



Who will you vote for November 6th?

***Come Hear West Anchorage State Legislative
Candidates Discuss Issues You Care About!***

**West Anchorage
Legislative
Candidates Forum
Wednesday, October 24th
6:00-8:40 p.m.**

**Spenard Recreation Center
Multi-Purpose Room, 2020 W. 48th Ave.**

6:00 p.m. — Enjoy Refreshments &
Mingle with Attendees
6:10 p.m. — Presentations on Ballot Prop 1
6:30 p.m. — Candidates Forum Begins

Invited to Attend:

Senate District Candidates:

District I:

Jim Crawford • Elvi Gray-Jackson

District K:

Sam Cason • Mia Costello

House District Candidates:

District 18:

Harriet Drummond • Anthony Lekanof

District 21:

Matt Claman • Marilyn Stewart

District 22:

**Dustin Darden • Jason Grenn
Sara Rasmussen**

District 23:

Connie Dougherty • Chris Tuck



Sponsored by

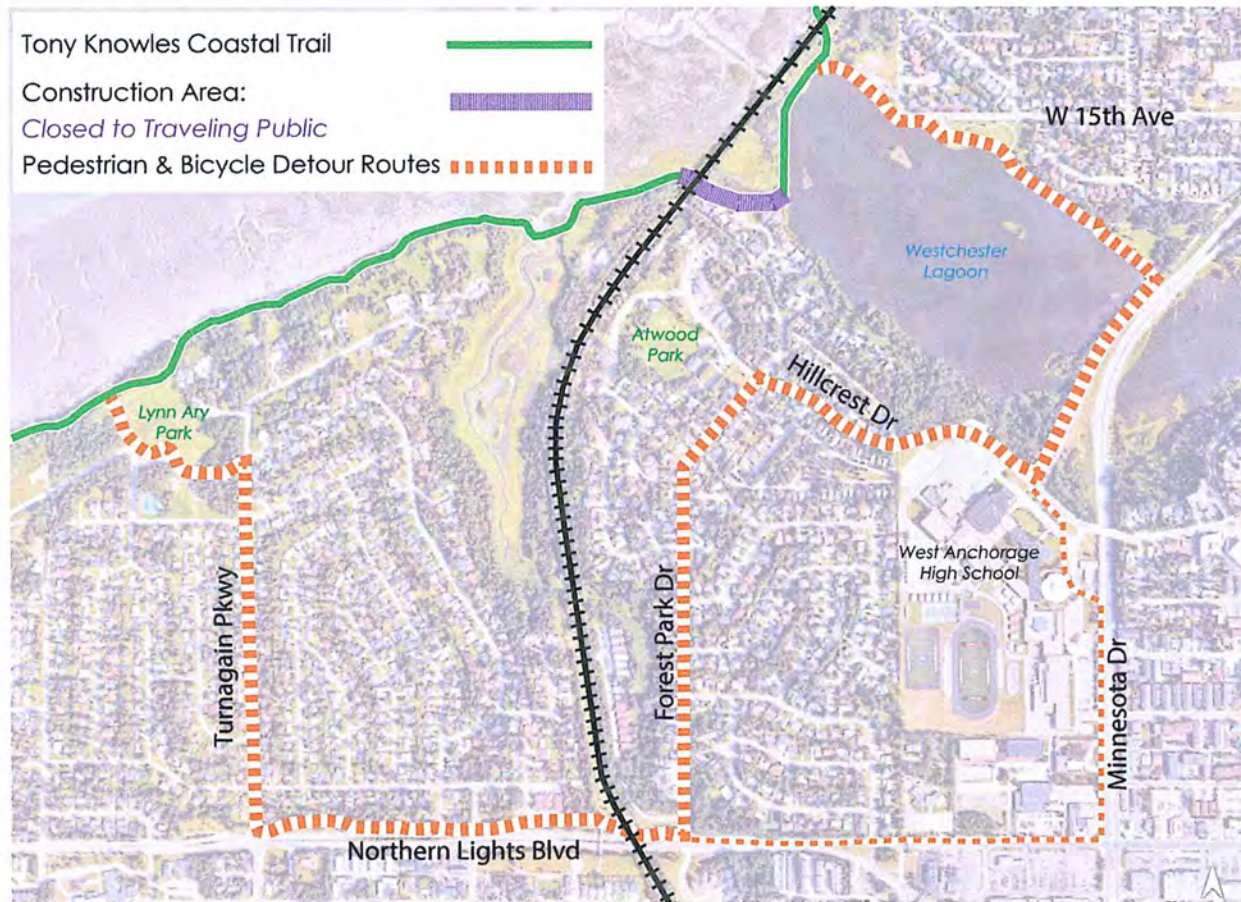
**North Star • Sand Lake
Spenard • Turnagain
Taku-Campbell
COMMUNITY COUNCILS**

For More Info., contact:

**TCC President Cathy Gleason
248-0442, cathy.gleasantcc@yahoo.com**

Construction Starts Oct. 15th

SOUTH WESTCHESTER LAGOON BRIDGE CLOSED FOR CONSTRUCTION



The Tony Knowles Coastal Trail is closed at the South Westchester Lagoon until the MOA replaces the bridge.

PLEASE FOLLOW THE MARKED DETOUR ROUTES ALONG:

- Turnagain Parkway
- Northern Lights Boulevard
- Forest Park Drive
- Hillcrest Drive

Travel times may increase, so please plan your trip accordingly. Thank you for your patience as the Coastal Trail continues to improve.



If you have questions, please contact the Municipality of Anchorage (MOA), Parks & Recreation Department at 907-343-4355 or visit the project website for updates: <https://www.muni.org/Departments/parks/Pages/CampbellCreekTrailBridges.aspx>

ANCHORAGE CLIMATE ACTION PLAN

WHAT IS IT?

A roadmap for how the Municipality can reduce greenhouse gas emissions and prepare for the impacts of climate change. The MOA is collaborating with the University of Alaska to create the Anchorage Climate Action Plan (CAP).

The CAP will take into account community-wide greenhouse gas emissions, projected climate impacts, and the priorities and concerns of Anchorage residents. The plan will prioritize actions that result in substantial economic, environmental, and community benefits.

The CAP focuses on seven sectors: Buildings & Energy, Land Use & Transportation, Health & Emergency Preparedness, Urban Forest & Watersheds, Consumption & Solid Waste, Food Systems, and Outreach & Education.



WHY DO WE NEED IT?

Anchorage is already experiencing the effects of climate change.



CAP TIMELINE

Fall 2018: Community Meetings and Workshops

Steering Committee hosts CAP open house and mobile workshops to provide information about the process and solicit ideas for the plan.



Fall 2018: Prioritizing Actions and Integrating Input

Working groups prioritize potential actions for the CAP and integrate community input.



Winter 2018: Finalizing Draft Plan & Public Comment

Working Groups finalize recommendations and submit for review. Draft CAP will be shared with the public and open for comment.



Early 2019: Final Plan

Feedback from subject matter experts and community incorporated. The finalized CAP will be sent to the Assembly for consideration.

Visit muni.org/ClimateActionPlan

or contact

ClimateActionPlan@anchorageak.gov

for more information!

HOW CAN I GET INVOLVED?

Sign up for our newsletter, find out about upcoming events, and request a mobile climate workshop at muni.org/ClimateActionPlan.

Mobile Climate Workshops

To get more community input, the Climate Action Plan Team wants to come to you! We can give a presentation or facilitate a workshop for your group.

- 1 Climate Action Plan 101 (October - January)**
Overview of CAP development process and background information about climate impacts.
- 2 Community Climate Conversation (October - November)**
Have ideas for what should be included in the CAP? We can host a discussion about your vision for Anchorage and ideas for the CAP.
- 3 Sector-specific Focus Groups (October - November)**
Does your community group have expertise or interest in one of the seven sectors? We can arrange an interactive workshop so that your group can give more in-depth input for the CAP.
- 4 Review Draft CAP (December - January)**
Want to review the draft CAP? We can host an interactive workshop during which your group can provide input on draft recommendations made by the Climate Action Plan team.



Alaska State Legislature

Representative Matt Claman

October 2018 Community Council Update

Alaska State Forum on Public Safety — Thank you to all who attended the Alaska State Forum on Public Safety. The Forum drew over 80 people in the audience and many more online, with our live-stream videos receiving over 900 views. To watch the forum or share with friends and colleagues, visit the Rep. Matt Claman Facebook page: <https://www.facebook.com/RepMattClaman/>.

The forum presentations and panel discussions gave us all a better understanding of where we are: both where we have been and where we are going. In a panel discussion on Crime Trends in Alaska, Captain Sean Case from the Anchorage Police Department explained that we've been successful in changing and modifying our laws, and now we need to address the underlying causes of criminal activity and increase options for law enforcement. He discussed the importance of police officers having meaningful interactions and helping individuals who commit crimes get the help they need. To do this, we must improve access to mental health and substance abuse treatment.

Anchorage Police Ride-Along — I recently spent a Saturday afternoon with Captain Case, learning and observing firsthand what police officers encounter every day in Anchorage. We responded to incidents related to drugs, homelessness, and homicide and met with businesses that are dealing with shoplifting. We were involved in the successful apprehension of a suspect in a homicide from the night before. We visited the Gamble and Northway Carls, and the managers on duty shared the challenges they face with shoplifting. Both recognized the critical need to invest in substance abuse treatment to get individuals off the street and into treatment.

My ride along experience reminded me of our responsibility as a state to make wise use of our public safety resources and work together to improve public safety. For example, Captain Case explained the importance of having multiple officers available to respond to potentially violent situations because multiple officers at a confrontational situation often results in less aggression from the suspect and better public safety outcomes. I am pleased that [Mayor Berkowitz has proposed a city budget for 2019](#) that prioritizes police and fire academies to maintain the effectiveness of our police and fire departments.

Anchorage School District Bond Tours — At the end of September, I visited six schools in our district to see recently completed school bond projects. During my conversations with teachers and staff at Gladys Wood, Sand Lake, Lake Hood, Turnagain, Romig and West High, I learned about the District's recent efforts to improve student safety. The newly completed entrances to Gladys Wood and Turnagain route all visitors through the main office before entering the schools' main facilities. This design deters intruders from having immediate contact with students and teachers. The other schools now have door-monitoring systems that require staff to buzz visitors in.

Additionally, Lake Hood Elementary Principal Aimee Kahler described the District's challenges finding substitute teachers. She explained that it's a regular occurrence for schools to not have a substitute for an absent teacher, which requires the school to divide the affected students into different classrooms for that day. If you or anyone you know is interested in being a substitute, please apply here: <https://www.asdk12.org/Page/5603>.

Representative.Matt.Claman@akleg.gov
(907) 465-4919

http://akhouse.org/rep_claman/

Serving the Sand Lake, Spenard, and Turnagain Communities



What is Anchored Home:2018-2021?

Anchored Home is a single focused implementation plan for Anchorage that combines federal, state, and local strategies including an update of the 2015 Anchorage Community Plan to End Homelessness. It addresses immediate community needs and builds the foundation to address larger, socioeconomic factors that impact homelessness. Anchored Home was developed in partnership with the Anchorage community through a series of gatherings, discussions, public reviews, and open forums. Anchored Home officially launches in October 2018. It represents a collaborative effort between the Municipality of Anchorage, the Anchorage Coalition to End Homelessness (ACEH), community leaders such as the Rasmuson Foundation, United Way, and many other key stakeholders - housing partners, social service agencies, residents and funding partners. These organizations will work with the Anchorage Homeless Leadership Council (HLC) to provide timelines for project completion, ensure assignment responsibility and accountability, and further guide the work in addressing homelessness and housing issues in our community.

Why are we releasing an updated strategic plan?

Anchored Home is a strategic update that will build on existing work to extend community strategies to new partners, deepen the commitment to align resources and incorporate a wider community voice. With this update, the core implementation team (consisting of the Municipality of Anchorage, the Anchorage Coalition to End Homelessness and the Homeless Leadership Council) will increase data quality, focus implementation efforts and inform the community stakeholders of new developments to encourage a stronger understanding of what each person can do to help further Anchored Home and our shared goal to make homelessness rare, brief and one-time.

Who will support the plan?

A primary workgroup with three main leaders provides the core staffing to the plan: Nancy Burke, from the Municipality of Anchorage; Jasmine Khan, from the Anchorage Coalition to End Homelessness; and Dr. Richard Mandsager, a Rasmuson Foundation Senior Fellow. These three entities will provide staffing and guidance for the work under the plan, however, there are many other organizations committed to outcomes, including Providence Alaska Health Services, United Way of Anchorage, and Cook Inlet Housing Authority, Alaska Mental Health Trust Authority, and many community social services and housing partners.

The list of supporting entities can be found at the end of this document.

Who will oversee the plan?

The Anchorage Homelessness Leadership Council (HLC): This group of prominent Anchorage leaders will oversee the plan as it is put into action. The council will leverage resources, monitor data, hold service

providers and other stakeholders accountable, inform the public on results, and provide overall direction on next steps.

Why select an oversight board with so many partners involved?

The oversight board, the Anchorage Homeless Leadership Council, will be involved in monitoring data, providing advocacy and working to develop needed resources to implement Anchored Home priorities. This neutral role allows the partners doing the work to have a focus on each of their respective areas of expertise while an overarching group will monitor the system outcomes and needed resources. Having this level of oversight allows multiple facets of Anchored Home to be addressed at once, while still working to achieve a common goal.

Where else has a plan like this been used? Why is it effective for our community?

Cities with high homelessness rates, such as Houston, Texas and Salt Lake City, Utah, have utilized action plans and community leadership councils similar to Anchored Home with positive results. Anchored Home will be tailored to fit the needs of Anchorage, while using the model of a core group that works together under a common goal.

Using approaches such as these, Anchorage will make homelessness a rare, brief and one-time event. We will also improve communication within the community while creating an environment where outcomes and resource needs can be highlighted for everyone.

How will community input be taken?

There will be an initial community stakeholder input process on the Anchored Home Public Review Draft that will run from August 23 to the end of September 2018. October 4th, the final draft of Anchored Home will be published. Community meetings will continue throughout the three years of implementation.

There will be a general public meeting on Sept 18th at 7PM at the Anchorage Loussac Library, Wilda Marston theater.

Why now? What has changed with the new plan?

It is our desire for all Anchorage communities to have equal access to information on the plan to end homelessness in our city. Anchored Home will allow for broader communication and a more inclusive representation of the community experience of homelessness impacts and solutions. By encouraging representation through community stakeholders, Anchored Home will be positioned to grow and develop as the community does.

Who created Anchored Home? Who provided input into the initial Public Review Draft?

Everyone in the community has a role to play in ending homelessness. Many partners have contributed to Anchored Home and have committed to working together to achieve its goals. Many voices came to the conversation and provided inputs.



2018 Summer Season Report

About Anchored Home Strategic Plan

Homelessness is a pervasive problem across the country. In Anchorage, it is more visible than ever. The Summer 2017 adult homelessness count put the number of people experiencing homelessness in Anchorage at 1,304. The summer 2018 count – using the same methodology as the previous year – puts the number at 1,064. There is ample reason for hope. We are pushing ahead on promising solutions with a fresh sense of urgency. Anchored Home 2018-2021, is a three-year tactical roadmap which draws on new tools and strategies while building on the community's existing work and planning. The goal is to ensure homelessness in Anchorage is a rare, brief and one-time event.

Anchored Home, an update of the 2015 Anchorage Community Plan to End Homelessness, formally launches in October of 2018. A series of conversations included meetings with community councils, community support organizations and providers, business and industry leaders, and the public at large. Key pillars of Anchored Home include strengthening the Anchorage Housing & Support Systems, ensuring Public Health & Safety, bolstering Advocacy & Funding, and a newly added pillar, promoting Prevention and Diversion from Homelessness. The on-the-ground operational implementation of Anchored Home will be jointly led by Nancy Burke, Housing and Homelessness Coordinator from the Municipality of Anchorage; Jasmine Khan, Executive Director of the Anchorage Coalition to End Homelessness; Dr. Richard Mandsager, a three-year Senior Fellow with the Rasmuson Foundation; and Michele Brown, President and CEO of United Way of Anchorage.

What's the Progress?

Municipality of Anchorage has accepted public reports of homeless camps in the community through an online form that maps the camps and aids with the abatement and cleaning of the camps. In addition to making the process easier for members of the community, it has provided the opportunity to gather more data about camps and cleanup within the municipality. Below are two graphs showing the progress made between 2017 and 2018 in regards to public reports and camp abatements.

