Sheneé Williams, Laura Reijns

Absent: Vice Chair Jessica Parks, Michelle Baker, Dr. Marvin Johnson,

MOA Staff

AHD: Darcie Montalvo, Human Services Division Manager; Jed Drolet, CSD Program Manager; Chase Burghgrave, CSD Lead Planner; Kyle Mielke, Community Development Specialist; Valerie Mahugh, Community Development Specialist; Frankie Dahl, Senior Office Associate; *Leila Taylor*, Housing Services Division Manager; *Kimberly White*, Housing & Homelessness Program Manager; *Makenna Bacon*, Homelessness/Behavioral Health Research Analyst

Other Departments:

Guests or Presenters

F. Informational Items

2. New Business

c. **Discussion about writing a resolution in support of sanctioned camping for 2026:**

Commissioners discussed the benefits and challenges of municipally sanctioned camping. It was decided to include this as an action item for the March 2026 agenda, with the intent to review a report from the sanctioned camping task force in advance of the meeting.

Meeting adjourned at 4:50 PM. The next HHAND Commission meeting is scheduled for March 4th, 2026, from 4:00 – 5:30 pm., at 825 L Street, Conference Room #423, and through Microsoft Teams.



HOUSING, HOMELESSNESS AND
NEIGHBORHOOD DEVELOPMENT
(HHAND) COMMISSION



HHAND RESOLUTION 2026-01
MARCH 4, 2026

**A Resolution of the Housing, Homeless and Neighborhood Development Commission (HHAND)
Supporting a Municipal Sanctioned Campground Pilot Program**

CHAIR: David Rittenberg

VICE CHAIR: Jessica Parks

COMMISSION MEMBERS: Michelle Baker, Julie Greene-Graham, Daniel Sager, Jessica Parks, D. Sheneé Williams, Laura Reijns, Dr. Marvin Johnson

WHEREAS, the Municipality of Anchorage passed AO No. 2025-74 in June of 2025 which prohibits camping on public premises; and

WHEREAS, there continues to be illegal camping as defined by AO No, 2025-74 due to lack of enforcement and limited options or alternatives for campers to go; and

WHEREAS, the Allowed Camps Community Task Force published their findings and recommendations for sanctioned camping in AIM 140-2023; and

WHEREAS, when camps of any kind grow in size, they tend to become less safe for the inhabitants, operators, outreach personnel and surrounding neighborhood; and

WHEREAS, without any action, campers will return to the city parks and greenbelts in the summer, creating unsafe conditions; and

WHEREAS, the HHAND Commission is charged under AMC §4.60.260 with advising the Mayor and Assembly on long- and short-term housing, homelessness, and community development needs, and strategies to revitalize lower-income and at-risk neighborhoods;

NOW, THEREFORE, BE IT RESOLVED that the Housing, Homeless and Neighborhood Development Commission voices its support for a sanctioned campground pilot program for summer of 2026, running from May 1st through September 30th, and urges the Mayor and Assembly that it be set up according to the following before May 1st:

1. Set up three separate campgrounds; one for women, one for families, and one for men. Campgrounds capacity should be capped at 30 persons.

2. Camps would offer a secure, fenced area, 24-hour security, 10x10 allotted space per client, secure storage. Rigid tents, similar to the design by LIT Workshop in Portland, will be provided and must be used by clients.

3. Each camp will have a central cooking area with provided grills

4: Each camp will offer Port O Potties and adequate dumpsters for refuse

5. The Municipality will work through the Continuum of Care to connect clients with services.

6. The following will not be allowed: disruptive behavior, consumption of or the sale of illicit drugs or alcohol, violence of any kind.

7. Campers will be admitted on a first-come, first-serve basis. Once admitted, they will have a spot until they choose to check out or lose their privileges.

BE IT FURTHER RESOLVED that the HHAND Commission stands ready to work with the Mayor and Assembly to work towards a framework for this pilot program.

Adopted this 4th day of March, 2026, by the Housing, Homeless and Neighborhood Development Commission.

