

South Addition Community Council
Special Meeting Minutes
Thursday, March 14, 2024 7:00-8:30 pm
Meeting held on Zoom

1. Members Volland and Brawley, [HOME Initiative Proposal](#)
 - a. Second presentation to SACC as the ordinances have changed since the first presentation in the fall of 2023
 - i. Does not impact commercial zones, only residential zones to improve efficiency
 - ii. Using 2024 Land Use Plan as a guide
 - iii. Examples of housing costs versus professions
 - iv. Housing vision from the Assembly: increasing housing access
 - v. Data on the housing shortage in the Anchorage Bowl and what types of housing we need
 - vi. Title 21 re-write: serious problems remain as shown by how few permits are being written
 - vii. Impetus for the HOME initiative is making it easier for people to do things with the land and to address the issues where the zoning policies are not serving the community
 - viii. Zoning reform can have a positive impact on housing supply and prices based off a variety of evidence
 - b. HOME Initiative Ordinance
 - i. Ordinance is currently in front of the Planning and Zoning Commission, set to come back before the Assembly on approx June 11th
 - ii. Goals are to make the zoning ordinance simpler
 1. HOME helps implement plans like the 2040 Land Use Plan
 - iii. HOME simplifies to 5 land use designations
 1. Single and Two Family Residential
 2. Large Lot residential
 3. Compact Mixed residential Low
 4. Compact Mixed residential medium
 5. Urban residential high
 - a. Q: How many lots are in South Addition that are R2D? A: 279
 - iv. Question and Answer Session:
 1. Is there a way to tax vacant lots differently than housing?
 - a. Yes, that requires state level policy change but we're hoping that change comes so Anchorage can take advantage

2. Going back to the Rustic goat, what makes that type of development complicated?
 - a. Partly financing and there were a lot of specific zoning issues, and they received a variance to be able to build that property
3. I would love more specific answers to South Additions concerns: snow removal, set back reductions, and how to increase density/housing affordability thoughtfully? What is this going to do to South Addition?
 - a. We're trying to make it equitable across the municipality so it's more about the lot size. There will be a variety of neighborhoods and how this policies effect each one. Referring to the tables, set backs and height requirements are consistent with existing zoning – just consolidating them into the most permissive use, but still within the currently permittable use.
4. What will this do to property values? An analysis that shows how it will impact would be very helpful.
 - a. In theory, “upzoning” increases property/land values (e.g. gentrification). But we can for sure provide additional details and analysis of what ths will do to values.
5. If there is a neighboring lot with 5-6 units with no parking requirements, how will that impact neighbors?
 - a. Daniel thinks it's important to stress that without parking minimums doesn't mean there won't be parking included. We are doing a parking study to see how we manage our parking and right of ways.
6. If a 4-5 plex on a 6k sq ft lot can also have an ADU, how will that be considered? Could ADUs be considered principal structures?
 - a. The lot can only be 40% covered and must comply with the height and setback restrictions. Changing how ADU structures are considered would be a much longer conversation with the planning and zoning staff.
7. How will you measure success?
 - a. If we see more housing units and more permits – we're looking for a stabilization of housing/unit prices and accessibility. Fewer rezones and variances being processed and applied for would be a step in the right direction to simplify permitting.