

Our next meeting is Wednesday, April 10, 2024 at 7pm
Nominations are going to be at the April meeting for the May election for officers.

For more information, contact nscboard@googlegroups.com

Meeting Minutes
 North Star Community Council
 March 13th, 2024

Present:

Officers and Members	Other Folks:	Members Present:
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Matt Johnson, President and <input checked="" type="checkbox"/> Eiden Pospisil, Vice President <input checked="" type="checkbox"/> Andre Camara, Treasurer <input checked="" type="checkbox"/> Jacob Powell, Secretary <input checked="" type="checkbox"/> Susan Miller, Member at Large <input checked="" type="checkbox"/> Penny Gage, FCC Delegate 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Dave Donley, ASD School Board <input checked="" type="checkbox"/> Pat Higgins, ASD School Board <input checked="" type="checkbox"/> Dave Rittenberg, Catholic Social Services - Complex Care Facility <input checked="" type="checkbox"/> State Rep Zack Fields <input checked="" type="checkbox"/> Kayla E from Sen Tobin's Office <input checked="" type="checkbox"/> Assembly Rep Daniel Volland <input checked="" type="checkbox"/> Melinda Gant, ACDA 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Mark B <input checked="" type="checkbox"/> Kayla E <input checked="" type="checkbox"/> Gordan G <input checked="" type="checkbox"/> Mark B <input checked="" type="checkbox"/> Ben M <input checked="" type="checkbox"/> Melonie R <input checked="" type="checkbox"/> Donovan C <input checked="" type="checkbox"/> Sharon S <input checked="" type="checkbox"/> Emily B <input checked="" type="checkbox"/> John W

Introductions

- Round of Introductions
- Approval of Agenda
- Approval of Minutes

Reports

- Legislative Update
 - Zack Fields
 - Ongoing work on Valley of the Moon grant, see Old Business
 - Senator Löki Gale Tobin

- **Save The Date! Community conversation on the ongoing Seward to Glen highway connection project hosted by Sen. Tobin and NeighborWorks Saturday, March 30th at 10 am, tentatively scheduled for the Fairview Recreation Center**
 - Education funding: [governor's veto deadline is this week](#)
 - Parole board: working on legislation to reform the process
 - Energy: Upcoming introduction of Renewable Portfolio Standard legislation, and annual net metering legislation to improve the economics of rooftop solar installations in Alaska. [Relevant ADN link.](#)
 - Annual Net Metering of solar panel legislation
 - Statewide Transportation Improvement Plan, STIP, is expected to be approved soon
 - "Contact me anytime" 907-465-3704 | lgto bin.substack.com | sen.loki.tobin@akleg.gov
 - Assembly Update
 - Daniel Volland
 - Information on how to vote: <https://www.muni.org/Departments/Assembly/Clerk/Elections/Pages/VoterInfo.aspx>
 - Information on bonds and propositions on the ballot: <https://www.adn.com/alaska-news/anchorage/2024/03/11/a-guide-to-the-9-bonds-and-propositions-on-the-ballot-in-the-anchorage-city-election/>
 - Discussion of [Right-On-Red proposals](#) and other related efforts
 - ASD Update
 - [Changing start times in Fall 2024](#) and [middle school change to 6-8](#)
 - Bond proposition on the upcoming ballot will fund projects at Central Middle School and other schools in the area, including a remodel to add security vestibules in elementary schools.
 - Dave Rittenberg, Catholic Social Services
 - Working on grant funding for increased accessibility at the facility.
-

New Business:

1. Assembly Representative Daniel Volland, HOME Initiative
 - a. HOME Initiative - The HOME Initiative, proposes amendments to Title 21 - Land Use to reduce the number of residential zones in the Anchorage Bowl from 15 zones to 5, as identified in the Anchorage 2040 Land Use Plan
 - b. Slides attached.
 - c. [Planning and Zoning Packet](#)
 - d. [Webinar that took place last week](#)
 - e. Please let Daniel or the other cosponsors know if you are a part of any organizations that would like to hear about the HOME initiative
 - f. daniel.volland@anchorageak.gov
2. Anchorage Community Development Authority - Midtown Plan Steering Committee

- a. ACDA will be starting to work on the Midtown Plan that involves Midtown, Spenard and North Star Community Councils. ACDA is looking for two members from each Council to serve on the Midtown Plan Steering Team. Please see attached letter for additional information.
- b. Selections due March 22nd
- c. For questions, contact Melinda Gant: mgant@acda.net

Old Business

1. Proposed Valley of the Moon Grant Application
 - a. Rep. Zack Fields is working on a grant application for a pump track and other improvements to the Valley of the Moon Park via a Parks Foundation grant. Resolution to support that process, but no commitment of time from the NSCC required.
 - b. Approved.
2. NSCC Executive Board Resolution: A Joint Resolution of the Anchorage Municipal Assembly and the Anchorage School Board in Support of the Fair, Inflation-adjusted State Funding Required to Maintain a Quality Public School System and Increase Student Performance.
 - a. At our January 10 regular monthly meeting, the North Star Community Council Executive Board reviewed and approved by general consensus this document

Updates:

1. West Side Candidate Forum
 - a. Summary and report from Friday March 8th West Side Candidate Forum hosted at the Spenard Rec Center
 2. Senior Health Fair
 - a. April 23rd, 10am to 4pm
 - b. Anchorage Senior Activities Center, 1300 East 19th Ave
 - c. Free shots: COVID, Influenzas, Pneumonia , and Shingles
 - d. BP screening
 3. NSCC Committees
 - a. Fireweed Lane Redevelopment
 - i. Process is underway, planning an open house for this summer, which will have at least a 30 day notice.
 - ii. 2028 construction season at the earliest.
 - iii. Project team will likely be presenting at our April meeting.
 - b. Noise in Northstar
 - i. No updates.
 - c. Constitution and Parliamentary Affairs
 - i. No updates.
-



HOUSING OPPORTUNITIES IN THE
MUNICIPALITY FOR EVERYONE

Full Presentation | March 12, 2024

Assembly Sponsors:

Daniel Volland, Anna Brawley, and Meg Zaletel

Welcome to our presentation!

Speakers: 3 Assembly sponsors of the HOME Initiative



Daniel Volland
District 1 (North)



Anna Brawley
District 3 (West)



Meg Zaletel
District 4 (Midtown)



Welcome to our presentation!

Expectations for today's webinar:

1. This webinar is public, and is being recorded.
2. The recording will be posted on the Municipality's YouTube page for anyone to view: <https://www.youtube.com/@municipalityofanchorage9648>
3. Participants on Teams, please remain muted during the presentation, so everyone can hear and stay engaged. Staff will mute a participant if they have not muted themselves.
4. Please be respectful of all participants: staff reserves the right to remove a participant who causes a serious disturbance, or disrupts the proceeding.
5. Teams chat is not part of the recording, or posted publicly - but, please write your questions in the chat throughout, staff will collect questions!
6. We will do Q&A at the end, with staff reading a selection of questions from participants. We are collecting all questions, and will produce an FAQ. If a question is more appropriate for agency staff, we will forward it.

What is the **HOME Initiative?**

Predictable Residential Development By-Right.

AO 2023-87 proposes **streamlined residential zoning**, based on the **2040 Land Use Plan's** land use designations.

Changes to be implemented through zoning: Title 21 in Municipal Code (AMC 21)



Welcome to our presentation!

What we'll cover:

1. Context

Why focus on housing policy?

How are zoning changes a key part of our local solutions?

