



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY INFORMATIONAL MEMORANDUM**

No. AIM XXX-2024

Meeting Date: June 25, 2024

1 **From: Assembly Vice Chair Zaletel, Members Brawley and Volland**

2
3 **Subject: Community engagement information: AO 2023-87(S-1)**

4
5 The Assembly sponsors provide the following community engagement report on
6 the HOME Initiative, AO 2023-87, and all substitute versions, as informed by the
7 HOME Initiative Community Engagement Plan (Attachment A):

- 8
9
- 10 • The HOME Initiative Community Engagement Plan (Attachment A) was
11 published on January 10, 2024 and updated June 12, 2024 to reflect schedule
12 changes in the public process, which are highlighted in yellow.

13 **Public Hearing and Process Timeline**

- 14
- 15 • August 22, 2023
16 AO 2023-87, the "Housing Opportunities in the Municipality for Everyone
17 (HOME) Initiative" was introduced at the August 22, 2023 Regular Assembly
18 Meeting and referred to the Planning & Zoning Commission for review. The
19 ordinance set the policy objectives of the project and identified a broad
20 timeline.
 - 21 • September 26, 2023
22 AO 2023-87(S), the "Substitute (S) Version," was introduced at the September
23 26, 2023 Regular Assembly Meeting and referred to the Planning & Zoning
24 Commission. This version reflected a more detailed timeline and nuanced
25 procedure for consideration by the Planning & Zoning Commission, including
26 concurrent changes needed to the Comprehensive Plan and 2040 Land Use
27 Plan.
 - 28 • January 12, 2024
29 The "Sponsors' Draft Substitute (S-1) Version" was the working draft of the
30 ordinance, brought to the Planning & Zoning Commission for review on March
31 18, 2024. This version detailed the dimensional standards and characteristics
32 of each residential zone.
 - 33 • March 18, 2024
34 The Planning & Zoning Commission opened a public hearing on the ordinance,
35 Planning Case 2024-0006, and postponed the case to their May meeting with a
36 worksession on May 6, 2024.
 - 37 • May 20, 2024
38 The Planning & Zoning Commission heard public testimony on the HOME
39 Initiative, including the ordinance (Planning Case 2024-0006) and the proposed
40 conforming amendments (Planning Case 2024-0067) our community's adopted
41 plans: the Anchorage 2020 Comprehensive Plan and the 2040 Land Use Plan.
42
43
44
45

1 With support from the sponsors, the commission postponed the case to their
2 June 10 meeting and requested the sponsors and Planning Department
3 prepare recommendations for the commission to consider submitting for the
4 Assembly to consider when the proposal moves to the next stage.

5
6 • June 10, 2024

7 The Planning & Zoning Commission took action on the HOME Initiative. The
8 commission voted to recommend approval of the ordinance (Planning Case
9 2024-0006) subject to conditions prepared by the Planning Department and
10 postponed action on the proposed conforming amendments (Planning Case
11 2024-0067) our community's adopted plans: the Anchorage 2020
12 Comprehensive Plan and the 2040 Land Use Plan.

13
14 • June 11, 2024

15 When AO 2023-87 was originally introduced, it was referred to the Planning &
16 Zoning Commission and scheduled to come back to the Assembly for a public
17 hearing at the Regular Assembly Meeting on June 11. The public hearing was
18 postponed to the June 25 Regular Assembly Meeting.

19
20 • June 25, 2024

21 The "Second Substitute (S-1) Version" was introduced on the regular agenda
22 for the June 25 Regular Assembly Meeting. The Assembly sponsors created
23 this version with the recommendations of the Planning Department and the
24 Planning & Zoning Commission in mind, distilling the proposal to allow at least
25 three residential units (two-family + an ADU) in all residential zones by right.