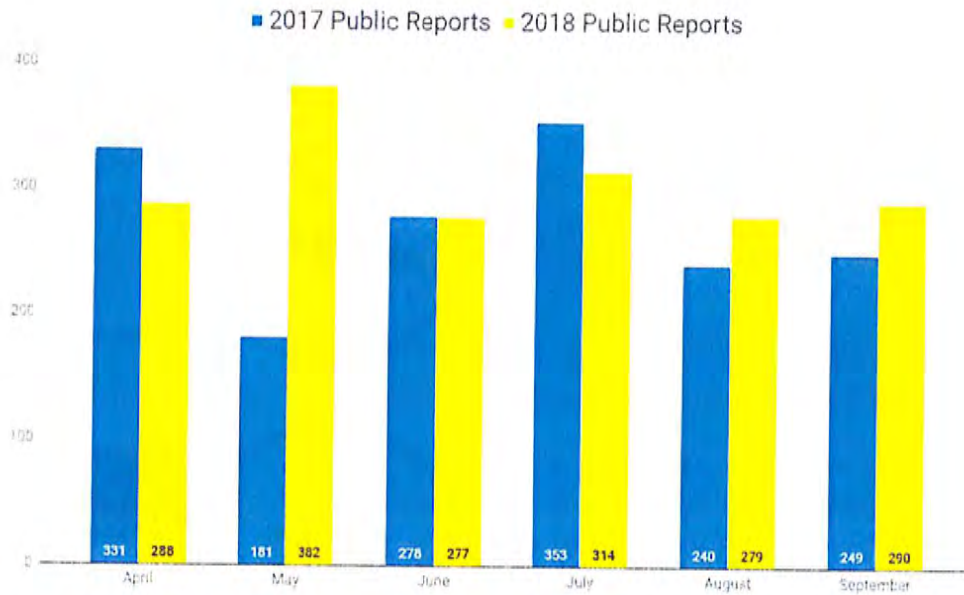


*Summer Reports and Abatements include April-September

Summer Camp Abatement Statistics

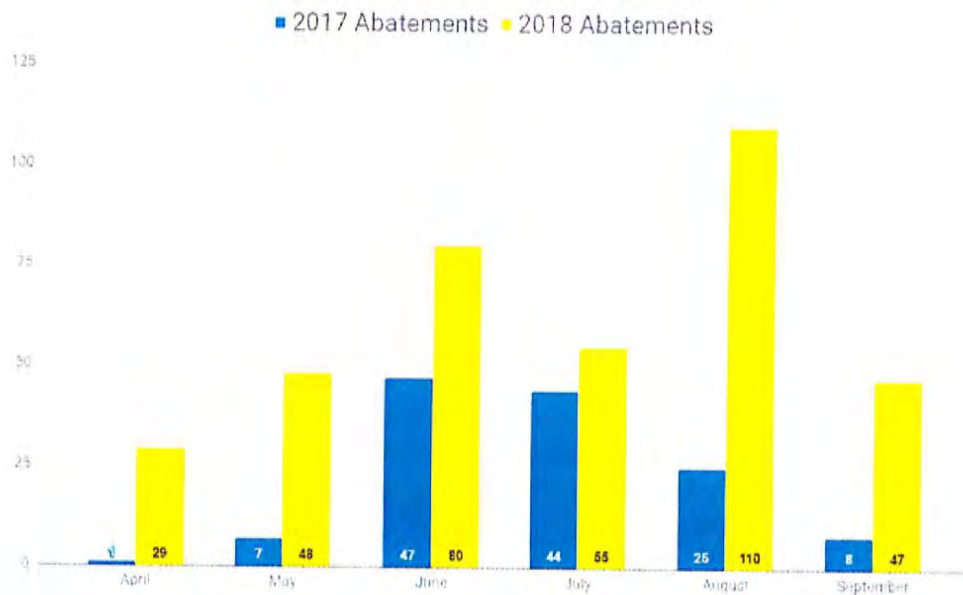
Public Reports via #AncWorks

The below graph compares public reports of camps during the summer (April through September) of 2017 and 2018.



Camps Abated by APD

The below graph compares the number of camps abated by APD during the summer (April through September) of 2017 and 2018.





Strategic Action Plan to Solve Homelessness *in Anchorage: 2018-2021*

October 2018





COVER PHOTOS Skyline: Doug Lindstrand/AlaskaStock.com. Photos left to right: Covenant House; RurAL CAP; Municipality of Anchorage; RurAL CAP; Covenant House.

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Dear neighbor,

We are proud to present *Anchored Home: 2018 to 2021*, our strategic roadmap to a time and place where homelessness in Anchorage is rare, brief and one-time. Anchored Home emphasizes four pillars: 1. Prevention and Diversion, 2. Housing and Support Systems, 3. Public Health and Safety, and 4. Advocacy and Funding. We recognize that our community, like all communities, has both a moral and a fiscal responsibility to solve homelessness and care for our people. We also recognize that our community has its own unique character and distinct qualities that require a plan that reflects our values and our goals. This plan reflects those responsibilities and circumstances.

As Alaskans, we know that success requires us to take down barriers and work together. *Anchored Home* depends on partnerships with the public, private and non-profit sectors, to make Anchorage safe and supportive for all people who live here. We envision an Anchorage that links those who live with homelessness to basic and long-term support and opportunities. This is an Anchorage where the community has sufficient social supports to give everyone in this city an opportunity to live sheltered, in safety and with access to health services.

Anchorage, like many cities, is already paying a price for a sparse social service network and inadequate investment in prevention and long-term solutions. We are contending with chronic issues related to poverty and the failure to provide comprehensive behavioral health supports. Though the support of the state and federal governments is greatly appreciated, we cannot rely only on either the state or federal government to provide the support that our community needs.

Anchored Home is Anchorage's community plan. It is rooted in the work and vision of the people of our community. It is our strategic roadmap for the next three years, and we are committed to achieving this vision. We invite you to read the plan, participate in conversations and forums over the next three years, and to make a personal commitment to put this plan into action. Together, we can make sure that Anchorage represents values and vision, actions that make a difference, and a safer, stronger community.

Ethan Berkowitz
Mayor, Municipality of Anchorage

Jasmine Khan
Executive Director,
Anchorage Coalition to End Homelessness

Collaboration and Input

Everyone in the community has a role to play in ensuring that homelessness for people in Anchorage is a rare, brief and one-time experience. Many partners have contributed to Anchored Home and are committed to working together to achieve its goals. Many community members have shared their perspectives and commitment to finding solutions.

Anchored Home Leaders and Funders



The community engagement process, development and revision of the plan were supported by Agnew::Beck Consulting, funded by the Alaska Mental Health Trust Authority.

Partners, Participating Organizations and Community Voices

| | |
|--|---|
| Agnew::Beck Consulting, Inc. | Covenant House Alaska |
| AK Red, LLC | Daybreak Services, Inc. |
| Alaska AFL-CIO | Denali Federal Credit Union |
| Alaska Children's Trust | Disability Law Center of Alaska |
| Alaska Coalition on Housing and Homelessness | Downtown Community Council |
| Alaska Council on the Homeless | Downtown Hope Center |
| Alaska Criminal Justice Commission | East Downtown Partnership |
| Alaska Department of Corrections (DOC) | East Downtown Action Group (eDAG) |
| Alaska Department of Health and Social Services (DHSS) | Fairview Community Council |
| Alaska Food Policy Council | Forget Me Not |
| Alaska Grassroots Alliance | Habitat for Humanity |
| Alaska Housing Finance Corporation (AHFC) | Institute for Community Alliances (ICA) |
| Alaska Legislature | Lutheran Social Services |
| Alaska Mental Health Trust Authority (the Trust) | Mat-Su Health Foundation |
| Alaska Mill and Feed | Mat-Su Coalition to End Homelessness |
| Alaska Native Tribal Health Consortium (ANTHC) | Mountain View Library |
| Alaska Trails | Municipality of Anchorage (Muni) |
| Alaska Veterans Foundation | NeighborWorks Alaska |
| Allen & Peterson Cooking + Appliance Center | Nine Star Education & Employment services |
| Anchorage Assembly | Office of Governor Bill Walker |
| Anchorage Assembly Homelessness Committee | Office of Senator Tom Begich |
| Anchorage Coalition to End Homelessness | Office of Mayor Ethan Berkowitz |
| Anchorage Downtown Partnership (ADP) | Partners for Progress |
| Anchorage Economic Development Corporation (AEDC) | Providence Health Systems Alaska |
| Anchorage Fire Department (AFD) | Rasmuson Foundation |
| Anchorage Housing Initiatives, Inc. | Rural Alaska Community Action Program (RurAL CAP) |
| Anchorage Parks Foundation | Statewide Homeless Housing Office |
| Anchorage Police Department (APD) | Southcentral Foundation |
| Anchorage School District (ASD) | The Boardroom |
| Anchorage Responsible Beverage Retailers Association (ARBRA) | Third Avenue Radicals |
| Abused Women's Aid in Crisis (AWAIC) | U.S. Housing and Urban Development (HUD), Region 10 |
| Bean's Café | U.S. Veterans Administration (VA) |
| Catholic Social Services (CSS) | United Way of Anchorage |
| Choosing Our Roots | University of Alaska Anchorage (UAA) |
| Christian Health Associates | University of Alaska Anchorage Justice Center |
| Coalition to Protect Public Spaces | Volunteers of America |
| Cook Inlet Housing Authority (CIHA) | Youth Task Force |
| Cook Inlet Tribal Council (CITC) | |

Community Engagement Process

Creating Anchored Home is just one step in bringing our community together to better understand the problem, dialogue about the solutions we need, and unite to make those solutions a reality. This revision of the Anchorage Community Plan grew out of the community's desire to improve quality of life for all living in Anchorage, and has been shaped throughout the process by the diverse and passionate voices who each bring an important perspective to the table.

In developing Anchored Home, we have engaged over 700 community members, businesses and agency representatives through a community engagement and public review period. We are committed to continuing this conversation throughout implementation as we work together to solve homelessness in Anchorage, including hosting quarterly forums for community dialogue. Community members were engaged individually and through the following methods:

- Two community gatherings in February and May 2018, and community forum in September 2018
- Anchorage Assembly Homelessness Committee meetings and engaging with Assembly members
- Housing, Homeless and Neighborhood Development (HHAND) Commission
- Anchorage Coalition to End Homelessness (ACEH) member meetings
- Outreach to Federation of Community Councils and 17 Community Council meetings
- Discussion with people with lived experience of homelessness, including current clients at Brother Francis Shelter / Bean's Café Campus
- Discussion with housing and social service agencies
- One-on-one meetings and group discussions with stakeholders, including the many individuals and organizations recognized in this plan, as well as individuals who currently experiencing or have experienced homelessness in Anchorage.

What We've Heard: Themes and Responses in Anchored Home

| Themes of Community Input | Incorporated in the Plan |
|---|---|
| We need to address homelessness, and the impacts of homelessness on our community, to improve quality of life for all people in Anchorage: residents, neighborhoods, businesses, trail and park users, and especially those experiencing homelessness. | Anchored Home itself grew out of an increasing realization that the status quo needs to change, and the community demands solutions. Each revision of Anchored Home has further emphasized the need for coordinated action, the early successes we have achieved in building a better system, and the resources needed to make further progress. |
| Homelessness is a public health and safety issue for the entire community, including vulnerable people experiencing homelessness. | Pillar 3: Public Health and Safety focuses in particular on improving quality of life for all Anchorage residents, and recognizes that people experiencing homelessness are especially vulnerable. Many of the actions under this pillar address encampments and other impacts on Anchorage neighborhoods, trails and public lands. |
| Preventing homelessness and helping people before they experience homelessness is an important strategy, and should be highlighted in the plan. | We have added a new Pillar 1: Prevention and Diversion from Homelessness, recognizing that many people in our community are vulnerable and may be at risk of experiencing homelessness. Connecting people who are at risk with resources can help prevent a future crisis. |
| We need to help people get back on their feet: housing, access to health care, training and employment help people become and stay independent. | Finding and keeping meaningful employment helps people regain independence as well as feeling connected to their community. Many organizations identified in Anchored Home run programs to grow job skills and employment; more partners, including businesses, need to increase opportunities for Anchorage residents needing work. |
| Some neighborhoods are more impacted than others, from encampments in public parks and along greenbelts to areas where services are located. Solving homelessness needs to be a more equitable, city-wide effort. | Homelessness impacts the entire community in a variety of ways, but the current situation does directly impact some residents, businesses and neighborhoods more than others. Scattered site (spread throughout the city) housing is a best practice and is already being used by several organizations, but more can be done to better distribute services throughout the Municipality. Pillar 2 includes multiple strategies to increase housing and supports citywide in a more geographically diverse way. Pillar 3 emphasizes the need for citywide services such as shelters. |
| Many people are very concerned about illegal encampments on public lands, and the health and safety problems the camps create. Community members want clear accountability from the Muni to clean up camps, and better communication to the public about what is already being done. | The community has identified this as a concern and priority area since the beginning of the process, and Pillar 3: Public Health and Safety incorporates many of the recommendations of residents and the Muni to better address illegal encampments. Ongoing data reporting will include reporting on these actions. As with all interventions in Anchored Home, more funding will be needed to increase the resources necessary to address encampments in a comprehensive way, detailed in Pillar 4: Advocacy and Funding. |
| Businesses, neighbors, the faith community, and others want to help! However, people are unsure how to help, and need the tools and skills to engage. | Involving the community is an important theme throughout this plan. We have more clearly defined ways the community can engage under each pillar, with actions including educating individuals and groups who may interact with people experiencing homelessness and providing tools for positive engagements. |
| Community members want more communication and greater transparency from the Municipality and its partners to share what is being done to solve homelessness, what progress is made over time, and remain accountable for protecting public health and safety of the entire community. | Anchored Home began with community dialogue about solving homelessness, and has been strengthened throughout this process by the input and participation from many different people who want to solve this problem. Each pillar identifies ways in which the community can engage, and Pillar 4: Funding and Advocacy highlights community-based advocacy as an important strategy for change. The plan also commits the Anchored Home team to regularly sharing data and measurable progress toward the goals, as well as a quarterly public forum. |

| Themes of Community Input | Incorporated in the Plan |
|--|--|
| <p>People make assumptions about who experiences homelessness, why and how people experience this, and disagree about who in the community is responsible for solving homelessness.</p> | <p>Anchored Home acknowledges that people experience homelessness for many different reasons and have differing levels of need. The plan also emphasizes the need to work together as a community and align our efforts and resources to address homelessness. It cannot be one agency, sector or group's responsibility. The focus on data collection and utilization is a key step in dispelling these assumptions and creating further actions to address homelessness.</p> |
| <p>We need to reduce stigma about homelessness, and approach this issue with empathy and compassion as we work on solutions.</p> | <p>Anchored Home is a call to action to improve quality of life for everyone in our community, especially those who are experiencing or will experience homelessness in the future. The language in Anchored Home has been chosen intentionally to describe the issue of homelessness as a complex problem, while not assigning blame or assumptions about the individuals who experience homelessness. The actions in this plan will help our community better understand the causes and impacts of homelessness, acknowledge the desire of all people to live with dignity and a sense of connection to the world around them, and work together to help fellow residents.</p> |
| <p>Homelessness is not an isolated problem: it relates to lack of affordable housing, the strength of the economy, access to education and meaningful employment, addiction and substance use, medical and behavioral health, past trauma and current crises, and many other social issues. We must address these other issues before we can truly solve homelessness.</p> | <p>All of this is true. Homelessness can be a cause and an effect of many other challenges we face as individuals, and as a community.</p> <p>The strength of Anchored Home is its focus on concrete, tangible actions we can take as a community, with an intentional focus on the issue of homelessness. Anchored Home acknowledges the larger context for the problems we are trying to address, but must remain focused on achieve the goals we have set. More work is needed to address these other challenges, and those efforts should be aligned with this plan.</p> |

George's Story

George is a grandfather, veteran, avid crossword puzzler, and excellent cook. This winter, he lost his health, his job, and his home.

Couch surfing after undergoing a triple bypass surgery, he wasn't improving and was afraid to go to the doctor and incur more medical bills. George called Alaska 2-1-1 and described his struggles. 2-1-1 staff referred George to Catholic Social Services. Right away, an advocate found him suitable transitional housing where he could safely recover. George also accessed the medical care he needed and was immediately treated for fluid retention in his lungs, a life-threatening condition. A case manager also assisted him with filing for disability benefits and public assistance and finding permanent housing.

Attentive care from staff, who recognized all his needs and helped him find the right community services, probably saved George's life. Best of all, the assistance he received has helped him become stably housed and self-sufficient again.

Source: United Way of Anchorage, 2018

Introduction

Homelessness can be difficult to understand. We see the individuals in public spaces, living in encampments and panhandling at the roadside. We often do not see the youth and young adults, the families, the veterans, and other individuals who are experiencing homelessness out of the public's view.

Ending homelessness benefits the entire community. When we live in stable housing, we are more likely to have better physical and mental health, regular employment, and a higher quality of life. Children are more likely to be successful in school and to graduate to higher education.

Addressing homelessness also means our community will be safer. Businesses can focus on their customers, neighbors have less impact on their properties, visitors and tourists have positive experiences, and parks and public lands are maintained for the whole community's use. Police, fire and emergency medical services will be less burdened, saving and redirecting community resources.

Ending homelessness is not easy. Most importantly, housing must be available. For people with a short-term need, access to affordable housing or one-time assistance can get them back on track. Some individuals need additional supports over time to help them live successfully in the community. Many socioeconomic factors affect homelessness: unemployment, lack of affordable housing, low wages, untreated health conditions, personal and historical trauma, race- and gender-based disparities, and public health crises such as the epidemic of opioid and substance abuse. Growing our local economy and promoting equity benefits us all and helps to end homelessness in Anchorage.

This plan, Anchored Home: 2018-2021, is a single focused implementation plan for Anchorage that combines federal, state, and local strategies. While the many larger issues identified above also require action to improve our community, we must remain focused on homelessness to be successful in achieving our stated goals. It addresses immediate community needs and builds the foundation to address larger, socioeconomic factors. The plan also identifies specific areas where more funding and resources are needed to achieve our community's goals. Anchored Home was developed in partnership with the Anchorage community through a series of gatherings, discussions, public reviews, and open forums.

To get the facts on homelessness in Anchorage please visit the Anchorage Coalition to End Homelessness' website at: <https://anchoragehomeless.org/get-the-facts/> For additional details and explanation of terminology, please refer to the Definitions and Acronym section at the end of this document.

VISION



Homelessness is
rare, brief, & one-time

1



KEY Pillars



Core Purpose

Anchored Home identifies concrete actions to make homelessness a rare, brief and one-time event. Anchored Home is an action-oriented roadmap for the next three years that combines community, state and federal plans. The private sector, public sector and individual community members will help to implement this plan, including securing additional resources to meet our community's needs.

Four Key Pillars of Anchored Home

Anchored Home directs resources to four pillars to solve homelessness and improve community livability.

