

South Addition Community Council

June 24th, 2021

Whereas, there was significant public outreach and opportunities for public comment in the Title 21 amendment process for the proposed ordinance to allow homeless and transient shelters, as a conditional use, in the B-3 District and adding use-specific standards; and

Whereas, further public outreach and opportunities for public comment will be required through Conditional Use Permit approval process, which requires a public hearing; and

Whereas, there is a lack of appropriately-zoned land for shelters. The proposed AO provides an adequate solution to allow shelters to exist in a broader part of our community, while still placing safeguards through the conditional use process; and

Whereas, the proposed ordinance promotes public health and general welfare and is consistent with the Comprehensive Plan particularly, Housing Policy 62 to distribute residential facilities throughout the Municipality that are operated for health, social services, and for persons with special needs; and

Whereas, homeless and transient shelters are one of the most restricted (limited in where allowed) use types in Title 21 but are something that our community needs. This action directly addresses barriers to fair housing by broadening the location for homeless shelters allowed by the zoning code to a second zoning district; and

Whereas, the ordinance is consistent with the purpose statement of the B-3 district and its reference to community uses; and

Whereas, the B-3 district is appropriate for shelters because of its location along major streets and public transit routes. The B-3 district is more likely than the PLI district to be located near employment centers and to services for the homeless; and

Whereas, by allowing shelters in the B-3 district, the public is provided certainty for the future, and that is what zoning is supposed to do. Because there is a lack of PLI district, providers will be forced to spot zone sites (to PLI), which does not provide the public with certainty; and

Whereas, a parallel ordinance creates a licensing requirement for homeless and transient shelters to operate in B-3 zone, allowing for more effective regulation of and mitigation of potential impacts; and

Whereas, many communities across the country allow shelters in more than one zoning district and often within at least one, if not more, of their commercial districts;

Whereas, we, the citizen of Anchorage inhabit Dena'ina land to which all of us are equally entitled to inhabit regardless of residential status;

Now, therefore South Addition Community Council supports the text amendment to Title 21 allowing homeless and transient shelters in B-3 zoning districts.