2. Overview of the HOME Initiative

The big picture policy, timeline so far, and what's next

3. Getting into the details

Comparing rules side by side for each of the 5 proposed districts with current zoning districts

4. Public process and engagement

What happens next? How can you learn more, give feedback, and follow this ordinance?

5. Q&A



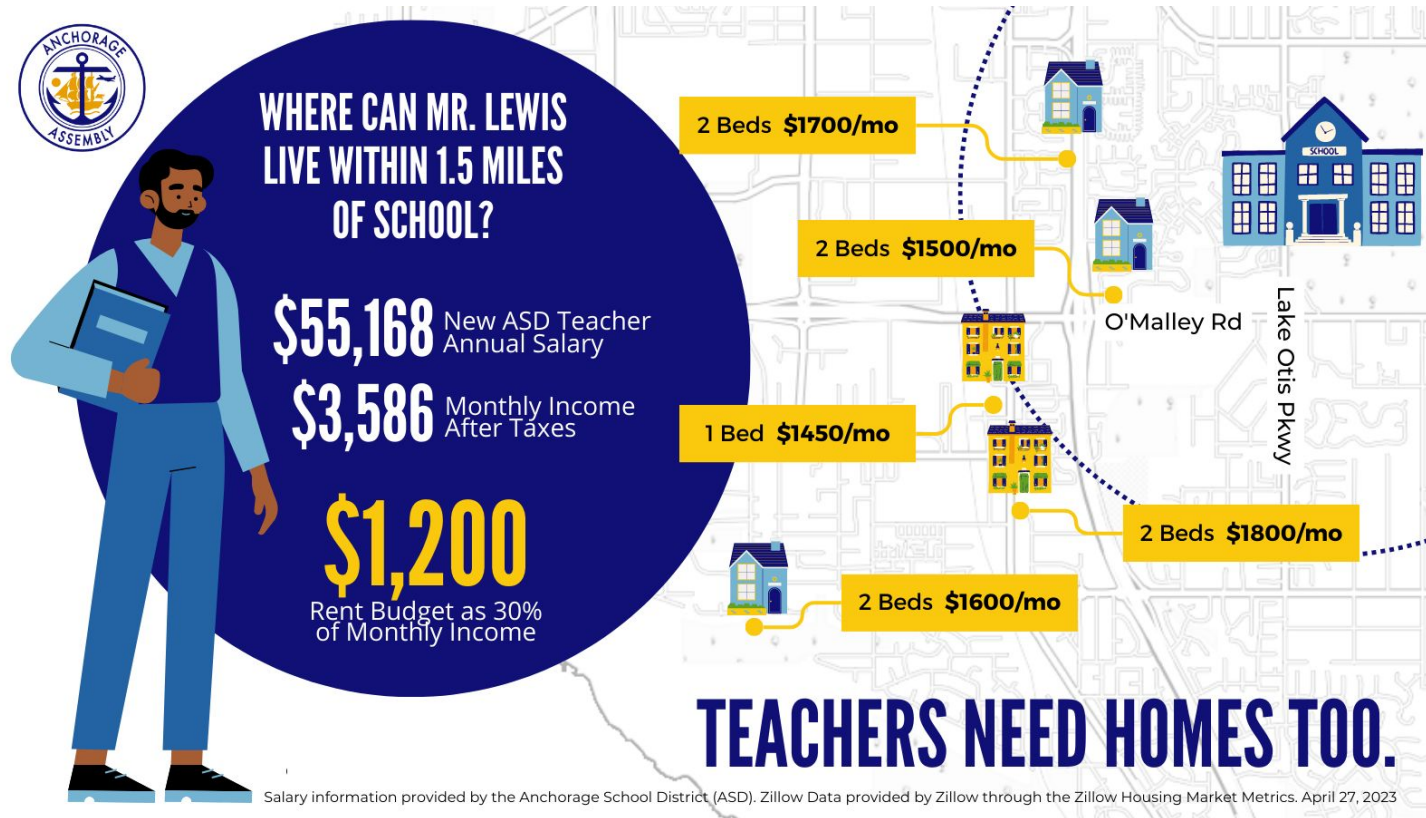


Context

Why focus on housing policy?

How are zoning changes a key part
of our local solutions?

Anchorage needs more housing.



- Average listing price in Anchorage: **+43%** in 3 years (2020 - 2023)
- Average rent increase in Anchorage: **+7%** in 1 year (2022 - 2023)
- UAA students experiencing homelessness: **8.3%** in 2017
10.4% in 2019 - 2020

Anchorage needs more housing.



ANCHORAGE ASSEMBLY

HOUSING ACTION PLAN

THE ASSEMBLY'S HOUSING VISION

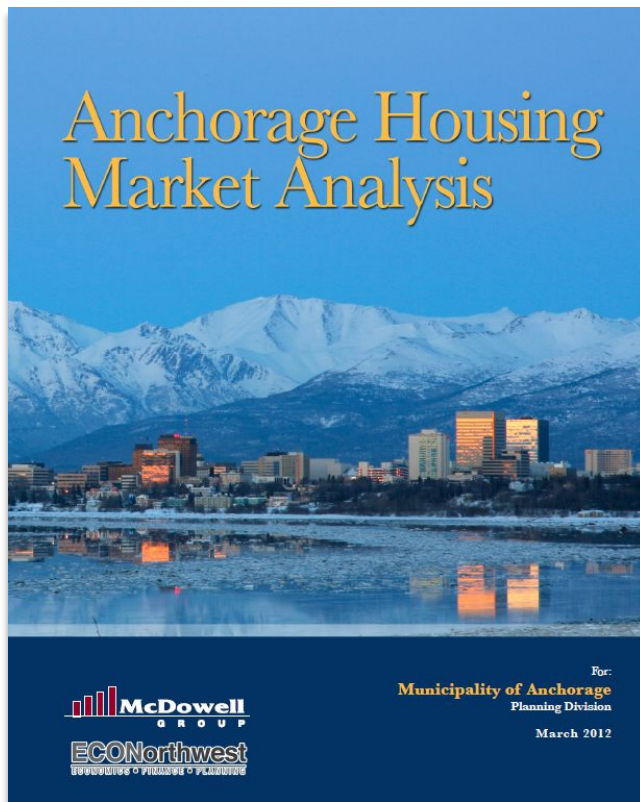
The Municipality of Anchorage has affordable, abundant, and diverse housing opportunities, so everyone who wants to live here can find a home that fits their needs and preferences.

We Want More Housing!

Cottage houses	Duplexes, 3- and 4-plexes	Supportive housing	Housing for seniors	Starter homes	Condominiums
Affordable rentals	Multi-generational housing	Walkable neighborhoods	Innovative design	New ownership models	Apartments

Anchorage needs more housing.

Our housing shortage is not a new or sudden problem: it developed over time.



Key conclusions:

1. Given the historic density of development and rate of redevelopment, the Anchorage Bowl does not have sufficient vacant buildable residential land to accommodate the demand for housing units forecasted over the next 20 years.
2. Building mid-rise residential and mid-rise mixed-use rental developments is not financially feasible in the current market.

What can the Muni do to accommodate expected future housing demand?

Source: *Anchorage Housing Market Analysis* (2012), pg 4

Anchorage needs more housing.

- We need housing that's **affordable**, especially for people with limited resources, our young adults and elders.

AND

- We need housing that's **attainable** for people who want to build a life here: our economy needs workers and families.
- **Affordable housing is usually subsidized**, often for target populations, uses public or philanthropic funding to build. Often relies on rental subsidies to operate, lowering the burden of a tenant's rent.
- We must make **attainable housing feasible to build**.