1. Promoting **Prevention & Diversion** from homelessness
2. Growing the **Housing & Support System**
3. Improving **Public Health & Safety**
4. Increasing **Advocacy & Funding** to bolster our efforts.

Liam's Story

When Liam first walked through the doors of Covenant House Alaska at age 16, he was furious. Raised in a home rife with abuse, violence and drug addiction, Liam dropped out of school at 14 and started using drugs. A year later, at age 15, he was dealing drugs and was arrested several times. Brought by police to Covenant House's Crisis Center, he met his caseworker, Miriam, who believed in him even when he didn't believe in himself.

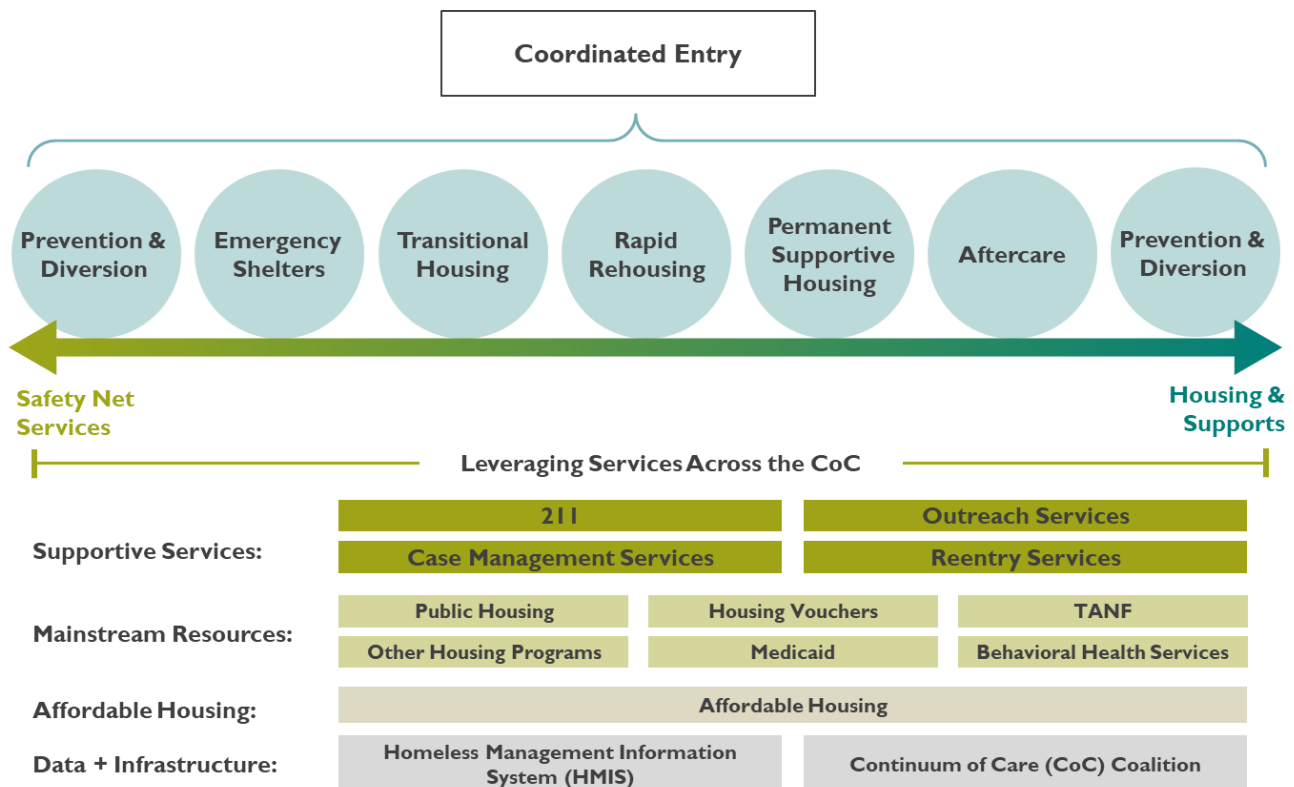
For five years, Liam would periodically drag himself to the shelter, cold and malnourished, then disappear. Miriam persevered through counseling and treatment services, and Liam settled into Covenant House's Transitional Living Program. He trained as a chef and became skilled in kickboxing, poetry slam, and chess. Today, Liam is 21, working towards a college degree, the proud single father of a 3-year-old son, and a passionate advocate for kids experiencing homelessness. He is raising his boy with the same values he was taught at Covenant House: unconditional love and respect.

Source: Covenant House, 2018

Our Current System

Service and housing supports for those experiencing homelessness comes from government entities, housing providers, and social services organizations. This web of housing and supports is called a Housing & Support System. Anchorage's current Housing & Support System is illustrated in the graphic below.¹

Anchorage's Housing & Support System



¹ This is not a comprehensive list of housing and supports. Definitions for services within the Housing & Support System can be found in the Definitions and Acronym section at the end of this document. It should also be noted that while Anchorage has many pieces in place and continues to strengthen this system, significant gaps remain. Anchored Home calls for more resources to fill these gaps.

It is currently challenging to quantify the true community need for housing and supports and identify shortages, so we can address capacity and funding gaps. Through this collaborative planning effort, we will gain a shared, centralized understanding of the current system to increase and provide more efficient services to people experiencing homelessness. One example of this is assessing our community's need for services across this continuum. Currently, federal priorities target funding for housing through rapid rehousing and permanent supportive housing interventions. These are necessary elements of a Housing & Support System. However, emergency shelters, transitional housing programs and other interventions are also necessary. The benefit to understanding Anchorage's Housing & Support System is to better understand our unique community needs and be able to locally address capacity and funding gaps.

Data Gathering

Anchorage uses two primary tools to collect data on how many people experience homelessness and to track trends over time. One is the Point-in-Time (PIT) count. The Point-in-Time count is a snapshot of homelessness collected at one time each year, on the same day as every other participating community in the country. PIT counts can be compared across communities and give local and national decision-makers a tool for tracking homelessness over time. During the Point-in-Time Count each year, volunteer community members conduct an on-the-ground survey to count the number of people experiencing homelessness, both in shelter and living in camps and on the street.

The second is the Homeless Management Information System (HMIS), which is used across Alaska and around the country by providers to collect information on people experiencing homelessness. HMIS tracks the number of people who have accessed the Housing & Support System and can report on key metrics.

The PIT count and some data from HMIS is presented in the table below to show the number of people currently experiencing homelessness in Anchorage (broken out by population), the average length of time people experience homelessness, and the percentage of the population served who return to homelessness within a year, which gives a sense of the effectiveness of the Housing & Support System in Anchorage. This data is simply a snapshot of Anchorage in 2018, and a baseline of two key measures of success that Anchored Home will track and publicly report throughout implementation.

| People Experiencing Homelessness in Anchorage | Youth and Young Adults | Families | Veterans | Adults | Total |
|--|------------------------|---------------------------|----------|----------|----------|
| Point-in-Time Count (January 2018) | 99 | 87 families 280 people | 62 | 715 | 1,094 |
| Active clients in HMIS (July 2017 - June 2018) | 976 | 1,917 people | 531 | 4,659 | 7,442 |
| System Successes | Youth and Young Adults | Families | Veterans | Adults | Total |
| Average Length of Homelessness ² (July 2017 - June 2018) | 172 days | 190 days | 518 days | 380 days | 312 days |
| Percent of Population Returning to Homelessness within 1 Year (July 2017 - June 2018) | 15% | 6% | 25% | 27% | 20% |

² Average length of homelessness is calculated for the population of clients in the following housing types: emergency shelter, transitional housing, and any type of permanent housing, including permanent supportive housing and rapid re-housing, up to the client's move-in date.

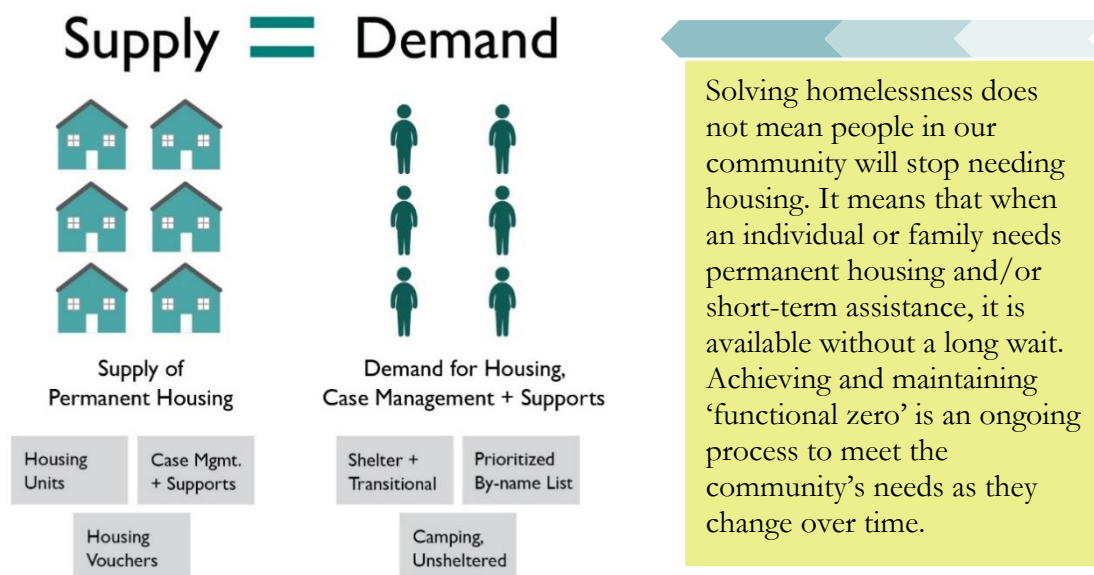
One core component of Anchored Home is to improve the quality of data and increase use of metrics collected by the Housing & Support System. Our current data processes need to be improved. Data gathered in Anchorage currently does not accurately reflect all people experiencing homelessness, it measures those who have interacted with the Housing & Support System. For example, there are unsheltered people who are not counted in the data because they are living on the streets or in encampments, and have not yet engaged with providers. As we improve data collection and increase street outreach, the number of people counted as experiencing homelessness may appear to increase for a time.

Beyond understanding the number and basic demographics of those experiencing homelessness, data will be used to track implementation of the four pillars of Anchored Home. As we work to implement the actions of each pillar, progress measures should show improvement over time. Data will also help us be smart about where to target our work. For instance, HMIS data can help us understand how many people are living in encampments and what their needs are. With this information, we can determine the appropriate housing and supports to address the true need and achieve the goals of Anchored Home.

What We Want to Achieve: Functional Zero³

Anchorage can become a safe and livable community where homelessness is a rare, brief, and one-time occurrence. To get there, we need to build a sustainable data-driven system of supports that adequately meets the needs of people experiencing homelessness. This work must be driven by a collective action partnership among the community, the Municipality, businesses, housing providers, supportive service providers, community-based providers and other stakeholders. Anchored Home seeks to represent the voices of our community members, including those with lived experience of homelessness.

Anchorage is joining many communities around the country working to end homelessness using the concept of “functional zero.” Functional zero is achieved when the number of people who are experiencing homelessness each month, both sheltered and unsheltered, is fewer than the number of available housing units that month. In other words, when our supply of housing and supports meets or exceeds the demand for housing and supports from people experiencing homelessness.



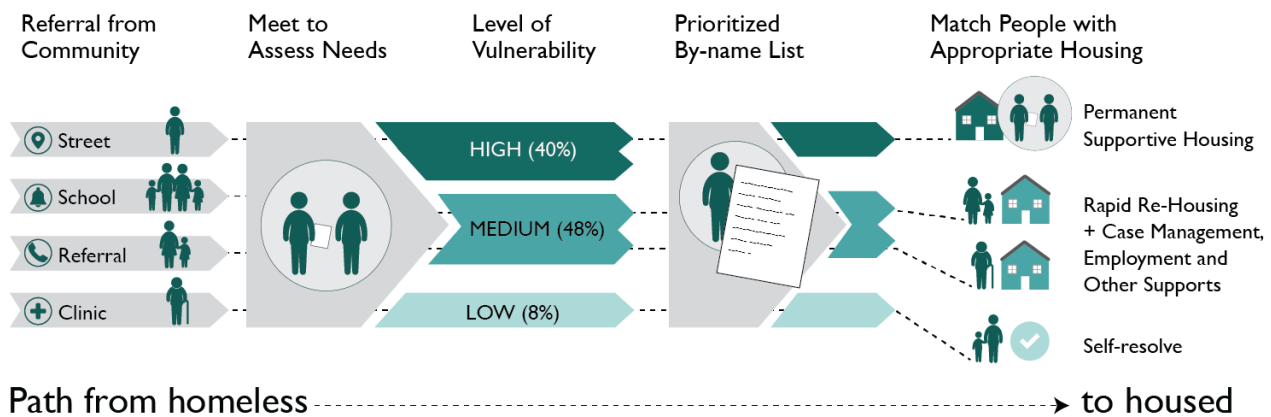
³ To better understand the concept of ‘functional zero’ watch this short video focused on efforts to end veteran homelessness: <https://www.youtube.com/watch?v=4O8mEwbF0ps>.

Achieving functional zero for homelessness in Anchorage will require community members and organizations working together, over a sustained number of years, with an adequate amount of resources. We must expand the Housing & Support System to meet current and future demand, and to respond to individuals experiencing homelessness quickly and effectively.

There are three critical parts of this system that must be strengthened to achieve functional zero:

1. Accurately counting the demand for Housing & Supports and the available supply. This helps us understand how to meet the needs of specific groups such as youth and young adults, families, veterans, single adults, and those reentering the community from hospitals or incarceration.
2. Improving data quality in HMIS and increasing our use of data metrics to track implementation and progress.
3. Improving the Coordinated Entry System (illustrated below) to quickly and efficiently match people with appropriate housing and supports to meet their needs.

Coordinated Entry System to Match People with Housing and Supports



The goal of the Coordinated Entry System is to match a person experiencing homelessness with housing and supports to meet their needs, whether that is a short-term emergency shelter stay or long-term permanent housing. Anchorage implemented its Coordinated Entry System in January 2017 and continues to make improvements and add new partners.

Measuring Success

Anchored Home focuses resources on achieving functional zero for youth and young adults, families, and veterans, and making concrete progress on achieving functional zero for adults and people experiencing chronic homelessness. Functional zero is reached when the number of people experiencing homelessness each month, sheltered and unsheltered, is fewer than the monthly availability of housing and supports.



Our faith community responds to families' needs

For the sixth winter in a row, between October 2017 and May 2018, no child had to sleep out in the cold in Anchorage. Our community's family shelters often fill up on cold winter nights, but volunteers with 9 churches representing 11 congregations organized to meet this need. This past winter, the network of churches was able to provide shelter for 73 families, including 94 children and 117 adults, for 170 nights. Shelter is only part of the solution: these families also connected with the Coordinated Entry system to find permanent housing.

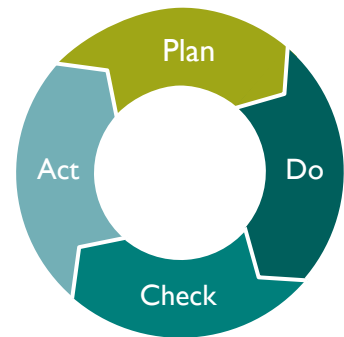
Source: United Way of Anchorage, 2018

Step one will be calculating our baseline data for capacity and demand and sharing this with the community. Progress towards functional zero will be shared through monthly updates to the Anchorage Coalition to End Homelessness www.anchoragehomeless.org and Municipality of Anchorage <http://www.muni.org/departments/mayor/pages/mayorshousingandhomelessness.aspx> websites and through a quarterly public forum and other community-wide communications. Transparency and open community dialogue are central components of Anchored Home.

Measuring Progress

A data dashboard will be created to track implementation efforts and monitor key data points including the number of people experiencing homelessness and the capacity of our Housing & Support System.

One critical element of success is following a PDCA process. PDCA stands for Plan, Do, Check, Act. We set out a plan, do the actions in Anchored Home, collect data to check progress, and then revise our next actions based on successes and challenges. To achieve functional zero, we must be responsive to the community's changing needs while maintaining focus on our goals. An important part of the PDCA process for this plan will be ongoing engagement with the community, including quarterly public forums to share progress on the plan and dialogue about what we need to continue our success or change priorities.



Implementing the Pillars

Each of the pillars has an overall goal and a set of three-year priorities that will be implemented through an action plan. Actions to achieve the priorities under each pillar are listed in Anchored Home, and a more detailed implementation table will identify the following information for each action: the level of priority to initiate or achieve the action; who is responsible for leading, serving as champion and supporting the action; a timeline; needed resources, including funding and from what source; and where possible, a concrete measure of success to track progress toward achieving the action.

The next step in planning will be to prioritize actions, and to identify Action Champions and budgets for each. Information on progress and how to be involved will be shared in a quarterly public forum and other communications, including the Anchorage Coalition to End Homelessness website:

www.anchoragehomeless.org.

Pillar 1. Prevention & Diversion from Homelessness

Strengthen Anchorage's community-based services to better identify and support individuals and families who are at immediate or probable risk of experiencing homelessness. Better coordinate resources to reduce returns to homelessness.

3-Year Priorities

- 1. Build Prevention Resources:** Increase resources to prevent and divert people from homelessness. Target zero discharges to homelessness from any institution or from state custody.
- 2. Strengthen Referral System:** Explore how to use Alaska 2-1-1 as the entry point for rental assistance and other community resources. Promote information and referral available through Alaska 2-1-1.
- 3. Identify Root Causes:** Analyze and understand causes and influencing factors of homelessness in the community, to inform other efforts to reduce systemic barriers to safe, stable housing.
- 4. Empower Our Community:** Increase public awareness of available resources and how to access upstream supports. Encourage outreach to at-risk individuals and referrals through Alaska 2-1-1 and community resources. Reduce stigma associated with seeking assistance.