David Rittenberg, Chair



2021 Action Plan Substantial Amendment #5 2025 Action Plan Substantial Amendment #1

Public Hearing – March 4, 2026



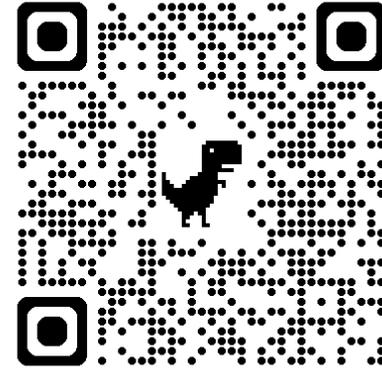
Presenter

- Jed Drolet, Community Systems Program Manager

The HUD Planning Process

HUD Plan Process

- 5-year Consolidated Plan
 - Current: 2023-2027
- Annual Action Plan
- Consolidated Annual Performance and Evaluation Report (CAPER)



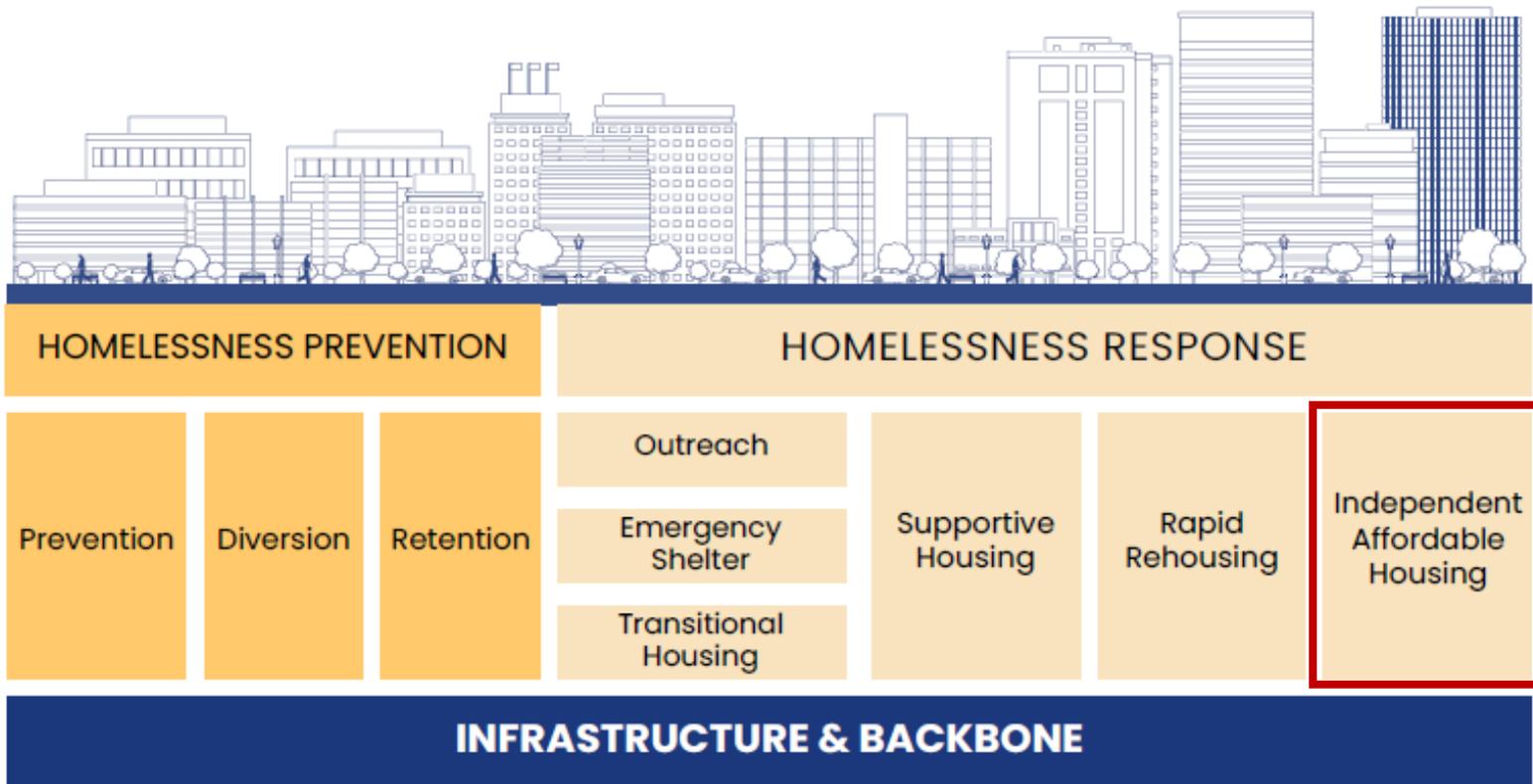
AHD Programs Covered by Con Plan

- CDBG: Community Development Block Grant
- HOME: HOME Investment Partnerships Program
- ESG: Emergency Solutions Grant
- HTF: National Housing Trust Fund

Funding Amounts

Program Year	CDBG	HOME	ESG	HTF
2025	\$1,899,998	\$639,955	\$168,964	0
2024	\$1,877,033	\$635,505	\$164,572	0
2023	\$1,872,494	\$773,536	\$166,518	0
2022	\$1,894,631	\$778,755	\$163,790	0
2021	\$1,948,478	\$748,644	\$155,133	0

Focus



Source: Anchored Home Plan, Anchorage Coalition to End Homelessness

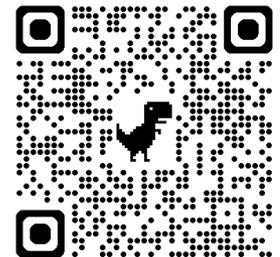
Substantial Amendments

Substantial Amendments

- Required with major Action Plan changes
- Public Process
 - 30-day comment period
 - Public Hearing
 - Assembly Approval
 - May require two Assembly meetings

Substantial Amendments

- Making changes to 2021 and 2025 Action Plans to reallocate:
 - \$494,357 of 2021 CDBG funds
 - \$197,968 of 2025 HOME funds
 - All to set up a new Residential Rehab program
- Drafts on website: <https://tinyurl.com/AHD-CSD>





Residential Rehab Program

Residential Rehab Program

- Goal: Revitalize existing housing stock
- Funding: \$692,325 (baseline)
- Sources: Past years unspent HUD funding
 - Community Development Block Grant (2021): \$494,357
 - HOME Investment Partnerships (2025): \$197,968