26
27 **Stakeholder Engagement**

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- 29 • On March 4, 2024, the sponsors hosted an informational webinar about the
30 HOME Initiative, with detailed slides about the proposed changes to zoning
31 code and summary of changes to each district's dimensional standards. The
32 webinar was recorded and available for later viewing on the HOME Initiative
33 web page (linked below). Additional questions were addressed later in a
34 Frequently Asked Questions (FAQ) on the website.
 - 35
36 • The sponsors also shared the ordinance packet, webinar slides and recording
37 link, an interactive slider map showing the 2040 Land Use Plan Map compared
38 with the current zoning map, and other resources about the HOME Initiative.
39 Content was initially posted as part of "Focus on Housing," then as a dedicated
40 project page: <https://ancgov.info/HOME>.
 - 41
42 • The Assembly Community & Economic Development Committee reviewed the
43 AO at the April 4, 2024 meeting.
 - 44
45 • A variety of community stakeholders reviewed this AO, including the following
46 community meetings:
 - 47 ○ ACDA Board, 3/6/24
 - 48 ○ Anchorage Homebuilders (AHBA), 3/6/24
 - 49 ○ Anchorage Chamber of Commerce, Make it Monday, 3/11/24

- 1 ○ Anc. Chamber Young Professionals 3/12/24
- 2 ○ Anchorage Chamber MAC, 3/13/24
- 3 ○ Planning & Zoning Commission Worksession, 3/18/24
- 4 ○ Geotechnical Advisory Commission, 3/26/24
- 5 ○ Alaska Native Sisterhood Camp 87, 3/27/24
- 6 ○ Alaska Black Caucus, 4/7/24
- 7 ○ Watershed & Natural Resource Advisory Commission, 4/24/24
- 8 ○ Hillside Area Land Owners (HALO), 5/2/24
- 9 ○ Planning & Zoning Commission Worksession, 5/6/24
- 10 ○ Representatives with AFL-CIO, Carpenters Local 1281, and Building
- 11 Trades Council, 5/14/24
- 12 ○ Anchorage Equal Rights Commission, 5/16/24
- 13 ○ Alaska AFSCME Retirees Chapter 52, 5/21/24
- 14
- 15 • This AO was sent to the Federation of Community Councils with an invitation to
- 16 meet with the sponsors and review the AO (Attachment B).
- 17 ○ The following community council(s) reviewed the AO:
- 18 ○ North Star Community Council, 3/13/24
- 19 ○ South Addition Community Council, 3/14/24
- 20 ○ Government Hill Community Council, 3/21/24
- 21 ○ Rabbit Creek Community Council, 3/26/24
- 22 ○ Spenard Community Council, 4/3/24
- 23 ○ Sand Lake Community Council, 4/8/24
- 24 ○ Turnagain Community Council Land Use Committee, 4/29/24
- 25 ○ University Area Community Council, 5/1/24
- 26 ○ Airport Heights Community Council, 5/16/24
- 27
- 28 ○ A similar invitation letter was sent to the following organizations and
- 29 community groups,¹ requesting an opportunity to meet and also sharing
- 30 how to participate in the public process:
- 31 ○ AARP Alaska
- 32 ○ Alaska Black Caucus (ABC)
- 33 ○ Alaska Federation of Filipino Americans (AFFA)
- 34 ○ Alaska Native Brotherhood and Alaska Native Sisterhood, Camp 87
- 35 ○ Alaska Youth for Environmental Action (AYEA)
- 36 ○ Anchorage Downtown Partnership
- 37 ○ Anchorage Economic Development Corporation (AEDC)
- 38 ○ Anchorage Senior Activity Center
- 39 ○ Enlaces Alaska
- 40 ○ Equity Committee of the Assembly
- 41 ○ Filipino Community of Anchorage Alaska (FCAA)
- 42 ○ Identity Alaska
- 43 ○ Korean American Community of Anchorage (KACA)
- 44 ○ Native Village of Eklutna and Eklutna Inc.
- 45 ○ Pacific Community of Alaska
- 46 ○ Polynesian Association of Alaska (PAOA)

¹ Not all groups responded to the request; some responded to schedule a presentation, and some others declined to engage in the discussion, but would review the information.