Actions

- A.** Explore how to use Alaska 2-1-1 to access the Housing & Support System and community resources for prevention of homelessness.
- B.** Assess existing prevention and diversion services and determine the needed capacity increase.
- C.** Analyze local socioeconomic factors that impact inflow into homelessness and develop a plan to educate the wider community about these factors.
- D.** Identify and support programs that foster stability and independence, such as: financial counseling and management, education and skills training, employment programs, social enterprise and entrepreneur development, and life skills development for youth and adults.
- E.** Partner with individuals, businesses, faith communities, community councils and neighborhood organizations, schools and other entities to increase public awareness and refer those at risk of experiencing homelessness.
- F.** Engage in effective outreach and education, with members of the Youth Task Force and Homelessness Advisory Team as spokespeople.
- G.** Identify and implement discharge processes from correctional and health care institutions including Alaska Psychiatric Institute (API), Department of Corrections (DOC), Division of Juvenile Justice (DJJ), Office of Children's Services (OCS) and others to prevent discharges into homelessness.
- H.** Expand existing work groups to include health care, corrections, behavioral health treatment, child protection to identify strategies to prevent discharging individuals from institutional care into homelessness.

Pillar 2. Housing & Supports System

Build and maintain a robust and coordinated system of housing, case management and other supports adequate to house the people who need it, with connections to meaningful work and community. Collect, analyze and share data to set targets, monitor results, and report back.

3-Year Priorities

- 1. Get to Functional Zero:** Achieve functional zero for youth, young adult, family and veteran homelessness. Assess and make progress toward achieving functional zero for adults.
- 2. Develop Housing & Support System Infrastructure:** Assess Anchorage's Housing & Support System infrastructure including existing capacity and demand trends. Evolve *Coordinated Entry* and HMIS systems to match need. Build data-driven dashboards for monitoring and implementation.
- 3. Partner to Fill Gaps:** Maintain and, when necessary, bolster existing services. Increase housing and service capacity to meet demand needs. Integrate the network of core housing and supports with other community-based services and resources.
- 4. Empower Our Community:** Include those with lived experience of homelessness in planning and implementation. Engage the Alaska Federation of Natives, Alaska Native Corporations, organizations representing Anchorage's many cultural groups, and other advocacy groups in planning and implementation to develop culturally appropriate solutions that meet the needs of all experiencing homelessness. Engage with partners across the community including corporations, health care organizations, neighbors and other entities to strengthen outreach and the Housing & Support System. Maintain ongoing community dialogue and communications with the community to share data and progress updates, educate about homelessness, and discuss solutions.

Actions

- A.** Complete an analysis of Anchorage's Housing & Support System to define existing services, capacity and demand.
- B.** Develop strategies to promote scattered-site housing and a geographically diverse network of services throughout the Municipality.
- C.** Support policies that increase the availability and affordability of housing throughout the Anchorage housing market.
- D.** Learn from other communities' efforts to solve homelessness, and evaluate whether other best and emerging practices could be adapted for use in Anchorage.
- E.** Implement Permanent Supportive Housing to house individuals with history of homelessness, corrections involvement and use of other emergency services via the Pay for Success model.
- F.** Implement the Permanency Navigator team, Rapid Re-Housing, and Host Homes projects funded by the Youth Homelessness Demonstration Program to address youth and young adult homelessness across the vulnerability spectrum.
- G.** Implement Path to Independence Rapid Re-Housing project to house moderate vulnerability individuals and households and increase income and employment.
- H.** Implement Providence-funded Community Housing Project to house moderate vulnerability families and individuals.
- I.** Build capacity needed for Coordinated Entry System to build a robust system that rapidly identifies and secures housing and supports for people experiencing homelessness. Include the statewide coalition, Juneau, Fairbanks and Mat-Su as peer networks to develop statewide systems.

Pillar 2. Housing & Supports System

Build and maintain a robust and coordinated system of housing, case management and other supports adequate to house the people who need it, with connections to meaningful work and community. Collect, analyze and share data to set targets, monitor results, and report back.

- J.** Increase access to Coordinated Entry System through strategic partnerships with the community such as mobile assessors, partners at Alaska 2-1-1, and other means.
- K.** Increase and coordinate street and camp outreach with the Municipality's Mobile Intervention Team, police and emergency (EMS) services, and other community outreach efforts to identify and assess individuals and households for the Coordinated Entry System.
- L.** Support peer-to-peer outreach by people with lived experience of homelessness, including the Homelessness Advisory Team and Youth Task Force, to increase trust and participation in services.
- M.** Identify and connect case management and housing for high vulnerability individuals from the Coordinated Entry System, where housing units or vouchers are identified but not linked to case management services.
- N.** Incorporate existing case management programs into the Housing & Support System to provide behavioral health services and other supports for tribal health beneficiaries experiencing homelessness, particularly for those with high vulnerability.
- O.** Build relationships with landlords and provide education and technical assistance on effective practices to support successful tenancy of people experiencing homelessness.
- P.** Explore incentives and other policies for landlords and service providers to serve more high vulnerability individuals and address current gaps in the Housing & Support System.
- Q.** Invite the Alaska Coalition on Housing and Homelessness, Alaska Housing Finance Corporation (AHFC) and Department of Health and Social Services (DHSS) to study, develop models and widely share how tribal health facilities can provide targeted case management or behavioral health services to highly vulnerability individuals needing services and high utilizers of emergency services from the Coordinated Entry System.
- R.** Identify data measures or indices from Medicaid and Department of Corrections (DOC) to prioritize vulnerable populations for permanent supportive housing, and to evaluate effectiveness, cost-effectiveness and need for permanent supportive housing programs, incorporating the DHSS Medicaid Innovation Accelerator effort and Alaska Statewide Opioid Taskforce).
- S.** Assess existing underutilized housing assets in the community by the end of 2019: buildings, vacant properties, vouchers and currently underutilized funding sources. Develop a strategy to incorporate these assets into the Housing & Support System.
- T.** Identify housing units with a homelessness preference funded through other sources e.g. DHSS, Alaska Mental Health Trust Authority (Trust), AHFC, and the Municipality of Anchorage and work to support referrals to these housing units via coordinated entry.
- U.** Work with AHFC and other community organizations to access HUD housing vouchers and increase the annual allocation of Homeless Assistance Program (HAP) vouchers, support permanent supportive housing for high vulnerability clients, and other sponsored vouchers.
- V.** Integrate people who have lived homelessness experiences into the Anchorage Coalition to End Homelessness Board via the Homelessness Advisory Team.
- W.** Support and integrate the Youth Task Force, representing youth and young adults who have experienced homelessness.

Pillar 2. Housing & Supports System

Build and maintain a robust and coordinated system of housing, case management and other supports adequate to house the people who need it, with connections to meaningful work and community. Collect, analyze and share data to set targets, monitor results, and report back.

- X.** Explore innovative and culturally appropriate housing options that are compatible with Anchorage's diverse cultures and northern climate.
- Y.** Engage with the Alaska Native Corporations, Alaska Federation of Natives (AFN) and local advocacy groups to create a plan to incorporate Alaska Native voices, culturally appropriate supports and resources into Anchored Home.
- Z.** Work closely with the Alaska Coalition on Housing and Homelessness during plan implementation to evaluate feasibility of state-wide efforts.
- AA.** Develop and share with the public dashboards of key metrics to monitor progress towards goals.
- BB.** Support providers and agencies to continuously improve data quality through technical assistance, coaching and other methods.
- CC.** Identify and implement processes to collect data on specific populations such as unsheltered people and the re-entry population.
- DD.** Create processes to support and monitor that street outreach is entering data into HMIS and connecting to Coordinated Entry System.
- EE.** Develop data sharing agreements between entities serving individuals experiencing homelessness to maintain accurate monitoring and develop an integrated service system for high utilizers of public services.
- FF.** Assess the existing HMIS system and outline a plan to revise the system to meet evolving community needs.
- GG.** Periodically review and revise, as needed, HUD Continuum of Care funding application criteria to align and support community priorities.
- HH.** Provide training, materials and other tools for community members to engage effectively and constructively with people experiencing homelessness during day-to-day encounters. Tools should focus on businesses, faith communities, public and private agencies who routinely interact with people experiencing homelessness, and all other interested community members.

Pillar 3. Public Health + Safety

Resolve public health and safety issues related to homelessness and revitalize Anchorage's downtown and community neighborhoods with a mix of housing and commerce.

3-Year Priorities

- 1. Address Encampments:** Decrease unauthorized camping in public spaces (including parklands, trail corridors, rights-of-way, sidewalks, on vacant private property, and undeveloped sites within the Municipality) through outreach strategies, abatement of camps and building capacity within the Housing & Support System.
- 2. Provide Housing & Supports:** Actively identify individuals living in encampments to connect them to the Housing & Support System. Collect demographic data to understand trends among those living in camps, including crime rates, and develop actions to increase alternative living resources, options for diversion, employment opportunities or other tools to move individuals from camps to appropriate living environments.
- 3. Increase Public Safety:** Develop a public safety strategy that addresses the needs of those experiencing homelessness and the surrounding community to:
 - a.** Protect the personal health and safety of people who are experiencing homelessness, particularly women and minors and those with disabling conditions, and reduce crime within camps and in surrounding neighborhoods and areas.
 - b.** Ensure safe environments at services locations, shelters and surrounding areas where services are provided. Ensure engagement and service delivery are robust in these areas to prevent adverse impacts on neighborhoods.
 - c.** Eliminate health and safety risks within and associated with camps resulting from accumulations of solid and organic waste, unauthorized fires and materials that are hazardous.
 - d.** Highlight and advocate for a more holistic behavioral health system in the community and state to protect those who fall out of these care systems.
- 4. Empower Our Community:** Maintain community engagement and dialogue about the progress made and challenges of improving public health and safety in our community. Host a quarterly public forum and regularly share data and other updates on implementation of Anchored Home with the community.

Actions

- A.** Assess capacity and demand for emergency shelter, transitional housing or other short-term options for individuals living in encampments to identify housing alternatives and supports needed to make camping in public spaces unnecessary.
- B.** Stabilize and maintain citywide safety net services including adequate emergency shelter (for all seeking shelter) and other basic services including food and healthcare (including reviewing existing services to look for opportunities for improvement).
- C.** Identify adequate and long-term cold weather shelter during the winter months.
- D.** Establish a proactive and transparent system, with citizen input, for continuously identifying, monitoring, and reporting the notice and abatement status of unauthorized camps within the Municipality along with the actions taken connect campers to services.
- E.** Increase camp and street outreach and provide mobile assessments for Coordinated Entry System.
- F.** Establish policies in municipal code and annually budget for rapid and efficient year-round notice, abatement, and cleanup of unauthorized camps, especially when camps present imminent health or

Pillar 3. Public Health + Safety

Resolve public health and safety issues related to homelessness and revitalize Anchorage's downtown and community neighborhoods with a mix of housing and commerce.

safety risks to individuals, while respecting the rights of people experiencing homelessness and connecting them to the correct services within the Housing & Support System.

- G.** Develop a community-wide plan for removal of low brush and invasive species in public parks, green belts, trail corridors and rights of way to improve sight lines and safety for all citizens and deter unauthorized camping, working closely with MOA Parks and Recreation.
- H.** Provide training, materials and other tools for community members to engage effectively and constructively with people experiencing homelessness to reduce risk of incidents that threaten public health and safety. Tools should focus on businesses, faith communities, public and private agencies who routinely interact with people experiencing homelessness, and all other interested community members.
- I.** Conduct legal and humane abatements of unauthorized camps, while protecting the rights of people experiencing homelessness, and to assist with eliminating homelessness by connecting persons camping with appropriate services.
- J.** Evaluate how Anchorage code, policies and practices can be aligned with 9th U.S. Circuit Court of Appeals ruling in *Martin v. City of Boise* (2018).
- K.** Collect data on individuals living in encampments to determine demographics, trends and to develop appropriate service options and collaborate with outreach workers to warmly transfer campers to interim shelters or transitional housing.
- L.** Develop policies and practices for those who choose to decline emergency shelter or existing other housing and support services.
- M.** Analyze the feasibility of establishing a legal, publicly-managed encampment within the Municipality that provides a safer alternative to illegal encampments for at least part of the year, and adequately mitigates risks and liabilities associated with similar projects in other communities.
- N.** Increase foot and bike patrols by police or other security personnel of parklands and trails to increase safety and reduce criminal activity.
- O.** Coordinate the goals and strategies of Anchored Home with other municipal and state planning efforts, including: community comprehensive plans, plans related to land use and neighborhood development, transportation, economic development, health, education, housing, historic preservation, use of public lands, parks and recreation, capital improvement project (CIP) lists, funding plans and other relevant policy documents.
- P.** Explore planning and design strategies to promote public safety, encourage use of public spaces, and reduce real or perceived threats to safety in these spaces. This may include safety and design audits of public spaces; supporting Complete Street designs in roadway projects to increase safety of pedestrians, cyclist and vehicles; and physical design choices for public facilities and spaces.
- Q.** Work with community residents to create site-specific development plans for vacant and underutilized sites.
- R.** Create active outreach to connect people panhandling and camping with the Coordinated Entry System to access housing, supports and case management.
- S.** Host a quarterly public forum with the community to share relevant data and other updates on implementation of Anchored Home, discuss solutions and identify new priorities as needed.

Pillar 4. Advocacy & Funding

Build public will to achieve functional zero. Secure necessary resources to achieve the vision.

3-Year Priorities

- 1. Establish an Anchorage Homelessness Leadership Council:** Form a community-led Leadership Council to guide and support the implementation of Anchored Home. Build support among community councils, businesses and corporations, elected officials, philanthropic leaders, residents, and faith- and community-based organizations.
- 2. Engage funders and investors:** Pool resources to meet community needs and achieve goals. Increase resource pool based on analysis of capacity and demand of the Housing & Support System and prevention & diversion resources. This includes public sector revenue as well as private sector contributions from corporations, philanthropic partners, individual giving and other sources. Explore existing and potential revenue streams to support the stated goals, priorities and actions in Anchored Home.
- 3. Advocate:** Develop an advocacy plan to guide policy and community advocacy. Engage in grassroots and leadership-level advocacy to secure more resources at the federal, state, municipal and private levels to support the stated goals, priorities and actions in Anchored Home.
- 4. Empower Our Community:** Develop a comprehensive communications strategy to guide engagement with the community, education about homelessness and sharing progress toward achieving the goals of Anchored Home. Create transparent routine communications in a variety of formats to share progress and data with the community and maintain ongoing dialogue. Identify and disseminate specific ways in which all community members can participate and commit their own time and resources to achieving our shared vision.

Actions

- A.** Establish an Anchorage Homelessness Leadership Council (HLC) to monitor the implementation of Anchored Home, provide support for the Collective Impact effort, secure and pool funding.
- B.** Establish an HLC charter defining and implementing accountability and governance mechanisms to monitor the implementation of this plan and to communicate results to the public.
- C.** Engage with local leaders in the corporate and business community to align and maximize the impact of current charitable giving activities with the goals and priorities in Anchored Home. Discuss opportunities for future contributions.
- D.** Develop and launch a community-wide “brand” for ending homelessness in Anchorage. Encourage all partners to use and share the brand to increase recognition and support. Launch a public relations campaign for this effort.
- E.** Develop and launch a strong communications strategy that includes media partners who can tell stories of homelessness, including positive stories of individuals moving beyond homelessness, in Anchorage to a broad audience. Provide routine and transparent data sharing for the community.
- F.** Use data to inform narratives and decisions about homelessness, including understanding the distinct but co-occurring issues of increased crime in Anchorage, substance misuse and addiction, and homelessness. Using this data-driven approach, educate the public about how these issues are and are not related.
- G.** Increase community participation and membership in the Anchorage Coalition to End Homelessness to serve as a host of community dialogue around homelessness.