Anchorage needs more housing.

Defining Attainable Housing

Housing options that are affordable and accessible to middle-income individuals and families are referred to as "attainable housing." Unlike "affordable housing," which is targeted to low-income individuals and families, attainable housing is targeted towards households with incomes at or near the areawide median. Attainable housing is economically feasible for a middle-income population, bridging the gap between high-priced market-rate residences and government-subsidized housing.

We don't have enough condos, small-unit homes for sale (or the equivalent rental units). Many people don't have real options in our housing market.

Average Housing Prices in 2022

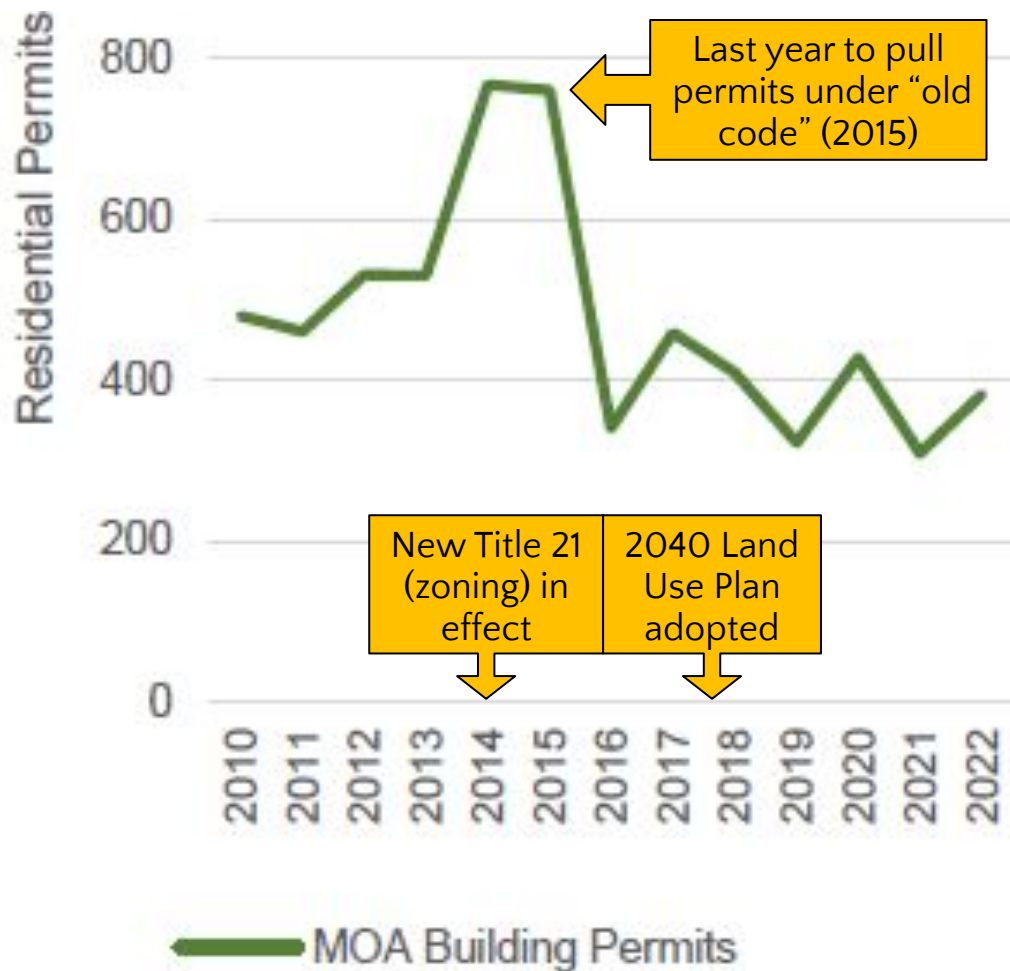
- \$456,000 to buy

Attainable Housing in 2022

- \$264,800 (at 80% Areawide Median Income)
- \$331,000 (at 100% Areawide Median Income)
- \$397,200 (at 120% Areawide Median Income)



Zoning changes are a key part of the solution for more housing.



- Anchorage’s rewrite of Title 21 was adopted in the early 2010s, and went into effect in 2014.
- People with development projects could opt to use “old code” until December 31, 2015 – most did.
- Title 21 has been amended several times, but serious problems remain.
- The *2040 Land Use Plan* (2017) includes policies for zoning changes to make housing production easier.
- The Assembly continues to work on several strategies to increase housing: multiple zoning changes are needed to make it easier to build.

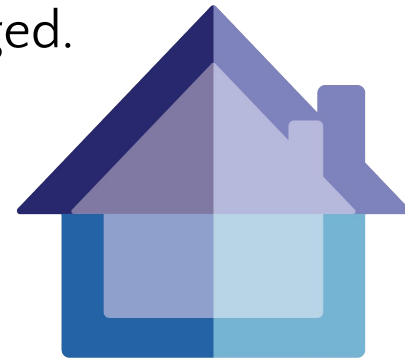


Zoning changes are a key part of the solution for more housing.

- Zoning is not the *only* factor that affects the feasibility of building or renovating housing...

AND

- It is a key part of our housing supply shortage, and in our local power to change:
 - Developers and planning professionals documented many issues with current Title 21: using real-life local projects, estimates found new code requirements added 10 to 20% to the cost.
 - Our current code has resulted in many projects that are impossible to build, economically infeasible, and leave properties unchanged.
 - Overly-complex code is difficult to understand, use for development projects, and administer by staff. This adds costs in design, permitting, and more burden on owners.



Literature that supports Zoning Reform

<p>The Impact of Zoning on Housing Affordability</p> <p>https://realstate.ubt.com/user/working-papers/the-impact-of-zoning-on-housing-affordability/</p>	<p>"The bulk of the evidence examined indicates that zoning and other land use controls are responsible for prices in high-cost areas of the country. This indicates that restrictions on supply and new development, not just high demand for certain regions, are responsible for the housing affordability problems that do exist. The results also suggest that if housing affordability advocates are interested in reducing housing costs, they would do well to start with zoning reform, and not focus as much on public or subsidized construction programs."</p>
<p>"Land-Use Reforms and Housing Costs: Does Allowing for Increased Density Lead to Greater Affordability?" Reviewed in the article with the title: "Zoning Changes Have Small Impact on Housing Supply"</p> <p>https://www.povaction.com/newsroom/zoning-changes-small-impact-on-housing-supply-07/2018/07/</p>	<p>"Although the study won't settle the debate about how zoning reforms affect housing affordability, it does add to a growing body of research <u>that suggests zoning reforms can play a small but meaningful role</u> in increasing housing supply, says Freemark."</p>
<p>The effect of upzoning on house prices and redevelopment premiums in Auckland, New Zealand</p> <p>https://www.researchgate.net/publication/3113770042/figure/fig1/figure-pdf/5e0a0000-0000-0000-0000-000000000000.pdf</p>	<p>"Notably, intensively developed properties decrease in value relative to similar dwellings that were not upzoned, showing that the large-scale upzoning had an immediate depreciative effect on pre-existing intensive housing."</p>
<p>Zoning and affordability: A reply to Rodriguez-Pose and Storper</p> <p>https://www.pspace.ox.ac.uk/working-papers/2017/02/2017-02-01-zoning-and-affordability-a-reply-to-rodriguez-pose-and-storper</p>	<p>"While uncertainties remain in the study of housing prices and land use regulation, neither theory nor evidence warrant dispensing with zoning reform, or concluding that it could only be regressive. Viewed in full, the evidence suggests that increasing allowable housing densities is an important part of housing affordability in expensive regions."</p>
<p>Zoning, Land-Use Planning, and Housing Affordability</p> <p>https://www.cato.org/policy-analysis/zoning-land-use-planning-housing-affordability</p>	<p>"States and local municipalities can improve housing affordability without federal cash by reforming local zoning and land-use regulations. Reforms such as streamlining approval processes, making development by right, and reallocating state funds to cities reducing regulation provide benefits to <i>all</i> constituents. The benefits of reform include housing affordability, better job-to-worker matching, and improved economic growth."</p>
<p>Addressing Challenges to Affordable Housing in Land Use Law:</p>	<p>"While the causes of the national shortage of affordable housing are manifold, this Note focuses on the role that land use law, particularly zoning, plays in constraining the supply of affordable housing. Restrictive zoning rules, like single-family zoning, reduce the supply of land available for new housing, which in turn inflates the cost of new</p>