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- 2 ○ The Federation of Community Councils (FCC) reviewed the AO at their
- 3 April 17, 2024 meeting.
- 4
- 5 ○ Community council comments and resolutions are included in the materials
- 6 packets of PZC Cases 2024-0006 and 2024-0067.
- 7 ○ Case 2024-0006, AO 2023-87(S), HOME Initiative materials:
- 8 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=17](https://www.muni.org/CityViewPortal/Planning/Status?planningId=17913)
- 9 [913](https://www.muni.org/CityViewPortal/Planning/Status?planningId=17913)
- 10 ○ Case 2024-0067, AO 2024-44, proposed Comprehensive and Land
- 11 Use Plan amendments:
- 12 [https://www.muni.org/CityViewPortal/Planning/Status?planningId=18](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18007)
- 13 [007](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18007)
- 14

15 **Community Commentaries**

- 16
- 17 • The HOME Initiative was the topic of community commentaries, including the
- 18 following opinion pieces and letters to the editor:
- 19 ○ July 29, 2023 (ADN) – Editorial Board, “Is it time for Anchorage to
- 20 give simplified zoning a chance?”
- 21 [https://www.adn.com/opinions/editorials/2023/07/29/editorial-is-it-](https://www.adn.com/opinions/editorials/2023/07/29/editorial-is-it-time-for-anchorage-to-give-simplified-zoning-a-chance/)
- 22 [time-for-anchorage-to-give-simplified-zoning-a-chance/](https://www.adn.com/opinions/editorials/2023/07/29/editorial-is-it-time-for-anchorage-to-give-simplified-zoning-a-chance/)
- 23 ○ March 23, 2024 (ADN) – Stockard, Sharon “Concerned by
- 24 Assembly’s zoning change push”
- 25 [https://www.adn.com/opinions/2024/03/23/opinion-concerned-by-](https://www.adn.com/opinions/2024/03/23/opinion-concerned-by-assemblys-zoning-change-push/)
- 26 [assemblys-zoning-change-push/](https://www.adn.com/opinions/2024/03/23/opinion-concerned-by-assemblys-zoning-change-push/)
- 27 ○ March 29, 2024 (ADN) – Holmes, Dianne “Slow down on zoning
- 28 changes”
- 29 [https://www.adn.com/opinions/letters/2024/03/29/letter-slow-down-](https://www.adn.com/opinions/letters/2024/03/29/letter-slow-down-on-zoning-changes/)
- 30 [on-zoning-changes/](https://www.adn.com/opinions/letters/2024/03/29/letter-slow-down-on-zoning-changes/)
- 31 ○ April 4, 2024 (ADN) – Margeson, Marty “Zoning changes don’t
- 32 benefit residents”
- 33 [https://www.adn.com/opinions/letters/2024/04/04/letter-zoning-](https://www.adn.com/opinions/letters/2024/04/04/letter-zoning-changes-dont-benefit-residents/)
- 34 [changes-dont-benefit-residents/](https://www.adn.com/opinions/letters/2024/04/04/letter-zoning-changes-dont-benefit-residents/)
- 35 ○ April 14, 2024 (ADN) – Bunnell, Kristine “Why I support Anchorage
- 36 zoning reforms”
- 37 [https://www.adn.com/opinions/2024/04/14/opinion-why-i-support-](https://www.adn.com/opinions/2024/04/14/opinion-why-i-support-anchorage-zoning-reforms/)
- 38 [anchorage-zoning-reforms/](https://www.adn.com/opinions/2024/04/14/opinion-why-i-support-anchorage-zoning-reforms/)
- 39 ○ May 7, 2024 (ADN) – Holmes, Dianne “Against hurried zoning
- 40 changes”
- 41 [https://www.adn.com/opinions/letters/2024/05/07/letter-against-](https://www.adn.com/opinions/letters/2024/05/07/letter-against-hurried-zoning-changes/)
- 42 [hurried-zoning-changes/](https://www.adn.com/opinions/letters/2024/05/07/letter-against-hurried-zoning-changes/)
- 43 ○ May 17, 2024 (ADN) – Andrews, Eleanor; Evans, Dave; Graham,
- 44 Sami; Halquist, Lynn; Hansen, Deborah; Hansen, Martin; Hanson,
- 45 Denise; Huggins, Elise; Kleedehn, Sarah; Margeson, Marty;
- 46 Metcalfe, Jacke; Parker, Patrice; Stockard, Sharon; Tesche, Pam;
- 47 Veltre, Kathie; Wertzbaugher, Jerry “Assembly rezoning plan needs
- 48 more public input”