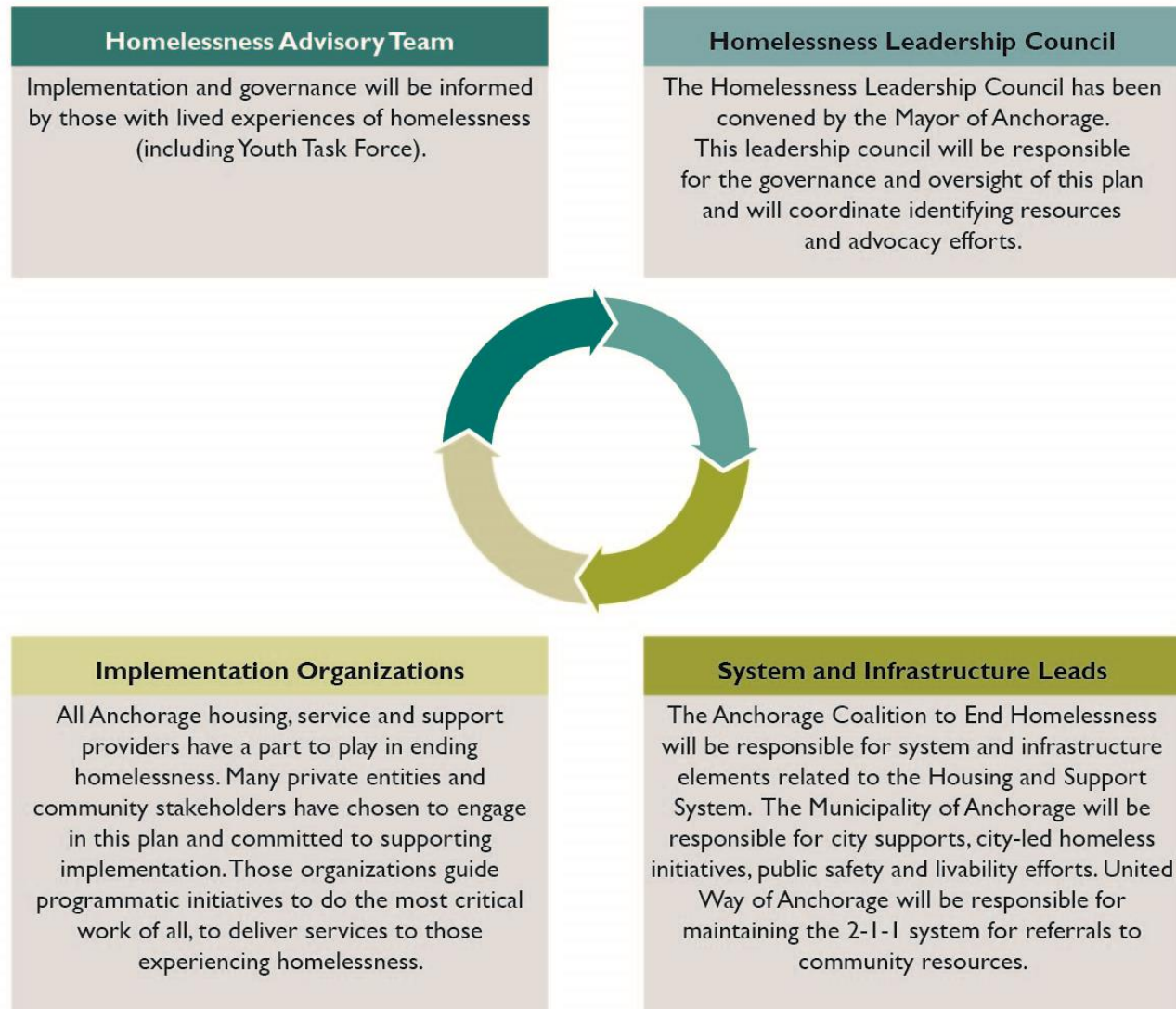
Pillar 4. Advocacy & Funding

Build public will to achieve functional zero. Secure necessary resources to achieve the vision.

- H.** Secure resources to sustainably fund homelessness prevention and diversion interventions, including rent deposits, transportation, child care, employment connections, and life skills, with access to case managers skilled in serving this specific population.
- I.** Secure resources to sustainably fund rapid re-housing for 200 families and individuals per year, to meet ongoing demand and sustain Path to Independence and Providence Community Housing Project into the future.
- J.** Secure resources for an additional 270-300 permanent supportive housing beds to house high vulnerability individuals over the next five years, using the Pay for Success model.
- K.** Secure resources for an additional 25 permanent supportive housing beds to house high vulnerability family households.
- L.** Secure resources for additional permanent supportive housing beds to house high vulnerability young adults (age 18-24), leveraging funding from Youth Homelessness Demonstration Program.
- M.** Secure resources for additional rapid rehousing to support young adults (age 18-24), leveraging the Youth Homelessness Demonstration Program.
- N.** Expand support for the Providence-funded Community Housing Project to house moderate vulnerability families and individuals.
- O.** Support efforts to increase availability of behavioral health and treatment services in the community, such as the Municipality's project to expand substance use disorder treatment services through construction of a new facility in West Anchorage to replace the former Clitheroe Center.
- P.** Secure any additional resources needed to fund and support the implementation of the housing and supports identified in the corresponding pillar.
- Q.** Secure any additional resources needed to build and sustain the Anchorage Housing and Response System analysis including supporting any additional Homeless Management Information Services (HMIS) and Coordinated Entry System needs.
- R.** Develop multiple mechanisms for the community to contribute resources toward Anchored Home, including: corporate charitable giving, individual giving through grassroots campaigns or crowdfunding platforms, major donor contributions, and advocacy for sustainable public sector revenue streams to support needed services.
- S.** Advocate for adequate and sustainable funding within federal, state and local government budgets to achieve the goals of Anchored Home, then maintaining this success into the future according to the community's future levels of need.
- T.** Investigate new funding sources such as marijuana tax, other existing taxes, or new municipal taxes, to increase resources for housing and supports.
- U.** Develop a policy and community advocacy plan for Anchorage and collaborate with the Balance of State to identify commonalities and shared messages for Alaska to address homelessness.
- V.** Identify a shared mechanism for distributing funding from multiple sources to housing and supportive services, with shared measures to ease reporting for providers.
- W.** Document annual progress. Engage the public and stakeholders to share Year 1 data and plan for Year 2. In Year 2, engage the public and stakeholders to share Year 2 data and plan for Year 3.

Governance Structure

The Collective Impact approach “brings diverse organizations together to tackle complex social problems.”⁴ Using this approach means that community residents, partners, and leaders will work together to achieve the goals of Anchored Home. The governance structure that will support our collective efforts is depicted below. Each entity in this governance structure brings together and represents diverse constituencies, whose support and participation are critical to achieving the goals of Anchored Home.



⁴ Learn more about the Collective Impact model via a short explanatory video: <https://www.youtube.com/watch?v=HNOrrIYvdo>.

Definitions and Acronyms

The following terms are commonly used by communities and organizations working to end homelessness.

| Acronym or Term | Definition |
|---|---|
| Alaska 2-1-1 | Operated by United Way of Anchorage with support from the Municipality of Anchorage and statewide agencies and funders, Alaska 2-1-1 provides information and referral services through a centralized phone line, call center, website and friendly technology. Housing-related needs are among the most common reasons for requests for assistance from Alaska 2-1-1. |
| Alaska Department of Corrections DOC | A department within the State of Alaska that oversees and operates Alaska's corrections system including prisons, transitional housing and programs for those who are currently incarcerated or soon to be released. |
| Alaska Department of Health and Social Services DHSS | A department within the State of Alaska that oversees a wide variety of programs including the Medicaid system, public assistance programs, public health and prevention programs, epidemiology and data about Alaskans' health, public health nursing services, and behavioral health services including mental health and substance use disorder treatment. |
| Alaska Housing Finance Corporation AHFC | The Alaska Housing Finance Corporation is a state corporation designated as Alaska's public housing authority. AHFC owns and manages properties across the state, receives federal housing funding from HUD and state funding, and administers a variety of housing programs including housing vouchers and low-income housing tax credits. |
| Alaska Mental Health Trust Authority AMHTA / The Trust | Originally related in 1956 and fully endowed in 1994, the Trust is a state entity that oversees assets, land and natural resources intended to serve Trust beneficiaries: Alaskans who experience mental illness, developmental disabilities, chronic alcohol or drug addiction, Alzheimer's disease and related dementia, and/or traumatic brain injuries. The Trust operates similar to a private foundation and makes investments in programs and initiatives. |
| AN/AI | American Indian / Alaska Native. This term is commonly used as a general race and ethnicity category in data sets such as the U.S. Census. |
| Anchorage Coalition to End Homelessness ACEH | The Anchorage Coalition to End Homelessness is a Continuum of Care (CoC) funded coalition that oversees homelessness planning and services within the Municipality of Anchorage. |
| Community Housing Project | This project is funded by Providence Health Systems Alaska and provides rapid re-housing assistance to families and adults experiencing homelessness in Anchorage. |
| Continuum of Care CoC | The modern system of federal programs and funding related to homelessness were first established in 1987 with the McKinney-Vento Homeless Assistance Act. A key feature of the McKinney-Vento Act, the Continuum of Care structure is designed to foster regional collaboration to address homelessness and related issues, by designating one or more jurisdictions within each state as the entity to collect local data, receive funding, and provide a forum for multiple public and private agencies to work together. |

| Acronym or Term | Definition |
|--|---|
| Coordinated Entry System | Coordinated entry is a process developed to ensure that people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs. FAQs about Coordinated Entry: https://www.hudexchange.info/resources/documents/Coordinated-Entry-and-HMIS-FAQs.pdf . |
| Family | One or more adults (age 18 or older) with one or more related minor children (under age 18). |
| Homeless Management Information System HMIS | Database and information system used by organizations across the U.S. to collect and report local data on homelessness, keep information about individuals and families experiencing homelessness, and sharing summary data with HUD for use in state- and national-level reporting on homelessness. |
| Host Homes | Host homes are an arrangement between community members who act as volunteer hosts and a youth service provider. Hosts provide safe shelter and food. The service provider offers program coordination, host support, and case management services. |
| Housing First | Provision of access to safe, secure, and stable housing without preconditions. Housing First programs include harm reduction programs such as “wet” housing where substance use is allowed, but there are other forms of Housing First. The term generally refers to any program that does not create barriers to housing. |
| Municipality of Anchorage MOA / Muni | The Municipality of Anchorage is the local governing body for Alaska’s largest city, and its boundaries are the same as those for the Anchorage CoC. The Muni is a home rule municipality, and functions as the equivalent of a city and a county. |
| Path to Independence | Path to Independence is a new pilot program launched in 2018 that quickly houses individuals and families experiencing homelessness and helps them remain housed permanently. Program participants, referred from the Coordinated Entry System, receive financial assistance for up to six months and case management for up to one year. The program focuses on immediate housing stabilization, followed by employment preparedness and connectivity to community support organizations. Participating landlords include Weidner Apartment Homes and Cook Inlet Housing Authority; Catholic Social Services will provide case management. Funders include Weidner Apartment Homes, Providence Health and Services Alaska, Rasmuson Foundation, Alaska Mental Health Trust Authority, ConocoPhillips Alaska, BP Alaska, Carr Foundation, First National Bank Alaska, Wells Fargo, Municipality of Anchorage, GCI, Cook Inlet Region Inc., Arctic Slope Regional Corporation, Bering Straits Native Corporation, Bristol Bay Native Corporation, Doyon, Chugach Alaska Corporation, Sealaska Corporation, Koniag, Inc, Calista Corporation, NANA Corporation, Aleut Corporation, and the Alaska Community Foundation. |

| Acronym or Term | Definition |
|--|---|
| Pay for Success Demonstration Project PFS | <p>Pay for Success is a form of social impact financing, shifting the funding model for housing and social services to incentivize desired outcomes by connecting investors seeking a return with payors, typically government entities, who would realize cost savings in other areas if these desired outcomes were achieved.</p> <p>Anchorage is designing a demonstration project to provide permanent supportive housing for individuals who have repeated corrections involvement, patterns of homelessness, and high use of crisis services.</p> |
| Permanency Navigator Team | Funded through the national Youth Homelessness Demonstration Program, youth and young adults experiencing homelessness in Anchorage will be served by a team of four mobile Permanency Navigators to help youth exit the Coordinate Entry System and connect to community resources and maintain housing. Frequency and level of assistance increases with increasing vulnerability. Each Navigator will have a specialization based upon the needs of specific target populations. |
| Permanent Supportive Housing PSH | The individual receives supportive services such as case management, clinical services and/or referral to services, transportation to appointments, employment services, and others according to their specific needs and the service area of the provider or region. The individual may also receive rental assistance as a lease held by a provider organization or a voucher for a subsidized monthly rental amount. |
| Point-in-Time Count PIT | The Point-in-Time (PIT) count is a count of sheltered and unsheltered persons experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. |
| Rapid Re-housing RRH | Rapid re-housing is a set of services to address these short-term barriers to safe and secure housing. Typically, these supports are provided over a short period of time, less than six months, until the individual or family is stabilized. |
| Single Adult | An adult age 25 or older without children who is experiencing homelessness. The term “single” is used to differentiate from families, but “single” adults may have other family and partner relationships, including living with another adult. |
| Transitional Housing TH | An individual or family lives at a site that is longer term than an emergency shelter, but which has a required move-out date, often up to two years after moving in. The individual or family receives supportive services, and may be connected with permanent housing in advance of leaving transitional housing. There may also be required participation in specific programs as a condition of stay. |
| U.S. Department of Housing and Urban Development HUD | A department within the federal government whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD provides funding for several programs to prevent and end homelessness, including funding CoCs across the country, who then direct resources to local programs. |

| Acronym or Term | Definition |
|--|--|
| U.S. Department of Veterans Affairs VA | A department within the federal government whose mission is to serve America's former military personnel and their families. VA provides health care for veterans across the U.S. and has programs for veterans experiencing homelessness, including transitional housing, permanent housing and employment programs. |
| VI-SPDAT | The Vulnerability Index - Service Prioritization Decision Assistance Tool is a survey administered both to individuals and families to determine risk and prioritization when providing assistance to persons experiencing or at risk of experiencing homelessness. This is the standard assessment tool used by ACEH partners for Anchorage's Coordinated Entry System. |
| Young Adult | A young adult age 18 to 24, legally an adult but categorized separately from Adults experiencing homelessness. Eligible for programs designed to meet the specific needs and higher vulnerability of young people experiencing homelessness. |
| Youth | A minor under age 18. Unaccompanied youth experiencing homelessness are individuals under 18 who are not living with their family or legal guardian. |
| Youth Homelessness Demonstration Program YHDP | In 2017, Anchorage was selected as one of ten Continuum of Care (CoC) entities in the nation, and one of four rural communities, to plan for and implement a Youth Homelessness Demonstration Program (YHDP) to address youth and young adult homelessness, with housing and supports across the spectrum of need. This was a very competitive solicitation and over 120 CoCs applied. The Anchorage CoC was awarded \$1.5 million over two years, which will be renewable thereafter through the CoC funding process. |



Compatible-Scale Infill Housing (R-2 Zones) Project

*An Update to Anchorage's Zoning Rules for Residential Development
in the R-2A, R-2D, and R-2M Zoning Districts*



Community Discussion Draft
September 27, 2018

Anchorage 2040 Land Use Plan
Implementation Action 4-4



Annotated Zoning Code Amendments

Comment by October 26, 2018.
See inside cover for more info.

Compatible-Scale Infill Housing (R-2 Zones) Project

How to Stay Informed:

Visit the web:

www.muni.org/Planning/2040actions.aspx

Contact Planning:

Tom Davis, 343-7916, davistg@muni.org
Francis McLaughlin, 343-8003, mclaughlinfd@muni.org
Long-Range Planning Division, 343-7921, anchorage2040@muni.org

How to Comment:

Comments on the Compatible-Scale Infill Housing Project **Discussion Draft** will go to municipal Planning staff as part of developing recommended zoning code changes. Please send comments to Anchorage2040@muni.org or contact Planning at 343-7921 or 343-7916.

Comment Deadline:

Your comments on this Discussion Draft are requested by: **5 p.m., Friday, October 26, 2018.**

Send Your Comments to:

Email: Anchorage2040@muni.org

Mail: Long-Range Planning Division
Planning Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK 99519-6650

Next Steps

Anchorage 2040 directs the Municipality to facilitate amending the R-2 Districts to allow compact housing, with neighborhood compatibility standards, through a collaborative public process. After considering public comments on the Discussion Draft, the Planning Department will prepare a Public Hearing Draft for the Planning and Zoning Commission's consideration. At the time, the public will be invited to provide testimony and written comments at a public hearing currently targeted for December 2018. The Commission may amend the proposal and forward its recommended changes to the Anchorage Assembly.

**Step 1: Community
Discussion Draft**

**Step 2: Public
Hearing Draft to PZC**

**Step 3: PZC Draft
to Assembly**

| Step | Public Involvement |
|---|--|
| 1. Fall 2018 Discussion Draft | Initial report and <i>Discussion Draft</i> code changes available for public review in September. Initial meetings, consultations, testing, and feedback in October. |
| 2. Winter 2018 Public Hearing Draft | <i>Public Hearing Draft</i> code changes available for public review in November, and a public hearing at Planning Commission currently targeted for December. |
| 3. Winter 2019 Final Draft to Assembly | <i>PZC-Recommended Draft</i> code changes available for public review prior to Assembly hearing, deliberations, and final approval in first part of 2019. |

Compatible-Scale Infill Housing (R-2) Project Summary

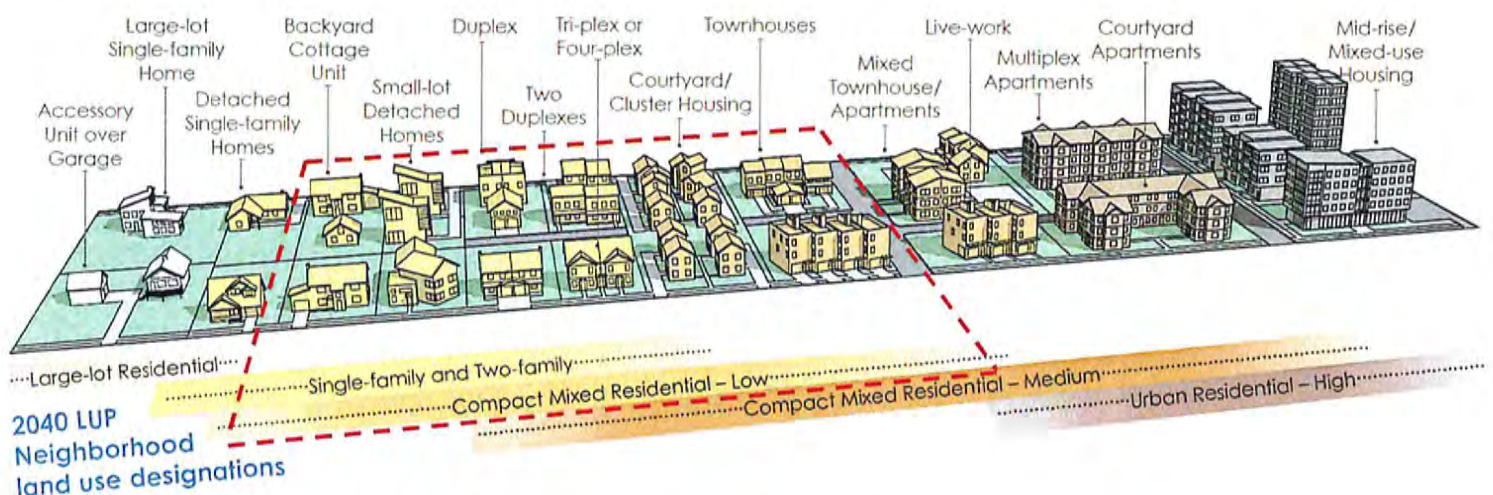
Anchorage's Changing Housing Needs

The Anchorage Bowl population is forecast to grow by up to 21,000 households by the year 2040. Today there is a shortage of "compact" housing that is both affordable and attractive to families. To fill that shortage, new housing will need to occur as **infill** and **redevelopment** in existing neighborhoods. "Infill" is new housing on vacant lots. "Redevelopment" is the enlargement or replacement of older structures with more housing units.