<p>Recognizing Affordable Housing as a Right</p> <p>https://harvardlawreview.org/print/vol-135/addressing-challenges-to-affordable-housing-in-land-use-law/</p>	<p>housing projects. And where zoning laws do permit the construction of higher-density housing, density-reducing regulations — such as height restrictions, minimum lot size requirements, prohibitions on accessory dwelling units (ADUs), or setback requirements — impair affordability by forcing each unit to bear a greater share of the cost of land. Removing these legal barriers is not likely to be sufficient to fully relieve the nation's severe housing shortage, and other policy solutions such as rent subsidies are likely to be more effective in addressing the role that factors like income inequality play in magnifying the impact of the shortage. However, legal reform remains critical to removing blockages to constructing additional affordable housing."</p>
<p>The invisible laws that led to America's housing crisis</p> <p>https://www.cnn.com/2023/08/05/business/single-family-zoning-laws/index.html</p>	<p>"Restrictive zoning has impacted housing supply and affordability.</p> <p>A 2021 study found that in San Francisco, the "zoning tax" — the amount land prices are artificially inflated due to restrictive residential zoning laws — was estimated at more than \$400,000 per house. In Los Angeles, New York City and Seattle, the zoning tax was up to \$200,000, the study found. It reached \$80,000 in Chicago, Philadelphia, Portland and Washington, D.C.</p> <p>So more cities have turned to zoning reform to address the housing shortage."</p>



The HOME Initiative

The big picture policy (AO 2023-87 S)

Timeline: what's happened so far, and what's next?

Timeline in HOME AO 2023-87(S)

AO 2023-87(S)

- Introduced **August 22, 2023**
- Streamlines residential zoning districts from 15 to 5
- Details for each zone to be drafted early 2024
- Referred to PZC* in March, Assembly hearing June 11

Public engagement
Press release, mailing list, letter to FCC & councils, letters to other groups.

Community meetings, March - May

New ordinance version of HOME

- Scheduled for Assembly agenda **June 11, 2024**
- Will include updates from PZC recommendations & other changes



We are here!

PZC Case # 2024-0006

- Packet has original ordinance (87 S) & draft with details for each new zoning district
- Will hold work session, public hearing on **March 18, 2024**

Project team works with zoning consultant, prepares **draft ordinance**. Shared packet with Planning staff 1/15/24



* PZC = Planning and Zoning Commission. (more info at end of webinar)

HOME's Guiding Principles

1

Uphold the 2040 Land Use Plan (LUP) by consolidating district types consistent with LUP Land Use Designations.

2

Make the code **shorter, simpler, and focused** on the intent of the Comprehensive Plan & 2040 LUP.

3

Set baseline dimensions & policies of new zones using the **least restrictive** current standards.

4

Keep the **good, functional, low-cost** parts of Title 21.

5

Adjust the code to be **more flexible and easier to update and administer**.



Anchorage's 2020 Comprehensive Plan.

Preferred Scenario: Urban Transition

Downtown, Midtown, and older in-town neighborhoods develop a more intensive urban character. Initiatives to foster more intense mixed-use development and neighborhood renewal in the northern half of the Bowl are introduced. Suburban/rural neighborhood character in South Anchorage is retained.



Excerpted Goals

Land Use & Transportation

General Land Use: A **forward-looking approach** to community growth and redevelopment.

Residential Uses: A **variety of housing types and densities in safe, attractive neighborhoods** that offer a choice of urban, suburban, and rural lifestyles that are appropriate for northern conditions and in harmony with our natural setting.

Design & Environment

Neighborhood Identity and Vitality: A variety of **safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents**, with good access to schools, recreation, natural areas, and community facilities.

Housing: A **balanced, diverse supply of affordable, quality housing**, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage's varied social, cultural, and physical environment.

Anchorage's 2040 Land Use Plan.

Goal 1 Plan for Growth and Livability

Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of life as it supports their vision for the future expressed in the Comprehensive Plan.

Goal 2 Infill and Redevelopment

Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.

Goal 4 Neighborhood Housing

Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.

LUP 1.4. Use the 2040 LUP and area-specific plans in conjunction with other elements of the *Comprehensive Plan* to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations. (Supersedes *Anchorage 2020*: Policy 4).

LUP 1.8. Engage Anchorage residents, businesses, and property owners in a predictable and transparent process leading to the adoption of plans that guide growth. Engage affected communities when making long-term land use decisions, with particular attention to communities that are historically underrepresented.

LUP 2.3. Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compact infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.

LUP 4.2. Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences.

LUP 4.3. Promote balanced neighborhoods with diverse infill housing, and provide opportunities for development of affordable and accessible housing that avoids creating areas of concentrated low-income housing.

LUP 4.4. Encourage property owners to preserve, rehabilitate, or redevelop properties in ways that minimize housing displacement and maintain affordability, health, and safety for residents.

