



FROM THE DESK OF ASSEMBLY MEMBERS

KEVIN CROSS | DISTRICT 2, CHUGIAK / EAGLE RIVER
RANDY SULTE | DISTRICT 6, SOUTH ANCHORAGE
DANIEL VOLLAND | DISTRICT 1, NORTH ANCHORAGE

Federation of Community Councils
1057 West Fireweed Lane, Suite 100
Anchorage, AK 99503

September 22, 2023
sent via email

Dear Community Council Members,

As Assembly Members representing areas across the Municipality, we are excited to announce our sponsorship of a legislative package intended to **cut red tape** and make three- and four-unit residential properties **easier, faster and more affordable to build** in areas **where they are already allowed**.

Anchorage is experiencing a housing shortage crisis. According to data collected from the Federal Reserve Bank of St. Louis (FRED) database, the median single family home listing price in Anchorage rose 43% in only three years from \$311,000 in January 2020 to \$446,000 in May 2023, putting home ownership further out of reach. There is a supply and demand imbalance; Anchorage does not have enough housing options for everyone who wants to live here.

We believe encouraging “gentle density” with small multifamily units can provide more opportunities for attainable housing. For more than six months, we’ve worked with municipal staff and community partners to understand why small multifamily development projects aren’t emerging where they are currently allowed: in residential zones R-2M, R-3, R-3A, R-4 and R4-A.

Our conversations revealed that the barriers are complex and our legislative tools are limited. That said, we have drafted two ordinances to deal with barriers within our control: Title 21 – Land Use and Title 23 – Building Code.

AO 2023-103, our ordinance on Title 21 – Land Use, was published today for introduction at the September 26 Regular Assembly Meeting. After we introduce the ordinance, we will refer it to the Planning & Zoning Commission, and we hope they take up the project at their December 5 meeting.

The ordinance is attached for your review. We invite you to read the memoranda explaining our intent and our process and provide comments on the ordinance on or before the public hearing on December 19, 2023.

Thank you,

Kevin Cross

District 2, Chugiak Eagle River
kevin.cross@anchorageak.gov

Randy Sulte

District 6, South Anchorage
randy.sulte@anchorageak.gov

Daniel Volland

District 1, North Anchorage
daniel.volland@anchorageak.gov