Residential Rehab Program

- Preliminary Stages
- Seeking community input regarding program structure:
 - Grants and/or loans?
 - Types of repairs
 - Timelines
 - Priorities



Residential Rehab Program

Funding Structure Options

Grant	A no-repayment financial award given directly to the household or project.
Forgivable Loan	A loan that does not need to be repaid if the household meets certain conditions (e.g., stays in the home for a set number of years).
Deferred Loan	A loan where repayment is postponed —typically due when the property is sold, refinanced, or ownership changes.
Amortized Loan	A standard loan with regular monthly payments (including interest) over a fixed term.
Affordability Covenant	A legal agreement recorded on the property that ensures it remains affordable (e.g., limits resale price or rent) for a set period or permanently.

Source: City of Walla Walla, WA

Residential Rehab Program

Funding Structure Options

Goal (Examples)	Grant	Forgivable Loan	Deferred Loan	Amortized Loan	Affordability Covenant
Repayment for Future Use (Program Income)	0	2	4	5	0
Minimal/Zero Debt Burden to Household	5	5	3	1	2
Long-Term Affordability of Housing	4	4	4	3	5
Incentivize Owner Buy-In / Private Investment	1	3	4	5	3
Administrative Simplicity	5	3	1	4	2
Total Score	13	17	16	18	12

Scale: 0 (low) to 5 (high)

Source: City of Walla Walla, WA (adapted)

Residential Rehab Program

- Potential Structure:
 - Two tiers (loan and grant?) based on project size and/or homeowner income
 - Coordination with Code Enforcement for Demolition
 - Nonprofit partner(s) to operate program
 - Similar to RurAL CAP role in Mobile Home Repair Program
 - Separate contractor to do independent cost estimating/project assessment