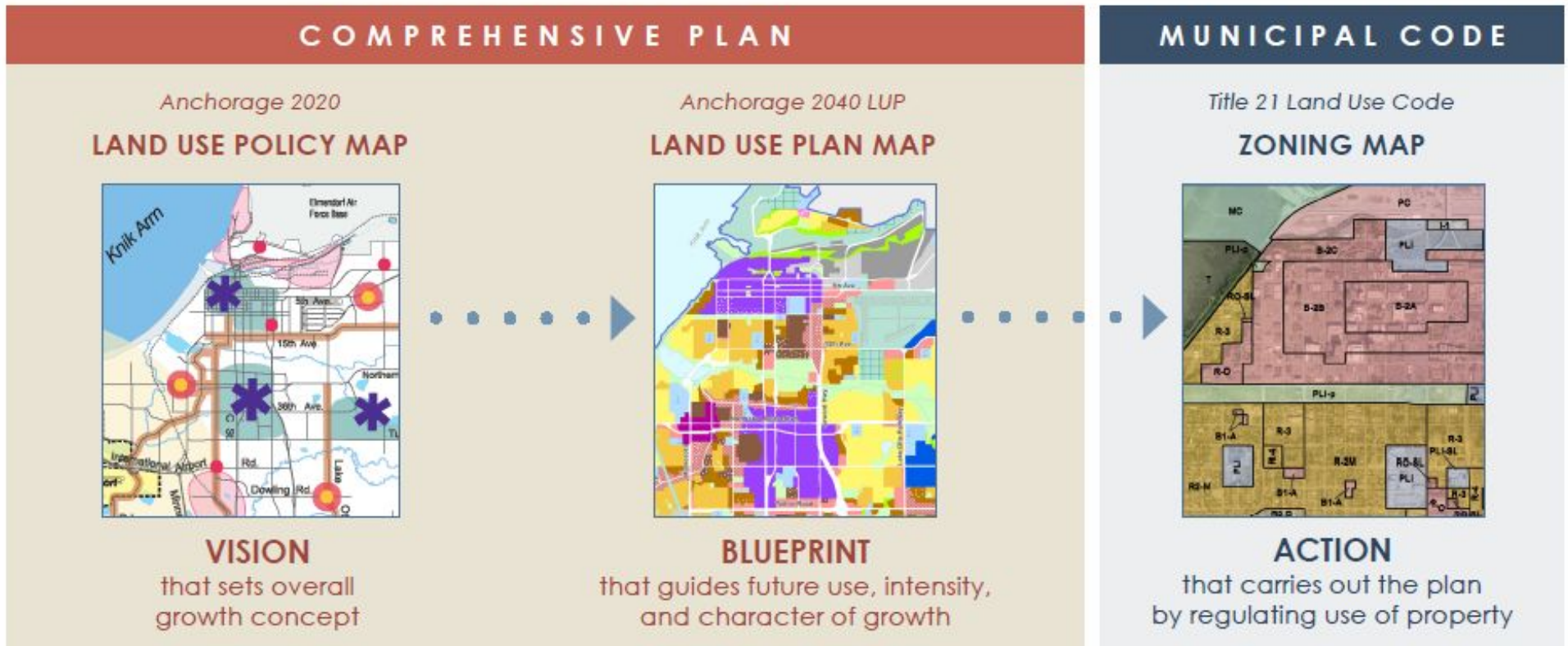
4-10

Amend Title 21 to reduce restrictions that currently deter construction of compact housing types; and expand provisions that allow for compact housing types, including small-lot housing, cottage houses with shared courtyards, townhouses, and small-scale garden apartments. Determine appropriate measures through a meaningful, collaborative public process and make subject to site development standards including standards for neighborhood compatibility.



Anchorage's 2040 Land Use Plan.

Figure 1-2. Vision, Plan, and Action



Getting into the details

Overview of AO 2023-87(S)

And draft details for each new district,
converted from existing districts

2040 Land Use Plan Designations

Figure 3-2. 2040 LUP and Zoning District Cross-Reference

Types of Places	Land Use Designations	Potential Implementation Zoning Districts as Established in Section 2
Neighborhoods	Large-lot Residential	R-6, R-8, R-9, and R-10; R-7 where designated in <i>HDP</i> Map 2.1 Land Use Plan for 1-3 units per acre.
	Single-family and Two-family	R-1 and R-1A; R-2A and R-2D in attached and two-family areas.
	Compact Mixed Residential–Low	R-2M; R-2D in transition areas; New compact housing district between R-2D and R-2M.
	Compact Mixed Residential–Medium	R-3; R-2M in transition areas; New R-3A mixed-use variation of R-3 in “Residential Mixed-use Development” areas.
	Urban Residential–High	R-4; R-3 in transition areas; R-4A in “Residential Mixed-use Development” areas.
Centers	Small-scale commercial uses in the Neighborhood designations above	B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor commercial space within residential projects.
	Neighborhood Center	B-1A and B-1B; CCO overlay zone. Potential new form-based district or overlay zone in “Traditional Neighborhood Design” areas.
	Town Center	B-3 and B-1B; CCO overlay zone. New form-based overlay or district. R-3 and new R-3A (mixed-use variation of R-3) also possible for housing sites.
	Regional Commercial Center	B-3 District.
Corridors	Commercial Corridor	
	Main Street Corridor	
Open Spaces	Park or Natural Area	
	Other Open Space	

Types of Places	Land Use Designations
Neighborhoods	Large-lot Residential
	Single-family and Two-family
	Compact Mixed Residential–Low
	Compact Mixed Residential–Medium
	Urban Residential–High

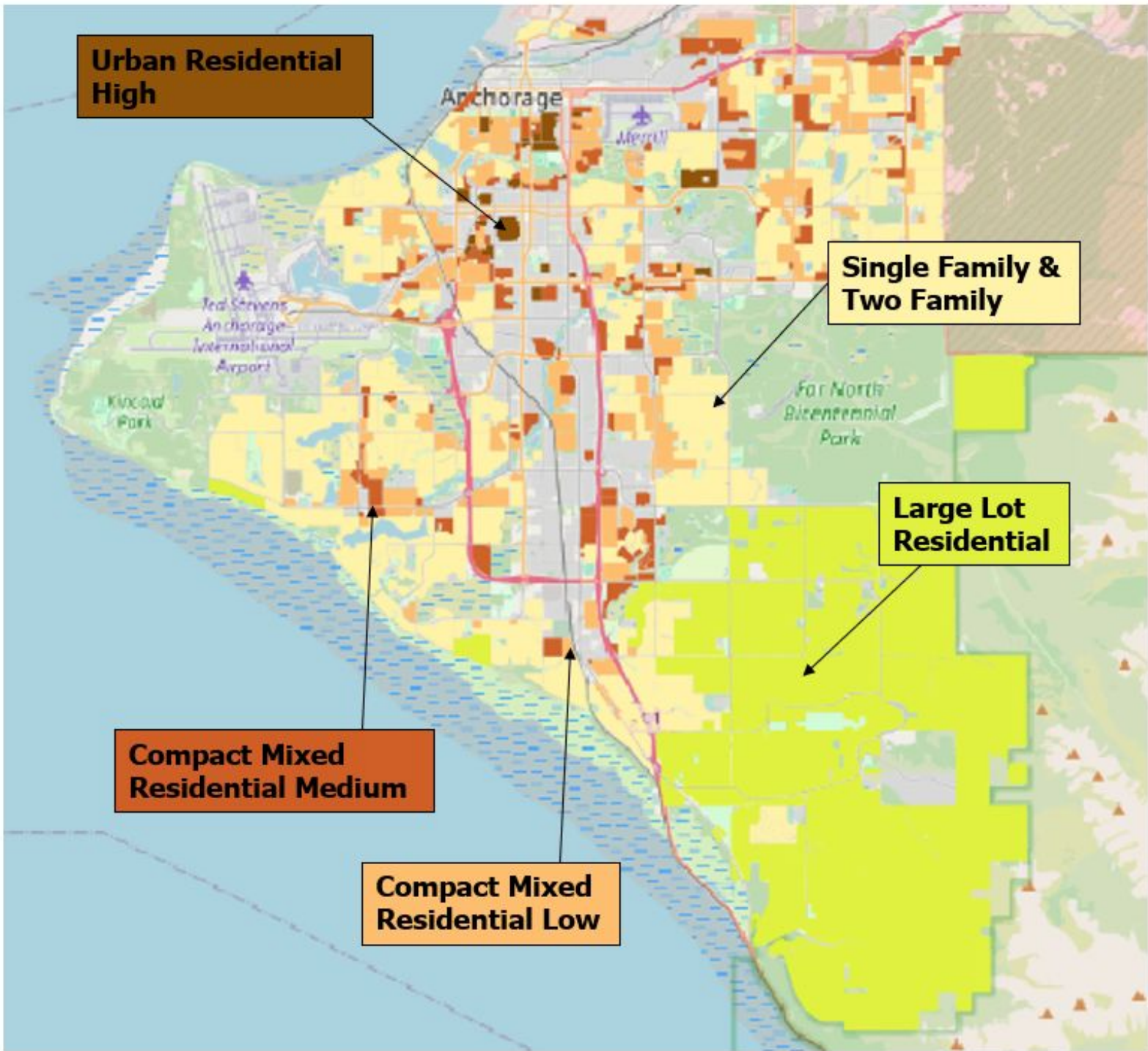
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HOME uses the 5 Land Use Designations to simplify zoning

