

L Aid-on-the-Table

Submitted by: Assembly Vice Chair Zaletel  
Assembly Member Brawley  
Assembly Member Volland  
Reviewed by: Assembly Counsel's Office  
For reading: April 23, 2024

ANCHORAGE, ALASKA  
AO No. 2024-\_\_\_\_\_

1 AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE  
2 COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN TO  
3 ALLOW IMPLEMENTATION OF THE HOME INITIATIVE INCLUDING TEXT  
4 AMENDMENTS TO TITLE 21.

5  
6 (Planning and Zoning Commission Case No. 2024-0006 and {insert additional case  
7 number})

8  
9 **WHEREAS**, The Municipality of Anchorage is a Home Rule Municipality; and

10  
11 **WHEREAS**, AS 29.40.030(b) gives municipalities broad direction for adopting a  
12 comprehensive plan, and also for periodic review and updates, stating "The  
13 assembly shall, after receiving the recommendations of the planning commission,  
14 periodically undertake an overall review of the comprehensive plan and update the  
15 plan as necessary"; and

16  
17 **WHEREAS**, AMC 21.01.080C states that the comprehensive plan shall be subject  
18 to periodic review in accordance with the procedure described in section 21.03.070,  
19 Comprehensive Plan Amendments; and

20  
21 **WHEREAS**, AMC 21.03.070 states that the comprehensive plan should be  
22 reviewed and reassessed regularly in order to evaluate its effectiveness and  
23 adequacy in guiding the growth of the municipality and to determine whether or not  
24 the plan continues to meet the long-term planning needs of the municipality; and

25  
26 **WHEREAS**, AMC 21.03.070B.3 further explains that in addition to regularly  
27 scheduled reviews, any review or decision-making body, or the director of any  
28 municipal department, may propose a plan amendment at any time; and

29  
30 **WHEREAS**, the Assembly is empowered to change the Comprehensive Plan and  
31 its elements if there have been changes in projections or assumptions from those  
32 on which the comprehensive plan is based, identification of new issues, needs, or  
33 opportunities that are not adequately addressed in the comprehensive plan, and a  
34 change in the policies, objectives, principles, or standards governing the physical  
35 development of the municipality or any other geographic areas addressed by the  
36 comprehensive plan, or identification of errors or omissions in the comprehensive  
37 plan; and

38  
39 **WHEREAS**, The 2040 Land Use Plan states that the Comprehensive Plan, the 2040  
40 LUP, and its associated elements are intended to be a "living document" and it  
41 "should be updated based on performance indicators and new information as the

1 city evolves and responds to new circumstances”<sup>1</sup>; and

2  
3 **WHEREAS**, the economic and housing market conditions facing Anchorage have  
4 changed significantly since the 2020 Comprehensive Plan was adopted in 2001,  
5 and the 2040 Land Use Plan was adopted in 2017, establishing a clear public need  
6 for targeted updates to both documents related to these issues; and

7  
8 **WHEREAS**, American Community Survey data shows that household sizes in the  
9 Municipality decreased between 2000 and 2022,<sup>2</sup> the result of a combination of local  
10 conditions and larger demographic trends, including a large aging population cohort  
11 (Baby Boomers), smaller family households, a larger proportion of people living  
12 alone, and a continuing outflow of working-age adults and families leaving  
13 Anchorage and Alaska, particularly over the last decade; and

14  
15 **WHEREAS**, the Municipality’s 2012 *Anchorage Housing Market Analysis* found that  
16 “given the historic density of development and rate of redevelopment, the  
17 Anchorage Bowl does not have sufficient vacant buildable residential land to  
18 accommodate the demand for housing units forecasted over the next 20 years,” and  
19 that “building mid-rise residential and mid-rise mixed-use rental developments is not  
20 financially feasible in the current market”<sup>3</sup>; and

21  
22 **WHEREAS**, these findings continue to be applicable today, as the rate of new  
23 housing production has slowed further in the last decade, and the real estate  
24 development community has demonstrated the infeasibility of most housing  
25 developments without subsidies through multiple real-world projects, feasibility tests  
26 on a variety of properties, and proposed projects that ultimately do not get built<sup>4</sup>; and

27  
28 **WHEREAS**, the Planning Department’s May 2023 *Housing White Paper* identifies  
29 a persistent lack of housing production per year, documented through counts of new  
30 building permits and completed units, and inability to meet prior or revised (lower)  
31 targets for number of additional housing units needed, through comparison of  
32 projections from the 2020 Comprehensive Plan, 2040 Land Use Plan, 2012 housing  
33 analysis, and various neighborhood and district plans with localized housing needs  
34 projections<sup>5</sup>; and

35  
36 **WHEREAS**, the Municipality’s most recently approved 2018-2022 Consolidated  
37 Plan,<sup>6</sup> dated January 10, 2020 and prepared by the Anchorage Health Department,  
38 states in the “Barriers to Affordable Housing” section that the cost of housing or the  
39 incentives to develop, maintain, or improve affordable housing are affected by public

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<sup>1</sup> Anchorage 2040 Land Use Plan, page 79.

