

ASSEMBLY MEMBER BRAWLEY

LOCAL HOUSING SOLUTIONS

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2024 ASSEMBLY PRIORITIES



HOUSING ACTION

communicate and take action to achieve the vision for affordable, diverse and abundant housing



MUNICIPAL WORKFORCE

support recruitment and retention of a productive and qualified municipal workforce



PORT OF ALASKA MODERNIZATION

support rapid timeline that launches Phase II construction by summer 2024



PUBLIC HEALTH, SAFETY & QUALITY OF LIFE

fund public safety & mental health services and invest in outdoor and public spaces



QUALITY MUNICIPAL SERVICES

closely monitor service delivery to ensure high quality, accessible, and transparent municipal operations

AR 2023-433 HOUSING ACTION PLAN

We hosted Housing Action Week last fall, culminating in the Housing Action Summit at the UAA Student Union in November.

We rely on UAA to help inform work like this: the **Housing Action Plan**.

The Housing Action Plan sets the vision for our future work on addressing the housing shortage crisis.

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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

GUIDING PRINCIPLES

- Attainable home ownership
- Housing quality, choice, stability and accessibility
- Quality rental options
- Community where everyone belongs
- Distinct neighborhoods
- Economic prosperity
- Engage the whole community in solutions
- Innovation & collaboration
- Government that works

GOALS

1. Increase the supply of housing units for sale and for rent.
2. Diversify the housing market: housing types, sizes, price points, locations, accessibility, and ownership models.
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units.
4. Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents.
5. Make the Municipality a better partner in the development process.

WHAT IS ASSEMBLY DOING ABOUT HOUSING?

1) ENGAGING THE COMMUNITY

- Housing Action Week: October 30 – November 4
- Public engagement around housing-related policy work



WHAT IS ASSEMBLY DOING ABOUT HOUSING?

2) INVESTMENT

- \$50M in COVID funding for new housing: 600+ units including hotel conversions, Covey Lofts, Providence Supportive Housing and more

3) PARTNERSHIPS

- Working with ACDA, MOA Planning, AHBA, CIHA, developers, housing experts and others to review code changes, financial incentives and other paths to increase housing



3RD AVE NAVIGATION CENTER

MOA-FUNDED PROJECTS SINCE 2020

HOTEL CONVERSIONS

Funded by ARPA via Anchorage Affordable Housing & Land Trust (AAHLT)

AREA-WIDE PROGRAMS THAT RECEIVED MOA FUNDING 2020-2023

- United Way Landlord Housing Partnership
- COVID Rental Relief for individuals & families
- Home for Good/Pay for Success
- Rural CAP Deferred Maintenance & Weatherization
- Emergency Shelters - Brother Francis, Covenant House, Alex Hotel, Aviator Hotel, Sullivan Arena

1	Catholic Social Services 3rd Ave. Navigation Center	Services
2	AAHLT 5th Ave - Extremely Low-Income Housing	130 units
3	Catholic Social Services Complex Care Facility	85 Beds
4	Choosing Our Roots Youth Housing Placement	20 Units
5	Covenant House: Mack Center & Covey Lofts	32 Beds
6	Rural CAP Supportive Housing	30 Units
7	Cook Inlet Housing Authority: Mountain View	21 Units
8	AAHLT Lake Shore - Extremely Low-Income Housing	45 Units
9	AAHLT Spenard - Extremely Low-Income Housing	93 Units
10	Shiloh Community Housing Fresh Beginnings	6 Units
11	Cook Inlet Housing Authority: Ch'bala Corners	38 Units
12	Golden Lion Housing & SUD treatment center	85 Units
13	Providence Alaska House Supportive Housing	51 Units
14	Cook Inlet Housing: Coranado Park (Eagle River)	12 Units

MOA HOUSING INVESTMENTS

WHAT IS ASSEMBLY DOING ABOUT HOUSING?

4) CHANGES TO REGULATORY ENVIRONMENT

- Cutting red tape to remove barriers and encourage multi-family housing, gentle density, and more efficient land use
- Making MOA processes less complex
- Updating zoning to bring into alignment with the 2040 Land Use Plan – the municipality’s guide for future development

A0 2022-107 ADUS

A0 2023-103, -130 3 & 4 PLEX

Accessory Dwelling Units (ADUs): a small units on a property, in addition to the main structure (house).

Target: **1,000 new ADUs** in Anchorage Bowl by 2040

Zones: ADUs allowed in **all residential & commercial** zones wherever there is another dwelling

This ordinance allows larger ADUs (detached and attached), more options such as units above garages.

While 3 and 4 plex units have been allowed in zoning code for many years, there were barriers to building: minimum lot size, setbacks, etc.

Building code also considered 3 and 4 plex commercial construction, not residential (adds time and cost).

This ordinance (+ changing building code) removed regulatory barriers to building 3 & 4 plexes in zones where they are already allowed.

AO 2023-87(S) THE HOME INITIATIVE



Predictable Residential Development By-Right.

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

Consolidates 15 zones into 5:

1. Single and Two Family Res. (STFR)
2. Compact Mixed Res. Low (CMRL)
3. Compact Mixed Res. Medium (CMRM)
4. Urban Residential High (URH)
5. Large Lot Residential (LLR)

A0 2023-110 **SHORT TERM RENTALS**

Vetoed
3-20-24

LICENSING PROGRAM

Establish a licensing program that ensures the health and safety of visitors and residents with minimal red tape.

FINANCIALLY INDEPENDENT

Keep fees modest (\$200/year) and reevaluate annually to ensure the program pays for itself.

COLLECT DATA

Understand the role of STRs in our housing market and evaluate next steps.



THANK YOU.

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