Land Use Designation (2040 LUP)	Current Residential Zones (Title 21)
1. LLR – Large Lot Residential	R-6, R-7, R-8, R-9, R-10
2. STFR – Single Family and Two-Family Residential	R-1, R-1A, R-2A, R-5 [and R-2D*]
3. CMRL – Compact Mixed Residential, Low	R-2D*, R-2M
4. CMRM – Compact Mixed Residential, Medium	R-3, R-3A
5. URH – Urban Residential, High	R-4, R-4A

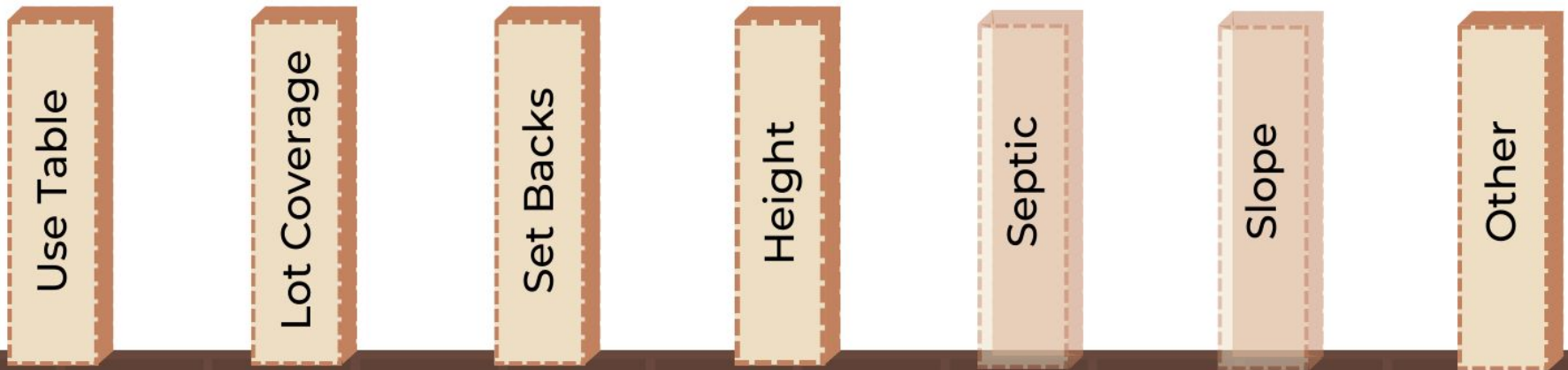
* R-2D appears in both land use designations. Sponsors discussing including in STFR, not CMRL



Zoning districts have many components.

VARIABLE FRAMEWORK

Every lot is unique, but building on your property doesn't have to be complicated. Compatible uses can be buildable by-right with clear variables that lay a strong foundation for building in the residential zone.



Residential Zone *where by-right building is a simple equation*

HOME's Guiding Principles

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3

Set baseline dimensions & policies of new zones using the **least restrictive** current standards.

4

Keep the **good, functional, low-cost** parts of Title 21.

5

Adjust the code to be **more flexible and easier to update and administer**.



New Residential Zoning District – **Single and Two Family Residential**

Single and Two Family Residential (STFR)

“Purpose: Intended primarily for residential development with up to eight (8) dwelling units per acre. These areas generally have well-developed infrastructure and municipal services.”

Replaces:

- R-1 – Single Family Residential
- R-1A – Single Family Residential (Larger Lot)
- R-2A – Two-Family Residential (Larger Lot)
- R-5 – Low Density Residential
- R-2D*** – **Two-Family Residential**

Anchorage 2040 Land Use Plan

LUP Designation: Single-family and Two-Family Neighborhoods



** R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL*

New Residential Zoning District – Single and Two Family Residential

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: STFR						
1-family attached All other uses	3,000 sf 6,000 sf	35' (40' on corner lot) 50'	40%	20', N/A / 5', 10' 20', 5', 10'	N/A 2	30'
Existing District: R-1						
Residential uses All other uses	6,000 sf	50'	40%	20', 5', 10'	1 N/A	Principal: 30' Other: 12-25'
Existing District: R-1A						
Residential uses All other uses	8,400 sf	70'	40%	20', 5', 10'	1 N/A	Principal: 30' Other: 12-25'
Existing District: R-2A						
1-family attached 1-family detached 2-family	3,500 sf 7,200 sf 8,400 sf	60' 35' (or 40') 60'	40%	20', 5', 10' Other uses: 5', 5', 10'	1 1 N/A	Principal: 30' up to 2.5 or 3 stories Other: 12-25'
Existing District: R-5						
1-family or mobile home 2-family	7,000 sf 13,000 sf	50' 100'	30%	20', 5', 10'	1	Principal: 30' Other: 12-25'

* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL

New Residential Zoning District – **Compact Mixed Residential - Low**

Compact Mixed Residential-Low (CMRL)

“Purpose: Intended primarily for residential development of up to 24 dwelling units per acre. These areas generally have well developed infrastructure and municipal services.”

Replaces:

- (R-2D, as written in January draft)
- R-2M – Mixed Residential District

Anchorage 2040 Land Use Plan

LUP Designation: Compact Mixed Residential-Low



** R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL*

New Residential Zoning District – Compact Mixed Residential - Low

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: CMRL						
1-family attached Townhouse All other uses	2,400 sf 6,000 sf 6,000 + 1,500 per unit over 4	24' (30' on corner lot) 50'	60%	20', N/A / 5', 10' 20', 5', 10'	More than one allowed	30'
Existing District: R-2D* shown here as written in January draft; see note below						
1-family detached 1-family attached 2-family	7,200 sf 3,500 sf 8,400 sf	50' 35' (40' on corner lot) 50'	40%	20', N/A / 5', 10'	1 1 N/A	Principal: 30' up to 2.5 or 3 stories Other: 12-25'
Existing District: R-2M						
1-family detached 1-family attached 2-family Townhouse Multi-family up to 8 plex Multi-family, scattered	6,000 sf 3,000 sf 6,000 sf 2,400 sf 7,200 sf 8,400 sf	50' 50' 35' (40' corner) 24' (30' corner) 50'	40% 40% 40% 60% 40% 40%	20', 5', 10' 20', NA (common lot line) 5', 10' 20, 10' (except 5' where allowed), 10'	More than one allowed	Principal: 30' up to 2.5 or 3 stories Other: 12-25'

* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL

New Residential Zoning District – **Compact Mixed Residential - Med.**

Compact Mixed Residential-Medium (CMRM)

“Purpose: Intended primarily for residential development with up to fifty (50) dwelling units per acre. These areas generally have well-developed infrastructure and municipal services.”

District Location Requirements:

Areas designated as Compact Mixed Residential Medium in Land Use Plan Map, or corresponding designation in a neighborhood or district plan.”

Replaces:

- R-3
- R-3A

Anchorage 2040 Land Use Plan

LUP Designation: Compact Mixed Residential-Medium



New Residential Zoning District – Compact Mixed Residential – Med.

