

South Addition Community Council

Meeting Minutes

Thursday, November 30, 2023 7:00-8:30 pm

Meeting held on Zoom

- I. Call to order - Joh Thurber called the meeting to order at 7:02
 - A. Approval of the agenda
 1. Motion by Harry Need, seconded by Tom Begich
 - B. Approval of previous meeting minutes
 1. Motion by xx , seconded by Anna Bosin

- II. Standing Reports (15 minutes maximum)
 - A. Legislature: Representative Fields, & Senator Tobin
 1. Senator Tobin traveled to CSG West and sits on their housing and education committees; she is heading to NC for CSG National where she will receive a Top 20 under 40 award, she will also be attending the Vice President's holiday reception in DC
 2. Question: Are there any ideas about what the governor's budget will contain as it's set to be released on Dec 15th?
 - a) Sen Tobin: only conjecture, met with Commissioner Bishop about education funding today and anticipates a flat budget or significant cuts due to recent actions the governor's office has taken
 3. Question: Why were so few pre-K programs were approved for being funded within the BSA?
 - a) Sen Tobin: New requirements on pre-K programs prevented them from accessing those funds, there were grants provided so we're hoping more pre-K programs will be approved once those grants allow them to meet the new requirements.
 4. Question: Any updates on winter maintenance funding?
 - a) Sen Tobin: We anticipate DOT will ask for flat funding, and we need to ask them in hearings why they are not asking for adequate funding. We need plans to make our sidewalks passable as it's currently not happening.
 - B. Mayor's Office: Trista Espe (Not in Attendance)
 - C. Assembly: Christopher Constant & Daniel Volland
 1. The Assembly passed the budget and the Mayor responded with vetoes to some housing amendments (a housing trust fund supported by SACC members), the Mobile Crisis Team, among other things. Volland anticipates overturning these vetoes on Tuesday. Budget actions are most of the Assembly Work right now.

2. \$100k is on the park bond for the Johnny Ellis Rainbow Bridge and Park for placemaking
- D. Anchorage School Board – Dave Donley
1. The Bond coming up in April will include an additional \$19 million (of the total \$90 million cost) to rebuild Inlet View School. ASD is facing a significant budget deficit and they are working to identify funds to fill that gap. They are working on developing the new academies programming. A joint Assembly and School Board meeting is upcoming on December 8th
- E. ASD: Central Middle, Chugach Optional, Denali Montessori, & Inlet View (Not in Attendance)
- F. Anchorage Fire and Police Departments (Not in Attendance)
- G. Federation of Community Councils – Ruth Ann Jennings
1. Ruth Ann Jennings has resigned due to personal circumstances and the SACC will recruit a new member for this position
- H. Transportation Committee – Anna Bosin
1. Transportation issues were brought up at the recent Neighborhood Plan Open House
 2. At the November meeting, there was an I and L Corridor Resolution introduced by Rep Fioelds to ask that those corridors be improved for bike and walkability
 3. Assembly Transportation plan adopted changes to the MTP, working to reduce or evaluate a South Anchorage DOT project, and the funding for Auxillary Road in Eagle River and Complete Streets in Fairview was allocated

III. Council Business

A. New Business

1. Triple and Fourplex Resolution Introduction - Assembly Member Daniel Volland
 - a) The ordinance is trying to make it easier to build triple- and fourplexes in areas already zoned for that type of property. In Anchorage since 2019, our housing inventory fell 72% and the vacancy rate is very low at 3.2%. The MOA treats 3-4 plexes as commercial property development and not residential. These types of developments are held to higher standards that increase the cost and paperwork needed. This ordinance relaxes development restrictions on the 3 and 4 plexes but does not upzone lots. Projects will match the height and setbacks of single-family and duplexes in R2M. It reduces the lot size to 6000 feet in R2M. The Planning and Zoning Commission will be holding a public hearing on December

4th, and Member Volland intends to pass this measure at the Anchorage Assembly meeting on December 19th following a public hearing.

(1) Question: How do you think this ordinance will impact affordability in South Addition?

(a) Member Volland: I don't think South Addition will ever be largely affordable, but by increasing the development of units and increasing supply you will reduce demand and increase our housing market flexibility/affordability/attainability.

(2) Question: How does this relate to the HOME Initiative?

(a) This ordinance is separate and the HOME ordinance is being reworked. More information about the multiple different ordinances [can be found here](#).

(3) Question: What are the changes to the design standards for these properties?

(a) Volland: This brings them in line and binds 3- 4 plexes to the same restrictions as single-family homes and duplexes

(4) Question: How does this impact parking with the parking policy changes?

(a) Volland: Parking management is important, and I and Member Zaletel have funded a parking study to evaluate the effects of parking on Anchorage. Multifamily units don't necessarily bring more cars than a single-family home (e.g. two parents and two teens in a single-family home with four cars vs. four professionals in a 3-4 plex)

2. Resolution Laid on the table by Harry Need, seconded by John Thurber: A RESOLUTION OF THE SOUTH ADDITION COMMUNITY COUNCIL REGARDING ANCHORAGE MUNICIPAL CODE AMENDMENTS SPECIFIC TO TRIPLEX AND FOURPLEX DIMENSIONAL AND DESIGN STANDARDS

a) Not looking to vote on this tonight, but looking to take action on the many conversations we've heard about the topic of housing

3. Neighborhood Plan Workshop Update – Harry Need

a) Workshop Materials [Linked Here](#), 60 people attended

- b) Comments on the plan are due Dec 7th. The earliest SACC will vote is the January meeting. After it is voted on, it will go to the Assembly for ratification.
- 4. Homelessness – Call to Action Report – John Thurber
 - a) Call to Action developed by North Anchorage Community Council presidents – this is to explain how homelessness has impacted the neighborhoods and how leadership would like to see action on these issues. Motion to support this call to action made by Harry Need, seconded by Trish

IV. Community Comments (3 minutes each)

- A. Katheryn Veltre: The neighborhood plan is very important, and I am concerned about the way that buildings will look so the neighborhood plan is important to keep the neighborhood looking nice.
 - B. Harry Need: There's a lot of good conversation happening in the chat. Many specifics and good questions are being asked and discussed there.
 - C. Eleanor Andrews: I have a lot of concerns about the way this issue came forward, and you need a staff to digest the information presented. I come from a housing development position. I will be getting involved and giving comment.
- V. Adjournment – 8:30 p.m., motion to extend by 15 minutes made by Tom Begich, second by Harry Need. Meeting adjourned at 8:48 made by Tom Begich, seconded by Harry Need.