The composition and needs of Anchorage's households are changing. The number of people per household is expected to become smaller with fewer children per household. Household incomes have not kept pace with rising housing prices. Smaller households are likely to prefer or afford more compact homes and live in older neighborhoods near jobs, services, and amenities.

Why Are R-2 Zones Important?

The R-2A, R-2D, and R-2M zones are uniquely positioned for mixed-income, mixed-housing neighborhoods that can accommodate a variety of new compact infill housing: single-family homes, duplexes, townhouses, and (in the R-2M only) small-scale multifamily structures. The R-2 spectrum of housing types is shown in the **red-dashed box** below. This infill housing can be achieved at a scale in a form that fits with existing single-family neighbors.



Project Objectives

This project aims to allow more housing opportunities in the R-2A, R-2D, and R-2M zones, while ensuring the height and scale of new development complements existing neighborhoods:

1. Replace an existing 2.5-story construction limit with a more flexible standard for the size of new housing in proportion to the size of its lot;
2. Reduce height exemptions for rooftop stairwell and elevator towers; and
3. Allow for 3 full stories, while mitigating 3-story building design where abutting neighboring properties.

The existing 2.5-story limitation makes it harder for larger lots in the R-2M zone to fit the actual number of allowed housing units. The proposed code changes remove this housing barrier and better address bulk, privacy, and sunlight issues when bigger, taller homes are built next to neighboring homes. New construction may be bigger than nearby older homes, but it can still be in context with the neighborhood character and scale (as depicted in the diagram above), and avoid overwhelming neighboring properties.

What this Project Does

This project is a targeted amendment to the city's land use regulations (Title 21), so that new housing fits within existing R-2 neighborhoods, and the full number of housing units allowed by the zoning district on the lot can be built.

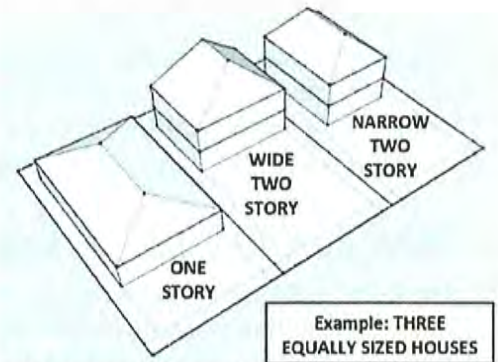
The proposed amendment includes the following three topics:

1. Height and Scale of Houses.

Change the limits on the size of housing structures in order to increase design flexibility:

- Remove the 2.5-story limitation, and replace it with a limit on the size of houses and multi-unit structures in proportion to the size of the lot, using a *floor area ratio* (FAR).
- Exclude basements, and attics with low ceiling heights, from the house size limits.
- Allow extra square footage for detached accessory structures (e.g., garages, sheds, and ADUs).

(Note: This project does not change the 30-foot height limit.)



Three possible configurations of equally sized structures, under an FAR size limit. The FAR closely links building height and building coverage. Housing could either be taller or more spread, but not both.

2. Height of Rooftop "Appurtenances" on Three-story Buildings.

Revise the height exceptions for large rooftop "appurtenances" on top of three-story (30-foot tall) structures in the R-1 and R-2 zones:

- Reduce the maximum exempted height for rooftop access stairwells, mechanical penthouses, and elevator enclosures.
- Reduce the height exception for solid parapet walls while continuing to allow railings to exceed the height limit.
- Exempt small dormers from building height measurement.



Rooftop access stairwell enclosures and railing on a rooftop deck.

3. Design of Three-story Buildings on Smaller Lots.

Improve 3-story building design on infill lots next to other properties:

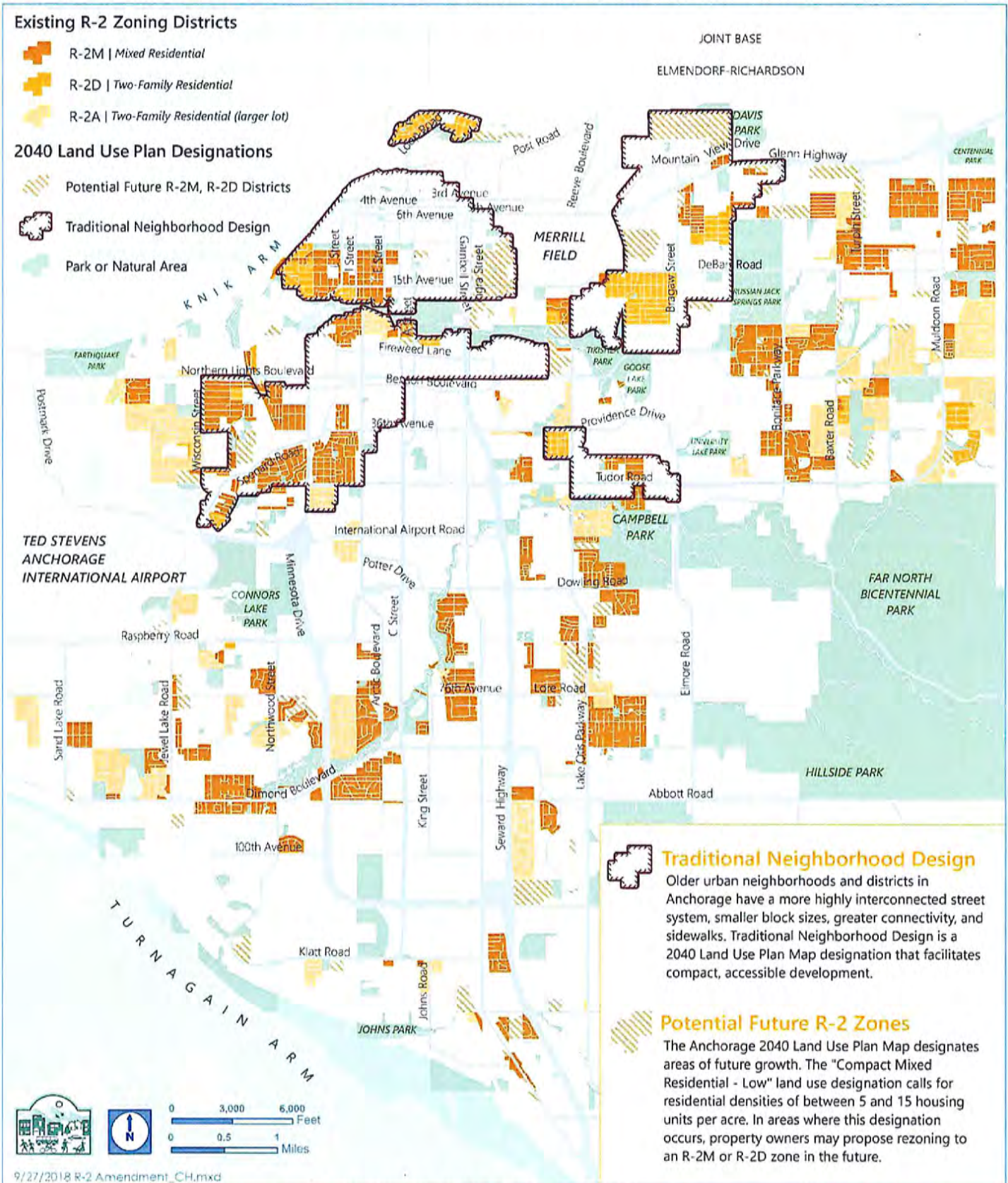
- Replace the limitation on the length of 2.5-story buildings with a limitation on the length of 3-story townhouse buildings.
- Require that flat, blank, 3-story facades abutting neighboring properties be divided into smaller sections (wall planes).
- Limit the height of exterior, above-grade stairs that lead to the main entrance.



Architectural interest on a 3-story façade.

Where are Anchorage's R-2 Zones?

The R-2A, R-2D, and R-2M districts are found across the Anchorage Bowl and comprise about **one-third** of the city's residentially zoned area. More than 30,000 properties are in the R-2 zoned areas below.



What this Project Does Not Do

- Does not change the existing 30-foot height limit, the 40% maximum lot coverage, or required setbacks in the R-2 districts.
- Does not rezone any property or change how much housing or what type of housing is allowed.
- Does not make any existing, legally constructed building a “nonconforming structure” as a result of the proposed FAR building size limits.
- **Does not apply the Anchorage R-2 zoning district’s proposed building height, FAR, or district-specific design amendments to Chugiak-Eagle River’s R-2 Districts (CE-R-2A, CE-R-2D, and CE-R-2M). Also, it does not apply in the Turnagain Arm communities or Girdwood.**
- Does not address all site design and building design issues that affect infill housing, such as parking or driveway requirements, or the allowed number of units on a lot. **For these and other topics, see the other upcoming *Anchorage 2040 Land Use Plan* implementation projects below.**

Related Anchorage 2040 Implementation Projects

Anchorage 2040 Land Use Plan calls for improving land use regulations for infill housing. The Compatible-Scale Infill Housing project dovetails with the related code amendment projects below.

Draft code amendments for these projects will come forward separately, each on its own schedule:

1. Parking Reductions By-right (2040 Action 4-3):

- Streamlined approvals for a reduced number of parking spaces.
- Increase some percentage reductions.
- Delete duplicative parking requirements for multiple buildings.



2. Mixed-use Development (2040 Actions 3-1 and 3-5):

- Make the R-4A mixed-use urban residential zone easier to use.
- Simplify regulations for mixed-use residential projects.
- Fix the CCO zone to better implement goals for town centers.



3. Residential Driveways for Infill Housing (2040 Action 4-6):

- Reduce width of driveways and vehicle on-site circulation.
- Delete duplicative driveway requirements for site condos.



4. Reinvestment Focus Areas (RFAs) (Actions 2-1 to 2-4):

- Establish RFA approval process and development incentives.
- Initiate the first RFA area, potentially in Spenard/Midtown.

5. Additional Housing Units by Design (2040 Action 4-4):

- Allow lots in multifamily zones to have 1 or 2 additional units.
- Incorporate standards for neighborhood compatibility.



Zoning Code Amendments

This section presents the discussion draft code amendment language for the *Compatible-Scale Infill Housing (R-2 Zones)* Project.

The amendments are arranged thematically in order of **the three topics of this ordinance**, and the zoning code sections affected:

| Location of Change by Topic and Zoning Code Section | Page |
|---|------|
| <i>1. Height and Scale of Houses</i> | |
| 21.04.020F.2. R-2M: Mixed Residential District – District-specific Standards | 3 |
| 21.06.020B. Table 21.06-1.: Table of Dimensional Standards – Residential Districts | 5 |
| 21.06.030E. Floor Area Ratio (FAR) – Areas Not Considered in Measuring FAR | 7 |
| 21.12.040C. Nonconforming Structures – Buildings Exceeding Maximum FAR | 9 |
| 21.14.020 Definitions | 11 |
| <i>2. Height of Rooftop “Appurtenances” on Three-story Buildings</i> | |
| 21.06.030D.6.c. Height Exceptions – Building Appurtenances | 13 |
| 21.06.030D.6.e. Height Exceptions – Dormers (<i>new</i>) | 15 |
| <i>3. Design of Three-story Buildings on Smaller Lots</i> | |
| 21.04.020F.2. R-2M District-specific Standards – <i>Mitigation of 3-Story Building Design</i> | 17 |
| 21.10.040B.6.b. CE-R-2M Mixed Residential District – District-specific Standards | 19 |

How to Read this Document

This document is formatted to ease readability by showing the amended code language on the right-hand (odd-numbered) pages, and explanatory annotation on left-hand (even-numbered) pages. The annotation explains or illustrates how to interpret or apply the draft amendment language. Sometimes the annotation also describes the issue being addressed or the intent of the proposed code change.

The explanatory annotation (left-hand page) is in *Comic Sans Serif* font. Zoning code language (right-hand page) is in *Arial* font and has line numbering in its left margin.

Proposed changes to zoning code language (called “amendments”) appear as “tracked changes” text:

- Added code language is underlined.
- Deleted language is in ~~striketrough text~~.
- Text without underlines, strike-throughs, or highlights is current code language not being changed.

Each page of tracked-changes code language begins with a header showing the chapter and major section that contains the proposed changes. In order to show only those subsections being changed, a set of three asterisks (* * *) indicates that all intervening parts of the chapter are unchanged between the section header above the asterisks and the language shown below the asterisks.

Section 21.04.020F.: R-2M Mixed Residential District

Chapter 4 of Title 21 establishes the zoning districts in the code and provides district purpose statements and district-specific standards. Section 21.04.020F. is the R-2M district.

Purpose statements explain the legislative intent behind each district. They are not regulatory requirements.

The purpose statement for the R-2M district, along with the policies of the *Anchorage 2040 Land Use Plan* and other elements of the *Comprehensive Plan*, has helped to guide the draft code changes.

F.2. District-Specific Standards

The R-2M district-specific standards apply in addition to the generally-applicable regulations found elsewhere in the code.

The standard in F.2.b. is intended to help keep taller townhouse structures from becoming as large as apartment complexes that are out of context with the R-2M neighborhood. The proposed change in F.2.b. replaces a reference to 2.5 stories with 3 stories. This reflects other changes in this ordinance that delete the 2-1/2 story limit. It then changes the maximum length from 150 feet for 2-1/2 story buildings to a max of 125 feet for 3-story buildings.

A length of 125 feet typically accommodates five or six attached townhouse units. By contrast, a length of 100 feet would typically accommodate four or five attached units.



10th Avenue Townhouses (4 units)
approximately 3 stories; length is 98'



Mountain View Village (14 units)
3 stories; length is 120' (excluding stair tower)

CODE LANGUAGE to be added is underlined. Language to be deleted is in ~~strickethrough~~.

Section 21.04.020, *Residential Districts*

* * *

F. R-2M: Mixed Residential District

1. Purpose

The R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential neighborhoods or is to create a transition between single-family, two-family, and higher-density multifamily and mixed-use areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

2. District-Specific Standards

a. Residential buildings shall contain no more than eight dwelling units.

b. The maximum length of a building elevation that is three ~~two-and-a-half~~ stories in height at any point shall be 125 ~~150~~ feet. Otherwise the maximum length shall be 180 feet.

Section 21.06.020A.: Table 21.06-1. Table of Dimensional Standards

Table 21.06-1 establishes the basic dimensional standards for lot size, setbacks, and building size in the residential zones. The R-2A, R-2D, and R-2M zones are excerpted on the next page.

Maximum Height of Structures

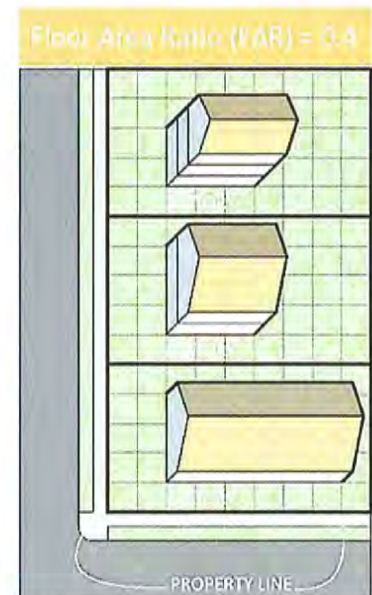
The "maximum height" column on the far-right of the table for R-2A, R-2D, and R-2M districts is amended by deleting the 2.5-story limitation. No change to the 30-foot building height limit.

Max FAR (Floor Area Ratio)

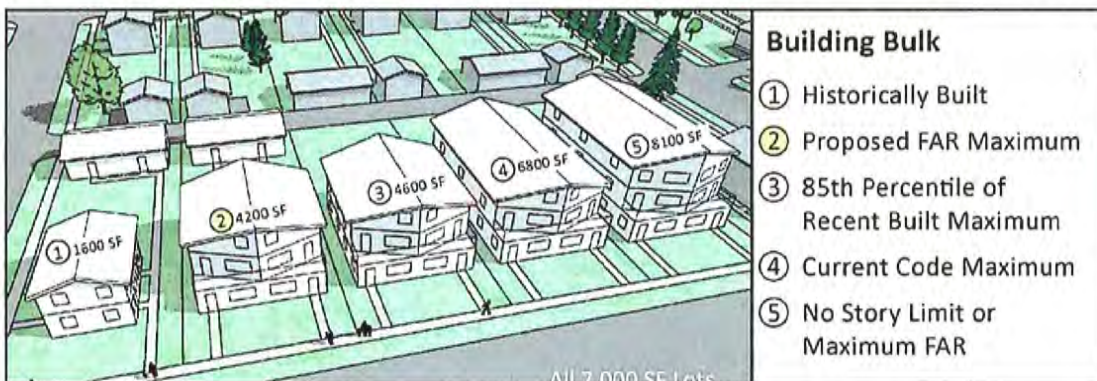
With the elimination of the 2.5-story limitation, a new column with maximum floor area ratios ("Max FAR") is proposed to address building bulk. FAR is a simple tool for keeping the bulk of large structures in proportion to the size of the lot, while providing flexibility in building siting, style, and design. FAR is already used by Title 21 in some single-family, multifamily, and commercial zones. (See FAR definition on p. 11.)