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: CMRM						
1-family attached	2,000 sf	20' (30' on corner lot)	70%	20', N/A / 5', 10'	More than one allowed	40'
Townhouse	2,000 sf					
All other uses	6,000					
Existing District: R-3						
1-family detached	6,000 sf	20' (30' on corner lot)	40%	20', 5', 10'	1	35'
1-family attached	3,000 sf					
Townhouse	2,400 sf					
2-family	6,000 sf					
3+ units	6,000 sf + 1,000 per unit over 4					
Existing District: R-3A						
Townhouse	2,000 sf	20' (30' on corner lot)	60%	20', NA (common lot line), 5', 10'	More than one allowed	35'
Multi-family	6,000 sf +					
Mixed-use	1,000 per unit over 4					
		50'	50%	10' max 40', 5' + 2' per 5' over 35' 20' unless alley: 10'	40', not to exceed 3 stories	

New Residential Zoning District – **Urban Residential - High**

Urban Residential-High (URH)

“Purpose: Intended primarily for residential development of over 49 dwelling units per acre, with some limited non-residential uses for mixed use developments. These areas shall generally have well-developed infrastructure and municipal services.

District Location Requirements:

Areas designated or allowing R-4 or R-4A in Land Use Plan Map, or corresponding designation in a neighborhood or district plan.”

Replaces:

- R-4
- R-4A

Anchorage 2040 Land Use Plan

LUP Designation: Urban Residential-High
R-4, R-4A in Mixed-use areas



New Residential Zoning District – Urban Residential – High

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: URH						
All uses	2,000 sf	No min.	No max.	0 or at least 5' max 20', 0 or at least 5', 10'	More than one allowed	60' Up to 90' if Admin Site Plan Review
Existing District: R-4						
1-family detached	6,000 sf	50' 35' (40' on corner lot)	40%	20', 10', 5'	1	35'
1-family attached	3,000 sf		40%	10, N/A or 5', 10'		35'
Townhouse	2,000 sf	20' (30' on corner lot)	60%	10', 5' + 1' per 5'	More than one allowed	45'
3+ units	6,000 sf	50'	60%	over 35'; 10'		45'
Existing District: R-4A						
All uses	2,000 sf	Required per 21.08.030	N/A	0 or at least 5' max 20', 0 or at least 5', 10'	More than one allowed	60' Up to 90' if Admin Site Plan Review

New Residential Zoning District – **Large Lot Residential**

Large Lot Residential (LLR)

The LLR district is intended primarily for single- and two-family residential areas with gross densities of one housing unit or less per gross acre, and up to three dwelling units per acre in areas designated by approved district plans.

Replaces:

- R-6– Low-Density Residential
- R-7 – Single-Family Residential (½ Acre)
- R-8 – Low-Density Residential (4 Acres)
- R-9 – Low-Density Residential (2 Acres)
- R-10 – Low-Density Residential, Alpine/Slope

Anchorage 2040 Land Use Plan

LUP Designation: Large-lot Residential



New Residential Zoning District – Large Lot Residential

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: LLR						
All uses	43,560 sf	120'	30'	25', 10', 20'	1	Principal: 35' Garage: 30' Other: 25'
Existing Districts:						
R-6 (1 acre) 1-family Duplex	43,560 sf 87,120 sf	100' 50'	30%	20', 5', 10'	1	Principal: 30' Garage: 25' Other: 12'
R-7 (0.5 acre) 1-family Duplex	20,000 sf 40,000 sf	120'	30%	25', 10', 20'	1	Principal: 35' Garage: 30' Other: 25'
R-8 (4 acre) 1-family Duplex	174,240 sf 261,360 sf	300'	5%	25', 15', 25'	1	Principal: 35' Garage: 30' Other: 25'
R-9 (2 acre) 1-family Duplex	87,120 sf 174,260 sf	180'	5%	25', 15', 25'	1	Principal: 35' Garage: 30' Other: 25'
R-10 (Alpine/slope) All uses	Defined in 21.04.020P2	(21.04.020P2)	10%	10', 25' or 50' if avg. slope exceeds 30%, 10'	1	Principal: 35' Garage: 30' Other: 25'



Public process and engagement

Upcoming Planning and Zoning Commission hearing

Providing feedback & comments

Community presentations and meetings

Engage in the Public Process

Planning and Zoning Commission

Monday, March 18, 2024 | Loussac Library, 3600 Denali St.

5:30 - 6:30 pm Work session with PZC and sponsors

6:30 pm Meeting and public hearing for HOME
(AO 2023-87(S) and packet)

Community Council Meetings

Sponsors have requested time on a Federation of Community Councils spring agenda, and to individual councils.

Request a HOME presentation & meeting

We want to talk about HOME with you!

E-mail sponsors and Legislative Services to schedule.



Engage in the Public Process

Find and download a copy of HOME (full packet)

The PZC case number for this ordinance is 2024-0006. Link:

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17913>

You can download the full packet here as a PDF.

Submit comments on HOME!

Public hearing is before the Planning and Zoning Commission on March 18. Testify in person, or send written comments to:

Online: <https://www.muni.org/PZComments/?casenum=2024-0006>

Email staff: Tom Davis, tom.davis@anchorageak.gov

Ryan Yelle, ryan.yelle@anchorageak.gov



Public Engagement Resources

Assembly Focus on Housing (webpage)

Check here for updates on the HOME Initiative, and other housing policy work by the Assembly!

<https://www.muni.org/Departments/Assembly/Pages/FOCUS-Housing.aspx>

We are collecting questions and will post FAQs.

Please submit questions in today's webinar, e-mail the sponsors and Legislative Services staff, and bring your questions to our community meetings. We will prepare and update a Frequently Asked Questions (FAQ) list.

(For any zoning advice about your own property or specific situation, please contact Planning staff for a consultation.)



Q&A

Please put your questions in the chat.
We will answer a few questions today,
time permitting, and will post an FAQ.

Thank you!

Find the HOME Initiative packet online.

The PZC case number for this ordinance is 2024-0006. Link:

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=17913>

You can download the full packet here as a PDF.

Contact the sponsors to schedule a meeting.

We are working with Legislative Services staff to schedule presentations. Please reach out!

Legislative Services: wwmasls@anchorageak.gov

Sponsors: Daniel Volland, District 1, daniel.volland@anchorageak.gov

Anna Brawley, District 3, anna.brawley@anchorageak.gov

Meg Zaletel, District 4, meg.zaletel@anchorageak.gov





Reference Slides



Mobile Home (could also be a manufactured home)



Recreational Vehicle



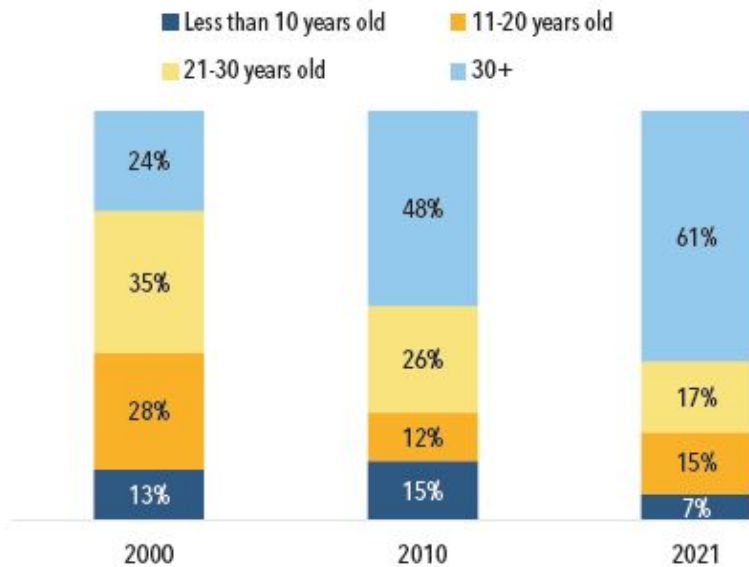
Tiny home (could also be a manufactured home)

- HOME **would** allow mobile homes or manufactured homes that meet safety standards and have foundations to be placed on individual lots the same as other houses.
- HOME **would** allow mobile home parks to be located in more places, but would not change the standards requiring a minimum of 2 acres, internal streets, no access to outside streets, landscaping density restrictions, etc.
- HOME **would not** allow anyone to circumvent building codes, place unsafe structures on property, or use recreational vehicles as permanent housing. It would not allow someone to put a substandard structure that did not meet health/safety standards in your neighborhood.

