



HOUSING, HOMELESS AND NEIGHBORHOOD DEVELOPMENT (HHAND) COMMISSION



**HHAND RESOLUTION 2025-02
NOVEMBER 5, 2025**

A RESOLUTION OF THE HOUSING, HOMELESS AND NEIGHBORHOOD DEVELOPMENT COMMISSION (HHAND) SUPPORTING AFFORDABLE HOUSING GOALS WITHIN THE MAYOR'S 10,000 HOMES IN 10 YEARS INITIATIVE

CHAIR: David Rittenberg

VICE CHAIR: Jessica Parks

COMMISSION MEMBERS: Michelle Baker, Julie Greene-Graham, Daniel Sager, Delmonicia (Sheneé) Williams, Laura Reijns, Dr. Marvin Johnson

WHEREAS, the Municipality of Anchorage is facing a critical housing shortage across income levels, with particular strain on households earning below 60% of Area Median Income (AMI), and

WHEREAS, the Mayor has set forth a bold goal of creating 10,000 new housing units in the next ten years to address the housing supply crisis, and

WHEREAS, affordable housing—defined as housing that costs no more than 30% of a household's gross income—is essential to ensuring that low- and moderate-income households, seniors, people with disabilities, and individuals and families experiencing or at risk of homelessness have access to safe, stable housing, 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, and

WHEREAS, expanding affordable housing supply contributes to community stability, economic growth, and reduced public costs related to homelessness, healthcare, and public safety;

NOW, THEREFORE, BE IT RESOLVED that the Housing, Homeless and Neighborhood Development Commission affirms its support for the Mayor's 10,000 Homes in 10 Years Initiative and strongly urges that:

1. At least one-third (3,300 units) of the new housing units created under the initiative be affordable to households earning 60% AMI and below, with a significant portion reserved for those at 30% AMI and below.
2. Development incentives, zoning reforms, and public-private partnerships prioritize affordable rental and ownership opportunities across all neighborhoods.

3. Municipal funding tools—including but not limited to tax abatements, land donations, infrastructure support, and housing trust resources—be leveraged to deepen affordability and ensure long-term housing stability.
4. Coordination with state, federal, tribal, nonprofit, and philanthropic partners be strengthened to maximize resources and align with Anchorage’s Consolidated Plan, HUD Continuum of Care goals in Anchored Home, Alaska Housing Finance Corporation’s Moving to Work Plan, and other community housing strategies.
5. Ongoing monitoring and transparent reporting be required to track affordability outcomes, unit production, and equitable geographic distribution.

BE IT FURTHER RESOLVED that the HHAND Commission stands ready to work with the Mayor, Assembly, community stakeholders, and housing providers to achieve these goals and to ensure that Anchorage grows in a way that meets the needs of all residents, especially the most vulnerable.

Adopted this ____ day of _____, 2025 by the Housing, Homeless and Neighborhood Development Commission.

David Rittenberg, Chair