FAR provides for an amount of building square footage (SF) that is proportionate to the lot. It coordinates with maximum height and lot coverage so that the building scale is in context with the neighborhood.

Builders have the flexibility of how to allocate the square footage (SF). At right are three possible configurations of equally-sized structures all having an FAR of 0.4 (four SF of floor area per 10 SF of lot area). The proposed FARs also accommodate the full number of housing units allowed by the district on each lot size.



The illustration below compares the potential size of duplexes on 7,000 SF lots in the R-2M, under current code and proposed code ②. Most housing typically is not built to the maximum allowed size. However, housing unit sizes have increased in recent years. The largest known recently built duplex in



R-2M zone is 5440 SF.

CODE LANGUAGE to be added is underlined. Language to be deleted is in ~~strike through~~.

1 A. Table of Dimensional Standards: Residential Districts

| TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS (Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.) | | | | | | | | | |
|--|-------------------------------------|------------------------|----------------------|-----------------------------------|-------------------------------------|------|--|-----------------------|---|
| Use | Minimum lot dimensions ¹ | | Max lot coverage (%) | Minimum Setback Requirements (ft) | | | Max number of principal structures per lot or tract ² | Max. FAR ⁷ | Maximum height of structures (ft) |
| | Area (sq ft) | Width (ft) | | Front | Side | Rear | | | |
| R-2A: Two-Family Residential District (larger lot) | | | | | | | | | |
| Dwelling, single-family detached | 7,200 | 60 | 40 | 20 | 5 | 10 | 1 | 0.45 | Principal: 30, not to exceed two and one-half stories Accessory garages/carports: 25 Other accessory: 12 |
| Dwelling, two-family | 8,400 | 70 | 40 | 20 | 5 | 10 | 1 | 0.50 | |
| Dwelling, single-family attached | 3,500 | 35 (40 on corner lots) | 40 | 20 | N/A on common lot line; otherwise 5 | 10 | 1 | | |
| All other uses | 7,200 | 60 | 40 | 20 | 5 | 10 | N/A | | |
| R-2D: Two-Family Residential District | | | | | | | | | |
| Dwelling, single-family detached | 6,000 | 50 | 40 | 20 | 5 | 10 | 1 | 0.45 | Principal: 30, not to exceed two and one-half stories Accessory garages/carports: 25 Other accessory: 12 |
| Dwelling, two-family | 6,000 | 50 | 40 | 20 | 5 | 10 | 1 | 0.60 | |
| Dwelling, single-family attached | 3,500 | 35 (40 on corner lots) | 40 | 20 | N/A on common lot line; otherwise 5 | 10 | 1 | | |
| All other uses | 6,000 | 50 | 40 | 20 | 5 | 10 | N/A | | |
| R-2M: Mixed Residential District | | | | | | | | | |
| Dwelling, single-family detached | 6,000 | 50 | 40 | 20 | 5 | 10 | 1 | 0.45 | Principal: 30, not to exceed two and one-half stories Accessory garages/carports: 25 Other accessory: 12 |
| Dwelling, two-family | 6,000 | 50 | 40 | 20 | 5 | 10 | 1 | 0.60 | |
| Dwelling, single-family attached | 3,000 | 35 (40 on corner lots) | 40 | 20 | N/A on common lot line; otherwise 5 | 10 | 1 | | |
| Dwelling, townhouse | 2,400 | 24 (30 on corner lots) | 60 | 20 | | 10 | 1 | 0.70 | |
| Dwelling, multifamily (up to 8 units permitted per building) | 8,500 + 2,300 for every unit over 3 | 50 | 40 | 20 | 10 | 10 | More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2. | | |
| Dwelling, multifamily, with single- or two-family style construction of multiple buildings on a lot | 3,000 per unit | 50 | 40 | 20 | 10 | 10 | | 0.60 | |
| All other uses | 6,000 | 50 | 40 | 20 | 5 | 10 | | | |
| * * * | | | | | | | | | |
| ⁷ FAR (Floor Area Ratio) is defined in subsection 21.14.040, <i>Definitions</i> . See subsection 21.06.030E, for exemptions and potential increases to FAR. | | | | | | | | | |

2

Section 21.06.030E.2.: Areas Not Considered in Measuring Floor Area Ratio

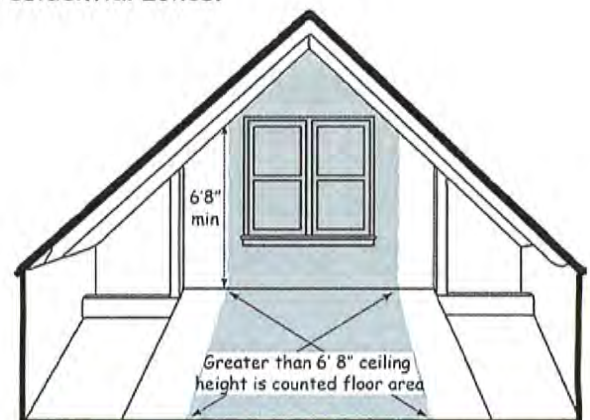
Section 21.06.030 establishes the generally applicable ground rules for applying FAR limitations. FAR is defined in the Chapter 14 definitions section 21.14.020. (See page 11).

Subsection E.2. Areas Not Measured (i.e., FAR Exemptions)

Basements, attic living spaces, and certain spaces are not included in the calculation of FAR. The proposed changes to the FAR exceptions for attics and detached accessory structures better address the smaller lots and structures that typify the R-2 residential zones.

Attic exceptions a. and b. are combined into a single, more inclusive exception. It provides for standard roof pitches and "half stories" (defined on page 11) that have dormers and side walls that rise a few feet off the floor.

The attic revision exempts attic spaces with ceiling heights less than 80" (i.e., 6'8", see illustration), which are not counted as habitable area per the building code. Because of their low ceiling heights these spaces have less impact on a building's bulk.



The detached accessory structure exception in item d. is revised to exempt just the first 0.1 FAR worth of floor area. This change addresses the bulk impacts that large detached accessory structures can have in low-rise residential districts like the R-2. See the photo at right of a duplex and its detached garage with a second floor.



The proposed FAR limits accommodate all types of accessory structures allowed by Title 21 (garages, B&B vacation rental units, ADUs, etc.). Including accessory structures in FAR calculations is already administered by Title 21 in the low-density residential zones in Girdwood.

The middle house in the bottom photo puts it all together. Its two main floors count toward FAR. It has a daylight basement that is not counted in FAR. Its attic half-story and detached garage (in back) are partially counted.



CODE LANGUAGE to be added is underlined. Language to be deleted is in ~~striketrough~~.

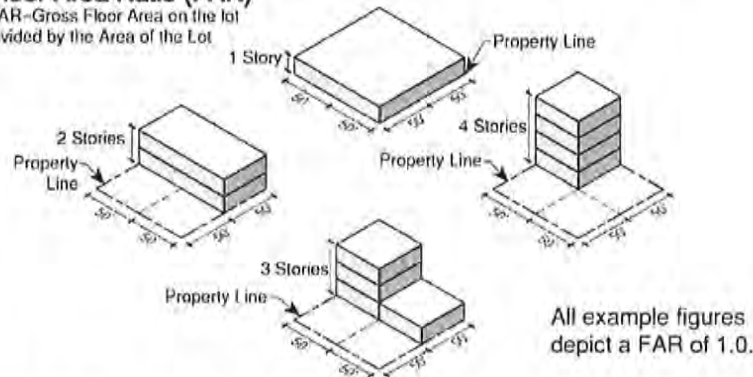
Section 21.06.030E., *Floor Area Ratio (FAR)*

1. Purpose

Floor area ratio (FAR) establishes the amount of use (the intensity) on a site. FAR provides a means to match the potential amount of uses with the intended functions and character of the area and the provision of public infrastructure and services. FARs also work with the height, setback, and lot coverage standards to ensure the overall bulk of development is compatible with the area. It is also the purpose of this title to provide floor area ratio bonuses to encourage development characteristics that advance community objectives, such as affordable housing, below grade parking, and open space.

Floor Area Ratio (FAR)

FAR = Gross Floor Area on the lot
divided by the Area of the Lot



2. Areas Not Considered in Measuring Floor Area Ratio

Unless otherwise provided in this title, all gross floor area shall be considered in determining FAR except for the following:

~~a. Uninhabitable attics in residential structures;~~

~~a. b. Portions of an attic or half story where the ceiling height is eighty inches or less. Residential space in an attic under a roof slope of between 8:12 and 12:12, provided the residential space is limited to one story;~~

~~b. c. Crawl spaces less than five feet from floor to ceiling;~~

~~c. d. Floor area in stories below grade plane;~~

~~d. e. Detached accessory structures, up to a combined FAR of 0.1 for all accessory structures on the lot;~~

* * *

3. Maximum Floor Area Ratios

~~a. Where Maximum FARs Are Established Downtown and Other Districts~~

~~For zoning districts in which FARs apply, maximum FARs in the DT-1, DT-2, DT-3, R-4, R-4A, and other districts in which FARs may apply are established within the dimensional standards tables of section 21.06.020 or in the district-specific standards in chapter 21.04. Increases in allowable FAR are available in some districts through incentives also provided in the district-specific standards.~~

* * *

Section 21.12.040: Nonconforming Structures

Chapter 12 of Title 21 regulates the continued existence of legal uses and structures that were established prior to the current regulations that no longer conform to the regulations. The acknowledgement and relief granted to existing property and structures provided in Chapter 12 are intended to minimize negative effects on development that was lawfully established prior to subsequent changes to the land use regulations.

21.10.040C. (New): Building Exceeding Maximum FAR

The proposed section recognizes that some existing buildings could become legally nonconforming as a result of the FAR bulk limits. Under the proposed FAR limits, this would be a small percentage of existing buildings. The proposed new subsection 21.10.040C. applies to any existing building that may become legally nonconforming as to FAR, and declares those buildings as conforming.

CODE LANGUAGE to be added is underlined. Language to be deleted is in ~~striketrough~~.

1 **Section 21.12.040, *Nonconforming Structures***

2 * * *

3 **C. Buildings Exceeding Maximum Floor Area Ratio (FAR)**

- 4 1. If a lawful building erected prior to effective date of this ordinance does not comply with
5 the requirements of this title with regard to floor area ratio (FAR), such building shall be
6 deemed conforming with regard to FAR.

Section 21.14.040: Definitions:

Chapter 14 of Title 21 sets forth the terms and definitions used throughout the land use regulations.

"Floor Area Ratio"

No changes are proposed to the definition for FAR, except to add a residential example with a new illustration.

"Story, one-half" and "Story, half"

The current title 21 term and definition "Story, One-half" is deleted, as it will no longer be used once the 2.5-story height limitation is deleted from the R-2 districts.

The replacement term "Story, half" supports the expanded FAR exemption for attics on page 13. The new language is adapted from standard architectural dictionaries, the municipal property appraisal department's manual for describing half-stories, and other codes.

A new illustration is added for "half story."

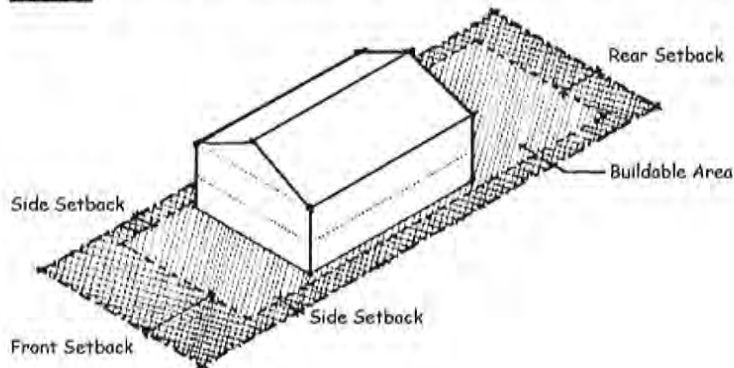
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Section 21.14.040, Definitions

* * *

Floor Area Ratio

The ratio of the total gross floor area of all building(s) on a lot, to the area of the lot. Floor area ratio is calculated by dividing the total gross floor area of all buildings on a lot by the area of the lot. For example, a floor area ratio of 1.0 yields 12,000 square feet of building gross floor area on a lot with an area of 12,000 square feet. A floor area ratio of 2.0 on the same lot would yield 24,000 square feet of building gross floor area. In the example pictured below, a floor area ratio of 0.5 yields 3,500 square feet of building gross floor area on a 7,000 square-foot lot:



Floor Area Ratio (FAR) Example:

Lot Size: 7,000 square feet

FAR: 0.5

Building Gross Floor Area:

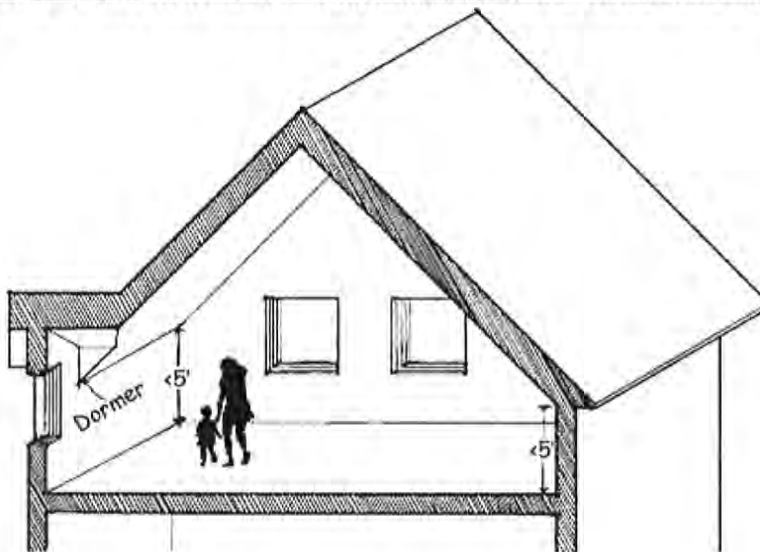
3,500 square feet

Illustration assumes two stories of floor area.

* * *

Story, Half

The uppermost story of a building, located within a sloping roof, in which the height of at least two opposite sidewalls, not including dormers, is less than five feet and the sloping ceiling replaces the upper part of these sidewalls. Half stories typically use dormer windows or windows located at the gable end-walls for natural lighting.



Story, One-Half

A story under a gable, shed, or hipped roof, that that contains habitable floor area, including floor area under dormers, not exceeding 50 percent of the floor area of the floor below.

Section 21.06.030D.6.c.: Height Exceptions

Title 21 allows building appurtenances to not be counted toward the maximum allowed building height in the district. Appurtenances are things like antennas, chimneys, and rooftop stairwell enclosures. Section 21.06.030D.6.c. sets the rules for these exceptions. While not counted, appurtenances in residential neighborhoods do contribute to the bulk and scale of buildings.

Subsection iv., Height in Excess of District Maximum

The changes to subsection 21.06.030D.6.c.iv. respond to other amendments in this ordinance that enable construction of three-story, flat-roofed buildings with rooftop stairwell enclosures.

Currently, subsection iv. allows stairwells and mechanical enclosures to exceed the R-2 districts' 30-foot height limit by 15 feet. Elevator enclosures may exceed by 25 feet. The proposed changes reduce the exemption for stairwells to 10 feet, and for elevators to 16 feet.

The current exceptions were written for multi-story apartment complexes and commercial office buildings in higher intensity districts, and not for the scale of the R-1 and R-2 zones. Historically, this was not an issue because three-story flat-roofed buildings with stairwell towers were rare in these zones. But recent trends are toward taller buildings with greater massing and height impacts on the neighbors.

The proposed dimensions reflect consultations with municipal building structural reviewers and elevator inspectors regarding the minimum height needs of rooftop access stairwells and elevator models that are commonly used in residential buildings of three stories or less.

The height exemption for solid parapet walls in the R-1 and R-2 districts is also proposed to be reduced, from 4 feet to 1 foot. Solid parapets effectively increase the wall height of flat-roofed buildings, contributing to bulk and shadowing impacts. The new parapet limit reflects consultations with municipal building structural review staff regarding how much clearance parapets need above the roof surface. The changes still allow open and transparent railings to exceed the height limit by up to 5 feet.



Transparent railing on left and solid parapet at right. Roof access enclosures in both.

CODE LANGUAGE to be added is underlined. Language to be deleted is in ~~strike through~~.