Anchorage needs more housing.

Our housing shortage is not a new or sudden problem: it developed over time.

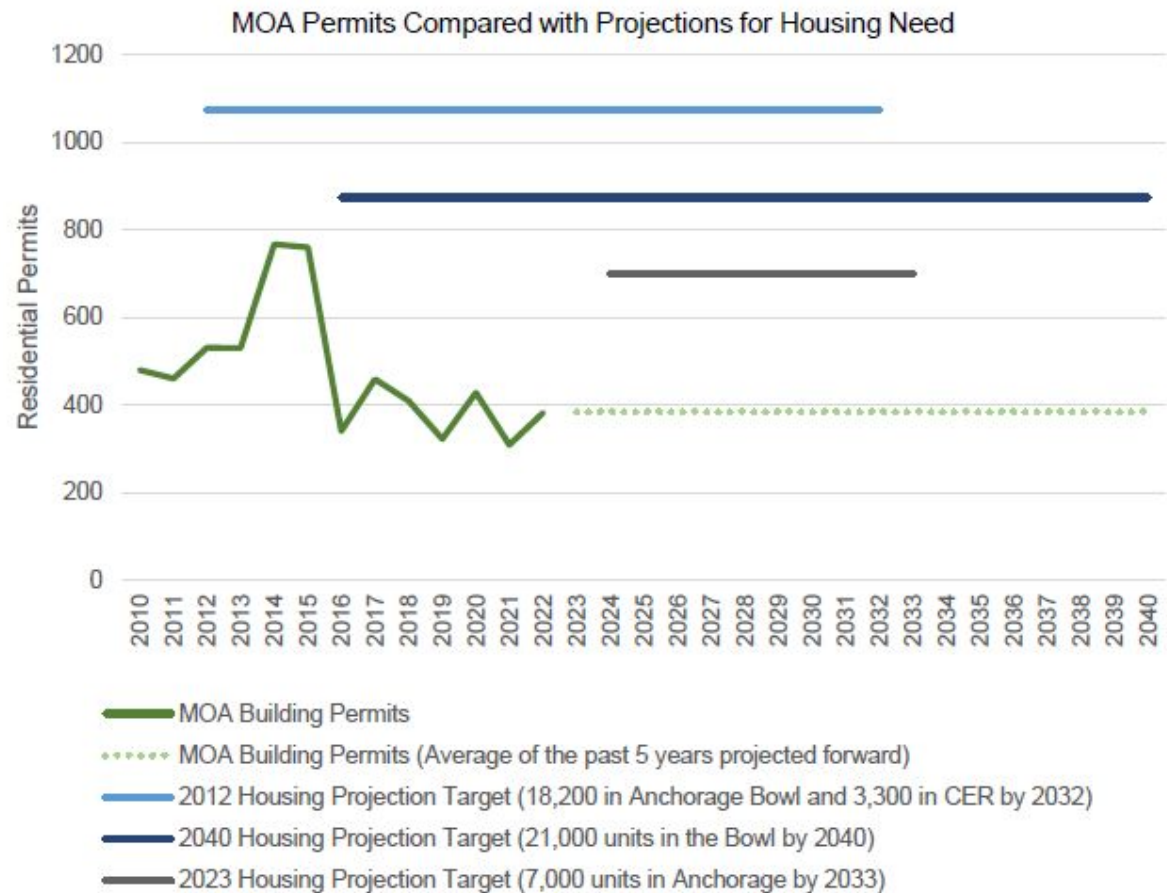
Figure 6. Age of Anchorage Housing Stock, 2000-2021



Source: U.S. Census Bureau

Source: ACDA, *Incentives for Market-Rate Attainable Development* (2023)

Anchorage Permits Compared with Past Projections



Source: Planning Department, *Housing White Paper* (May 2023)

Draft ordinance with details: Sectional summary (1 of 3)

1. Section 1, AMC 21.01.050: Conforming change (zoning district names)
2. Section 2, AMC 21.03.160: Conforming change (district names)
3. Section 3, AMC 21.04: Defines new residential zoning districts
 - 21.04.020 B: Defines new STFR district; repeals R-1, R-1A, R-2A, R-2D*, R-5
 - 21.04.020 C: Defines new CMRL district; repeals R-2D*, R-2M
 - 21.04.020 D: Defines new CMRM district; repeals R-3, R-3A (language relocated)
 - 21.04.020 E: Defines new URH district; repeals R-4, R-4A (language relocated)
 - 21.04.020 F: Defines new LLR district; repeals R-6, R-7, R-8, R-9, R-10 (language relocated)
 - 21.04.030 Commercial districts: Conforming change (district names)
4. Section 4, AMC 21.05: Updates use table with new districts, removes some standards for R-5 district, mobile homes, hotels, and hostels

** R-2D appears in both land use designations. Sponsors discussing including in STFR, not CMRL*

Draft ordinance with details:

Sectional summary (2 of 3)

5. Section 5, AMC 21.06: Updates dimensional standards table for each district (details in each table); conforming changes (district names)
6. Section 6, AMC 21.07: Relocates language from some sections into appropriate chapter, Design Standards
 - 21.07.020 C: Steep slope regulations, applied to any property with steep slopes and additional protections for LLR district (relocated from language defined in district R-10)
 - 21.07.030 B: Conforming change (district names)
 - 21.07.060 E: Conforming change (district names)
 - 21.07.070: Bonus provisions to increase housing density relocated from sections of R-3A and R-4A, and re-organized for clarity.
 - 21.07.080: Conforming change (district names)
 - 21.07.090: Conforming change (district names)
 - 21.07.110 F: Allows multiple structures (“detached duplex”) in all districts
 - 21.07.110 H: Conforming change (district names)

Draft ordinance with details: Sectional summary (3 of 3)

- Section 7, AMC 21.08.030: Allows “detached duplex” in cluster housing
- Section 8, AMC 21.10 (+Section 11): Preserves existing zones in Girdwood, Chugiak–Eagle River
- Section 9, AMC 21.12.060: Conforming change (district names)
- Section 10, AMC 21.13.050: Addresses legal nonconformity of existing lots upon passage.
- Section X (draft): Effective date, immediate upon passage.

A note about effective dates:

As currently written, AO 2023-87(S) is “effective upon passage.” A previous version proposed Jan. 1, 2024 and Jan. 1, 2025 effective dates for different zones. This was removed in the S version in August 2023.

The sponsors are considering staggered effective dates, especially taking more time on implementation of LLR (Large Lot Residential).