Residential Rehab Program

Potential Roles/Partnerships

Intake

- Muni Staff or Contractor

Assessment

- Contractor with Estimating Expertise

Demolition

- Muni Code Enforcement

Minor Repair

- Nonprofit with Housing/Construction Expertise

Major Renovation

- Contractor with Lending/Financial Expertise

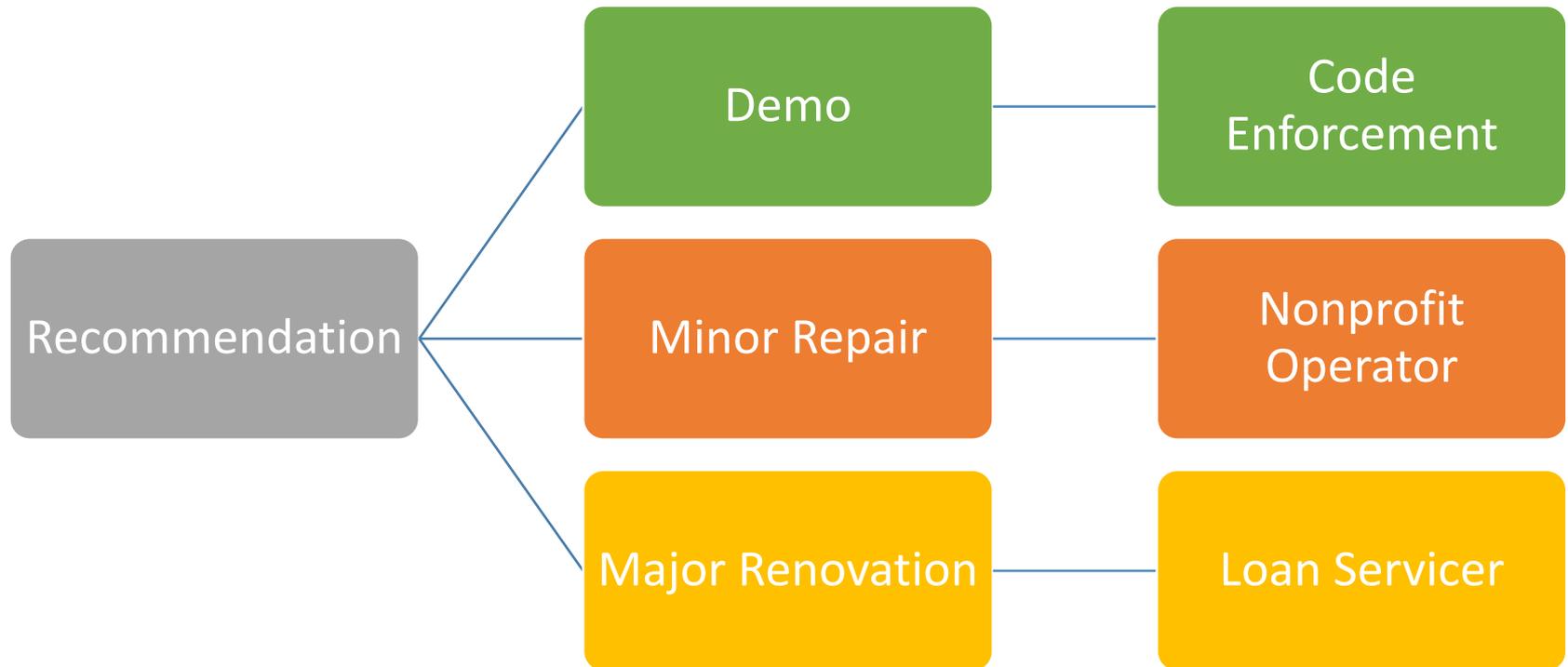
Residential Rehab Program

Potential Workflow



Residential Rehab Program

Potential Workflow



Residential Rehab Program

Monitoring and Evaluation Criteria

- Number of units repaired
- Number of new units created (possibly)
- Number of loans paid off (if using loans)



Timeline



Comment Period

- February 4 to March 6, 2026
- Minimum 30 days

How to Comment

- At this meeting
- Online Comment Form
- Email to



ahdcsdplans@anchorageak.gov

- Mail to:

Anchorage Health Department
Community Safety and Development
P.O. Box 196650
Anchorage, AK 99519

Thank you!



**Anchorage
Health
Department**

Contact info:

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