1 [https://www.adn.com/opinions/2024/05/17/opinion-assembly-](https://www.adn.com/opinions/2024/05/17/opinion-assembly-rezoning-plan-needs-more-public-input/)
2 [rezoning-plan-needs-more-public-input/](https://www.adn.com/opinions/2024/05/17/opinion-assembly-rezoning-plan-needs-more-public-input/)

- 3 ○ May 20, 2024 (ADN) – Garrod, Miles “Let Anchorage’s finest
4 neighborhoods grow”
5 [https://cdn-www.adn.arcpublishing.com/opinions/2024/05/20/opinion-](https://cdn-www.adn.arcpublishing.com/opinions/2024/05/20/opinion-let-anchorage-finest-neighborhoods-grow/)
6 [let-anchorage-finest-neighborhoods-grow/](https://cdn-www.adn.arcpublishing.com/opinions/2024/05/20/opinion-let-anchorage-finest-neighborhoods-grow/)
- 7 ○ May 21, 2024 (ADN) – Robinson, Tyler; Gore, Carol; Spinelli, Andre;
8 Debenham, Shaun; Anderson, Seth; Visser, Eric; Brooks, J. Jay;
9 Marcott, Brandon “Anchorage needs all types of housing. We need
10 to get out of our own way”
11 [https://www.adn.com/opinions/2024/05/21/opinion-anchorage-needs-](https://www.adn.com/opinions/2024/05/21/opinion-anchorage-needs-all-types-of-housing-we-need-to-get-out-of-our-own-way/)
12 [all-types-of-housing-we-need-to-get-out-of-our-own-way/](https://www.adn.com/opinions/2024/05/21/opinion-anchorage-needs-all-types-of-housing-we-need-to-get-out-of-our-own-way/)
- 13 ○ May 21, 2024 (ADN) – Norris, Jason “Why oppose the zoning
14 effort?” [https://www.adn.com/opinions/letters/2024/05/21/letter-why-](https://www.adn.com/opinions/letters/2024/05/21/letter-why-oppose-the-zoning-effort/)
15 [oppose-the-zoning-effort/](https://www.adn.com/opinions/letters/2024/05/21/letter-why-oppose-the-zoning-effort/)
- 16 ○ May 27, 2024 (ADN) – 23 Anchorage Area Renters & Homeowners
17 (Barnett, Erinn; Bedell, Julia; Bowmaster, Brandy; Cason, Drew;
18 Carlson, Anders; Depace-Protasel, Anya; Feniger, Andrea; Gellman,
19 Jacob; Griffith, Yarrow; Gustincic Jr, Robert John; Hannam, Michael;
20 Hobbs, Lila; Kenny, Keelan; Klouda, Nolan; Palmer, Aneliese;
21 Plauché, Alaina; Powell, Jake; Rocchi, Catherine; Swammy, S.;
22 Visser, Eric; Walker, Will; Weiser, Emily; Woelber, Paxson), “Support
23 Anchorage zoning reform”
24 [https://www.adn.com/opinions/2024/05/27/opinion-support-](https://www.adn.com/opinions/2024/05/27/opinion-support-anchorage-zoning-reform/)
25 [anchorage-zoning-reform/](https://www.adn.com/opinions/2024/05/27/opinion-support-anchorage-zoning-reform/)
- 26 ○ May 27, 2024 (ADN) – Stockard, Sharon “The Anchorage Assembly,
27 zoning and public trust”
28 [https://www.adn.com/opinions/2024/05/27/opinion-the-anchorage-](https://www.adn.com/opinions/2024/05/27/opinion-the-anchorage-assembly-zoning-and-public-trust/)
29 [assembly-zoning-and-public-trust/](https://www.adn.com/opinions/2024/05/27/opinion-the-anchorage-assembly-zoning-and-public-trust/)

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33 Respectfully submitted: Anna Brawley, Assembly Member
34 District 3, West Anchorage

35
36 Daniel Volland, Assembly Member
37 District 1, North Anchorage

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39 Meg Zaletel, Assembly Vice Chair
40 District 4, Midtown Anchorage