Section 21.06.030D.6., *Height Exceptions*

* * *

- c. Except as specifically provided elsewhere in this title, the height limitations contained in this chapter do not apply to appurtenances on buildings, such as spires and similar religious appurtenances, belfries, cupolas, flagpoles, chimneys, antennas, rooftop mechanical equipment and its screening, stairwell ~~towers,~~ and/or elevator ~~enclosures~~ penthouses, parapets, firewalls, open or transparent railings, solar reflectors, photovoltaic panels, skylights, or similar appurtenances; provided, however, the following:
- i. Aviation Regulations.
The appurtenance ~~shall~~ does not interfere with Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace.;
 - ii. Roof Coverage.
~~Enclosed~~ The appurtenances such as stairwells, elevators, mechanical enclosures, and skylights shall cumulatively cover no more than one-third of the roof area of all other the buildings, except that when it has been demonstrated to the director and the building official that building HVAC requirements necessitate a larger mechanical ~~enclosure~~ penthouse, the appurtenances may cumulatively cover up to one-half of the roof area.
 - iii. Usable Floor Area.
The appurtenance ~~shall not be~~ is not constructed for the purpose of providing additional floor area, usable space, or storage room for the building, except that a storage room of 60 square feet or less, combined with ~~a stairwell tower or elevator enclosures~~ housing, and directly related to a rooftop use (such as tool storage for a rooftop garden), is allowed.;
 - iv. Height in Excess of District Height Maximum.
The appurtenance ~~shall~~ does not exceed the height limit of the district by more than 10 feet in the R-1, R-1A, R-2A, R-2D, and R-2M districts and 15 feet in other districts, with the following exceptions:
 - (A) The allowed height of high voltage transmission towers is addressed in subsection 21.05.040J.1.;
 - (B) The allowed height of antennas and other telecommunications infrastructure is addressed in subsection 21.05.040K.;
 - (C) Flagpoles and spires and similar religious appurtenances may exceed up to 30 feet in residential districts and up to 50 feet in nonresidential districts;
 - (D) Elevator ~~enclosures~~ penthouses may exceed up to 16 feet on residential buildings in the R-1, R-1A, R-2A, R-2D, and R-2M districts and 25 feet on other buildings and in all other districts;
 - (E) ~~Parapets, firewalls, and skylights~~ may exceed up to four feet;
 - (F) Parapets may exceed by up to one foot in the R-1, R-1A, R-2A, R-2D, and R-2M districts, and by up to four feet in all other districts; and
 - (G) Open or transparent railings (see definition for "fence, open" in 21.14.020) may exceed up to 5 feet in the R-1, R-1A, R-2A, R-2D, and R-2M districts.

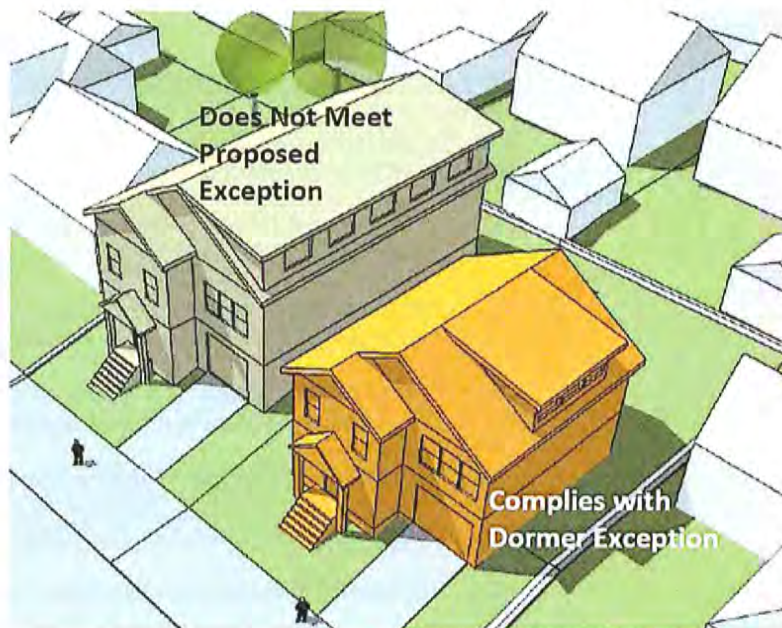
Section 21.06.030D.6.e.: Height Exceptions – Dormers (new)

The amendments on the next page create a height exception for dormers. This change eliminates a disincentive against third floors tucked into attics under pitched roofs. Attic spaces with sloping ceilings are more expensive to build and often need dormers.

When the upper floor is tucked into a pitched roof, it makes a 3-story structure less bulky and fit in better with the existing neighborhoods. Dormers can add useable space and daylighting to attic or half-story rooms. They can also add architectural interest and variety to roof masses. The proposed exception would allow dormers as height exceptions, provided they are sized to remain a secondary roof mass, and are not fully covering the entire top floor as a way to circumvent the height limit.

Currently, dormers are not listed as an exception to the height limit. A dormer typically sits above the lowest eave of the main roof, making the midpoint of a dormer roof higher than the midpoint of the main roof, even when the highest point on the dormer's roof is lower than the peak of the main roof. Therefore, this causes the building to be measured by Title 21 as taller when it has a dormer. This can put buildings with attic living spaces at a disadvantage.

In practice, municipal land use reviewers have not counted small dormers when measuring roof height. There is an undefined, "common-sense" threshold for dormer size. The land use reviewers may determine the dormer is substantial enough to where the measurement of the building's roof height must be to the midpoint of the dormer. The proposed language provides clarity and certainty regarding whether a dormer may be an exception from the height limit.



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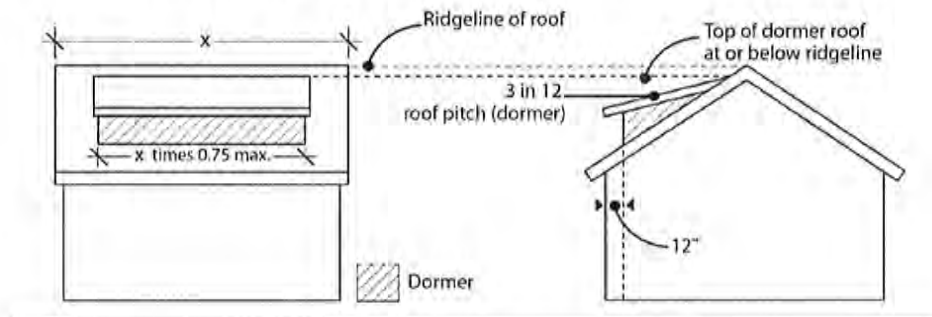
Section 21.06.030D.6.e., *Height Exceptions (new subsection e.)*

6. Height Exceptions (continued from page 7)

* * *

e. Dormers may extend above the height limit when:

- i. The roof of the dormer has a pitch of at least 3 in 12 and no part of the dormer extends above the ridgeline of the roof;
- ii. The walls of the dormer are stepped back at least one foot from the wall plane of any exterior wall of the floor below; and
- iii. The width of the dormer(s) is not more than 75 percent of the width of the roof from which the dormer(s) project.



Section 21.04.020F.2.c.: New R-2M District-specific Standards

New subsection F.2.c. responds to the deletion of the 2-1/2 story construction limit. It seeks to mitigate the adjacencies of three-story, multi-family structures constructed on lots abutting other properties in R-2M neighborhoods.

F.2.c. arises from the concern that if the 2.5-story limit is removed, then it could result in buildings like that shown to the right. Its objective is to promote better design of three-story, 125-foot long multi-unit building walls when abutting other properties in built-up neighborhoods. It tries to ensure large building massing will avoid tall blank walls and is instead articulated down to a scale more compatible with the R-2M zone.



The proposed language applies an existing building articulation menu from the Title 21 residential design standards. It would require that three-story multifamily building walls be divided into smaller, distinct sections (or wall planes) whenever they front on neighborhood streets or face abutting residential properties. See the more articulated facades in the first and second photos below.



Buildings located in the interior of a larger development site are exempted from F.2.c. because they are less of a concern to adjacent neighborhoods.

The proposed language also limits the height of exterior stairs that lead to the main entrance, to "anchor" dwellings closer to surrounding grade and visually reduce the apparent height of the three-story structure. Its six-foot maximum height corresponds with the maximum floor height of the first story above grade as defined by Title 21. Any taller stairs would typically be to the second story above grade.



CODE LANGUAGE to be added is underlined. Language to be deleted is in ~~striketrough~~.

1 **Section 21.04.020, *Residential Districts***

2 * * *

3 **B. R-2M: Mixed Residential District**

4
5 **2. District-Specific Standards**

6 * * *

7 c. Three-story building elevations that are street-facing or that face an abutting
8 property with a residential structure shall mitigate scale and height impacts, as
9 follows:

10 i. The building elevation shall comply with the building articulation menu of
11 section 21.07.110C.7.

12 ii. At least one menu choice selected for i. above shall involve wall plane
13 modulation.

14 iii. Exterior stairs providing access to a primary front entrance shall not extend
15 higher than six feet above finished grade.

16 iv. Exemptions from this subsection c.: Single-family detached homes are
17 exempt. Building elevations located 50 feet or more from the property line
18 are also exempt.

Section 21.10.040: Chugiak-Eagle River Zoning Districts

Chapter 10 of Title 21 establishes the zoning districts and other land use regulations that apply only in Chugiak-Eagle River. Section 21.10.040 provides the district-specific standards for Chugiak-Eagle River's zoning districts.

Currently, the district-specific standards for Chugiak-Eagle River's CE-R-2M district supplement the Chapter 4 district-specific standards for the R-2M district (pages 3 and 17 above) and are additional requirements. This means that properties in the CE-R-2M district must comply with both the R-2M district-specific standards in Chapter 4 and CE-R-2M district-specific standards in Chapter 10.

While most of Chapter 10 is a supplement that applies in addition to the rest of Title 21, there are exceptions. If any regulation of Chapter 10 conflicts with the other parts of Title 21, then the Chapter 10 regulation governs. For example, Chugiak-Eagle River has its own dimensional standards for lot size and height limits. Therefore, Table 21.06-1 (page 5) does not apply in the CE-R-2M zone.

21.10.040C.6.b.: CE-R-2M: Mixed Residential District District-specific Standards

The proposed new language on the next page exempts the CE-R-2M district from the proposed Chapter 4 R-2M district-specific standards that apply in the Anchorage Bowl. It clarifies that the Anchorage Bowl R-2M standards would not apply in Chugiak-Eagle River.

Most of the R-2M district standards in Chapter 4 are focused on mitigating the deletion of the 2.5-story limit from the Table 21.06-1 dimensional standards for the Anchorage Bowl. Table 21.06-1 (shown on page 5) does not apply in Eagle River, the CE-R-2M district does not contain a 2.5-story limit.

CODE LANGUAGE to be added is underlined. Language to be deleted is in ~~striketrough~~.

1 **Section 21.10.040B.6., *CE-R-2M Mixed Residential District***

2
3 6. **CE-R-2M: Mixed Residential District**

4 * * *

5
6
7 a. ***District-Specific Standards***

8 The following standards govern instead of the R-2M district-specific standards of
9 section 21.04.020F.2.b.:

- 10 i. Multifamily buildings shall contain no more than eight dwelling units per
11 building.
- 12 ii. On lots of one acre or more where more than one principal structure is
13 allowed (see table 21.10-6), the development of two to four principal
14 structures on a lot requires an administrative site plan review.
- 15 iii. On lots of one acre or more where more than one principal structure is
16 allowed (see table 21.10-6), the development of five or more principal
17 structures on a lot shall be allowed through the planned unit development
18



Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

www.muni.org/Planning/2040Actions.aspx

FISH CREEK TRAIL TO OCEAN WORKING GROUP LETTER TO AMATS

October 1, 2018

Dear AMATS Policy Committee:

We are writing on behalf of the Fish Creek Trail to the Ocean Working Group, a group of Anchorage neighbors and trail users who are working to re-establish public access and a trail between West Northern Lights Boulevard and the Tony Knowles Coastal Trail. The Fish Creek Trail to the Ocean concept has broad support from residents in the Turnagain and Spenard Community Council areas, and it is consistent with regional trail and community connectivity goals. The trail will provide an important connection between south and west Anchorage neighborhoods to the Coastal Trail, Downtown, and the greater Anchorage trail system.

The proposal for a trail in this area is not new. The 1997 Anchorage Areawide Trails Plan includes a Fish Creek Trail in this area. The Plan erroneously refers to this trail project as "Fish Creek from Minnesota to the Coastal Trail." The actual title should have been "Fish Creek from West Northern Lights Blvd. to the Coastal Trail." However, the Trails Plan map's general location for a proposed Fish Creek trail in this area is accurate (see diagram at the end of our letter).

The AMATS Draft 2019-2022 Transportation Improvement Program, now out for review and comment, refers to this project as "Fish Creek Trail Connection (Northern Lights Blvd. to the Tony Knowles Coastal Trail)." We urge AMATS to support the trail through the TIP process.

We hope that this funding allows the Municipality to identify the best route for this trail connection as well as construction funding. One of our members, Jay Stange attended and testified at both the AMATS technical and policy committee meetings last month. Additionally, he entered into the AMATS record 72 signatures supporting the FCTO, mostly collected by volunteers at the Sept 8th Fish Creek Festival.

Background

For almost four decades, area residents enjoyed an informal social trail that ran alongside the Alaska Railroad corridor north of W. Northern Lights and that paralleled Fish Creek. This informal trail filled in a missing link by connecting communities to the larger trail system with a safe non-motorized route. Residents safely walked, ran, biked, and skied on this trail for decades. The trail was abruptly closed without public notice or opportunity for comment in 2015, when the Anchorage Water and Wastewater Utility (AWWU) fenced off the area to make a utility road to maintain critical infrastructure. This project involved bringing in thousands of yards of gravel that turned the foot trail into a gravel road, which was then fenced off with two parallel chain link fences.

When several of us learned we were not alone in our concerns and frustrations at having a long-established trail closed to public use, we formed the Fish Creek Trail to Ocean Working Group, contacted the Alaska Railroad and AWWU to get more information, discussed the trail and access issues at Spenard and Turnagain Community Council meetings, and started a Facebook page to share information and gauge public support (see Fish Creek Trail to the Ocean

Facebook page, open to the public). We have received enthusiastic public support for re-creating a trail in this same area. After more than a year of our organizing we wrote a letter to Mayor Berkowitz. As a result he directed the Parks Department to formally talk with land owners and develop three alternative routes for the trail. The Parks Department recently presented their alternatives as well as the possibility of TIPS funding to our working group.

Community + Stakeholder Support

From our outreach and from discussion in community forums our Working Group believes there is broad public support for the Fish Creek Trail to Ocean concept. Turnagain Community Council and Spenard Community Council have passed resolutions supporting the concept of a Fish Creek Trail to Ocean project. Brian Lindamood, AKRR Director of Engineering, and Tim Sullivan, AKRR Director of External Communications, both communicated their support of a non-motorized trail (to the west of the Access Road) on the Railroad Right of Way from W. Northern Lights Blvd north to the Coastal Trail. We believe this is a positive development from two years ago, when the Railroad was more resistant to this connection. The Parks Department stated the Railroad prefers that the trail will be closer to the Resolution Drive homes on the western edge of the AKRR right of way (Option 2 from Parks) between the pedestrian bridge and the first creek crossing down the grade from Resolution Drive. When we first organized, members of our Working Group had positive discussions about a trail with Great Land Trust, an important stakeholder that made public acquisition of the Fish Creek Estuary possible. We again want to have further discussions regarding route alternatives with GLT, to discuss any support or concerns they may have with the various alternatives presented to use by the Parks Department.

We think it's important to continue to engage all landowners and stakeholders. As it states in the 1997 Anchorage Areawide Trails Plan in Policy Statement No. 5 (page 10), "Community involvement and input shall be actively solicited to ensure a responsive and representative trail program and to ensure that trails are sited to provide maximum user benefit with a minimum of community disturbance." Our plan is to contact the homeowners in this area and make sure we still have their support for something so close to their backyard fences. We initially reached out to those homeowners shortly after we formed our Working Group. Lastly, as this trail would be located within the Turnagain Community Council area, we recognize TCC as an important stakeholder and will continue to collaborate with this group to ensure potential neighborhood issues are addressed.

Moving Forward

We look forward to further investigating which alternative best provides the desired connectivity, preserves important wildlife habitat and respects existing land ownership and safety concerns. We also recognize that in a time of limited state resources, it is important to pursue an alternative that is also the most fiscally responsible. Many, but not all of us, prefer a trail on the gravel access road. It's the most direct, likely the least expensive, and certainly will be the least controversial with neighbors. However, we have not made consensus as a group and look forward to working with the Muni Parks department and other stakeholders to make a decision.

With all the energy and enthusiasm for a Fish Creek Trail to Ocean project, we believe this is a great time to move the Trail to the Ocean concept forward, and prioritize funding for a Fish Creek Trail to Ocean, so that the environmental analysis, alternative development, design, engineering and construction through the TIP process can occur in a timely manner.

You can connect with our Working Group via Meghan Holtan, at holtan.meghan@gmail.com. We appreciate your time and attention to this matter.

Sincerely,

The Fish Creek Trail to the Ocean Working Group

Jay Stange, President, Spenard Community Council
Meghan Holtan, North Star
Mike Mitchell, Spenard
Mark Worcester, Turnagain
Karen Button, Spenard, Friends of Fish Creek
Cathy Gleason, President, Turnagain Community Council
Marnie Isaacs, Turnagain
Steve Cleary, Airport Heights
Dan Beutel, Valley of the Moon, North Star Community Council
Gailyn Taylor, Spenard
Gloria Manni, Turnagain
Stephen Schell, Spenard

CC:

Mayor Ethan Berkowitz mayor@muni.org
Anchorage Community Councils + Mark Butler, info@communitycouncils.org
Anchorage Assembly, wwmas@muni.org
Spenard Community Council, spenardcc@gmail.com
Turnagain Community Council, iccpresident@yahoo.com
South Addition Community Council, anna_bryant@hotmail.com
Mia Costello, Senator.Mia.Costello@akleg.gov
Eric Croft, CroftE@muni.org
Austin Quinn Davidson austin@greatlandtrust.org
Harriet Drummond, rep.harriet.drummond@akleg.gov
Berta Gardner, Sen.Berta.Gardner@akleg.gov
Matt Claman Representative.Matt.Claman@akleg.gov
Nordic Skiing Association of Anchorage, director@anchorage nordicski.com
Bike Anchorage, info@hikeanchorage.org
Anchorage Park Foundation, beth@anchorageparkfoundation.org
Great Land Trust, Dmitchell@greatlandtrust.org

Alaska Railroad, Tim Sullivan, sullivan@akrr.com
Anchorage Water and Wastewater Utility, info@awwu.biz

The image below is excerpted from the 1997 Anchorage Trails Plan.

Proposed Fish Creek Trail