<sup>2</sup> <https://live.laborstats.alaska.gov/cen/profiles/anch.PDF>,  
<https://data.census.gov/table/ACSDP1Y2022.DP04?q=Household%20Size%20and%20Type&g=160XX00US0203000>

<sup>3</sup> Municipality of Anchorage, *Anchorage Housing Market Analysis*, 2012, prepared by McDowell Group and ECONorthwest, page 4.

<sup>4</sup> One example: the Housing Anchorage presentation “Does It Pencil?” to the Municipality and key organizations, June 6, 2014: <https://mtviewpost.com/2014/06/07/coalition-seeks-assembly-support-easing-housing-crunch/>

<sup>5</sup> Municipality of Anchorage Planning Department, *Housing White Paper*, May 2023, pages 6-8.

<sup>6</sup> Municipality of Anchorage Approved 2018-2022 Consolidated Plan:  
<https://www.muni.org/Departments/health/PHIP/CSD/Documents/2018-2022ConsolidatedPlanandAPSA2.pdf>

1 policies, particularly those of the Municipality; and

2  
3 **WHEREAS**, the Municipality's 2023-2027 Draft Consolidated Plan<sup>7</sup> identifies  
4 several of those public policies as parts of Title 21, including residential design  
5 standards, regulatory processes, accessory-dwelling-units regulations, land use  
6 codes and controls, zoning ordinances, parking requirements, infrastructure  
7 standards and requirements, open space requirements, and off-site improvements  
8 requirements; and

9  
10 **WHEREAS**, in 2023 the Anchorage Community Development Authority (ACDA)  
11 commissioned a report, *Incentives for Market-Rate Attainable Housing*  
12 *Development*, which identified current zoning regulations as a barrier for  
13 development of more housing in Anchorage, and recommended changes to  
14 minimum lot size, setback and height requirements, and overall reducing the time  
15 and cost associated with the permitting and entitlement process, including reducing  
16 the need for rezones and variances<sup>8</sup>; and

17  
18 **WHEREAS**, in addition to the longstanding challenges to developing new housing  
19 in Anchorage, the community continues to experience steep housing price  
20 increases year over year, with both 2022 and 2023 data demonstrating rapidly-rising  
21 rent and housing purchase prices<sup>9</sup>; and

22  
23 **WHEREAS**, policy statements emphasizing the need to plan for additional housing  
24 in the Anchorage Bowl to accommodate future growth has been a consistent theme  
25 in the broad intent and policies of the Municipality's comprehensive plans,  
26 evidenced in language in the Land Use and Housing objectives from the 1982 plan:  
27 "The Municipality should encourage a range in choices of housing within  
28 neighborhoods"; "Residentially zoned land should be brought into balance with  
29 housing needs"; "Higher residential development densities should be permitted and  
30 encouraged in those areas where amenities can be provided, where the land is  
31 suited to such development, where access may be provided without constituting a  
32 hazard or overloading of residential streets, and where the development can be  
33 designed to minimize conflicts with other uses"; and "Zoning, subdivision and  
34 building requirements should be reviewed to determine if changes in these  
35 requirements could be made which would lower housing costs while maintaining  
36 housing quality"<sup>10</sup>; and

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<sup>7</sup> Municipality of Anchorage Draft 2023-2027 Consolidated Plan, Posted for Review:

<https://www.muni.org/Departments/health/PHIP/CSD/Documents/2023-2027%20Draft%20Consolidated%20Plan%20for%20website%2007072023.pdf>

<sup>8</sup> Anchorage Community Development Authority, *Incentives for Market-Rate Attainable Housing Development*, October 2023, pages 17-18 (barriers) and 40-41 (recommendations).

<sup>9</sup> Alaska's New Source, "Anchorage sees record breaking jump in rental prices, up 14%," September 13, 2022. <https://www.alaskanewssource.com/2022/09/14/anchorage-sees-record-breaking-jump-rental-prices-up-14/>

Anchorage Daily News, "Alaska home prices jumped again last year as high interest rates also hurt affordability," May 9, 2023. <https://www.adn.com/business-economy/2023/05/08/alaska-home-prices-jumped-again-last-year-as-high-interest-rates-also-hurt-affordability/>

Anchorage Daily News, "Alaska rents just saw their highest increase in over a decade," September 7, 2023. <https://www.adn.com/business-economy/2023/09/07/alaska-rents-just-saw-their-highest-increase-in-over-a-decade/>

<sup>10</sup> The Comprehensive Plan was published in Title 21 as of July 1982, quoted above are AMC 21.05.050 Land Use Objectives and 21.05.055 Housing Objectives:

1  
2 **WHEREAS**, the *Anchorage 2020 Comprehensive Plan* identified Anchorage’s  
3 preferred growth scenario as “Urban Transition” and includes the following goals:  
4 “General Land Use: A forward-looking approach to community growth and  
5 redevelopment;” “Residential Uses: A variety of housing types and densities in safe,  
6 attractive neighborhoods that offer a choice of urban, suburban, and rural lifestyles  
7 that are appropriate for northern conditions and in harmony with our natural setting”;  
8 “Neighborhood Identity and Vitality: A variety of safe, pleasant, and distinctive  
9 neighborhoods responsive to the diverse needs of residents, with good access to  
10 schools, recreation, natural areas, and community facilities”; and “Housing: A  
11 balanced, diverse supply of affordable, quality housing, located in safe and livable  
12 neighborhoods with amenities and infrastructure, that reflects Anchorage’s varied  
13 social, cultural, and physical environment”<sup>11</sup>; and  
14

15 **WHEREAS**, the *Anchorage 2040 Land Use Plan* re-affirms this policy direction in  
16 “Goal 1: Plan for Growth and Livability, Anchorage achieves residential and  
17 commercial growth, which improves community resiliency and citizens’ quality of life  
18 as it supports their vision for the future expressed in the Comprehensive Plan;” “Goal  
19 2: Infill and Redevelopment, Infill and redevelopment meet the housing and  
20 employment needs of residents and businesses in Anchorage”; and “Goal 4:  
21 Neighborhood Housing: Anchorage’s neighborhoods provide a range of places to  
22 live, meeting the housing needs of residents of all income levels, household sizes,  
23 interests, ages, abilities, races and ethnicities”<sup>12</sup>; and  
24

25 **WHEREAS**, the *Anchorage 2040 Land Use Plan* states that “where comprehensive  
26 plan elements conflict, the most recently adopted shall govern,” that “the 2040 LUP  
27 governs if it was adopted more recently than [a] neighborhood or district plan,” and  
28 that for smaller-area plans, “new and updated plans are expected to maintain or  
29 increase housing and employment capacity and help achieve the citywide goals,  
30 policies, and growth strategies” of the 2040 LUP<sup>13</sup>; and  
31

32 **WHEREAS**, The comprehensive plan is intended to shape adaptive changes to  
33 zoning over time, the residential zoning districts and their dimensional standards in  
34 the Anchorage Bowl are largely unchanged when comparing the dimensions of each  
35 district between current Title 21 and the 1982 code; and  
36

37 **WHEREAS**, in June 2021 the White House published a policy brief entitled  
38 *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*,  
39 stating that “...some zoning laws have been used to discriminate against people of  
40 color and to maintain property prices in suburban and, more recently, urban  
41 neighborhoods”<sup>14</sup>; and  
42

43 **WHEREAS**, a piece published in the April 2023 HUD Policy & Practice bulletin  
44 entitled *Pro-Housing Land Use and Zoning Reforms* stated that “restrictive land use

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<https://www.muni.org/Departments/OCPD/Planning/Publications/SiteAssets/Pages/default/July%201982%20Zoning.pdf>

<sup>11</sup> Anchorage 2020 Comprehensive Plan, adopted 2001, pages 37-38.

<sup>12</sup> Anchorage 2040 Land Use Plan, adopted 2017, pages 16-19.

<sup>13</sup> Anchorage 2040 Land Use Plan, adopted 2017, pages 4-5.

<sup>14</sup> <https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/>

1 and zoning laws are major drivers of the national housing shortage [and] these  
 2 policies can drive up housing prices, limit economic growth, exacerbate climate  
 3 change, and maintain residential segregation”<sup>15</sup>;

4  
 5 **WHEREAS**, Article II, Part 7 of the Bill of Rights in the Municipal Charter guarantees  
 6 the right to opportunities in housing without regard to race, religion, sex, color,  
 7 national origin, marital status, or physical disability; and the right to an equal rights  
 8 commission at the municipal level in aid thereof; and

9  
 10 **WHEREAS**, 2040 LUP Policy 4.5 calls for the Municipality to consider actions that  
 11 will affirmatively further fair housing and avoid having the effect of housing  
 12 discrimination in decisions regarding land use, allocation of housing opportunities,  
 13 and zoning map or land use regulation amendments; and

14  
 15 **NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**

16  
 17 **Section 1.** The *Anchorage 2020 Comprehensive Plan*, Land Use &  
 18 Transportation Policies and Strategies, page 71, is hereby amended as follows (*the*  
 19 *remainder of the Plan is not affected and therefore not set out*):  
 20

<b>Policy #</b>	<b>Policy</b> These Statements provide direction to public officials and the general public until Strategies are implemented	<b>Strategies</b> Strategies that are “essential” to the implementation of the corresponding Policy. All others are “secondary” to its implementation	
***      ***      ***			
General Land Use	5 Rezones and variances shall be compatible [IN SCALE WITH ADJACENT USES] with <u>adopted policy and community needs</u> and consistent with the goals and policies of [ANCHORAGE 2020] <u>the most current comprehensive planning guidance.</u>	<ul style="list-style-type: none"> <li>• Zoning and Platting Review Process</li> <li>• Neighborhood or District Plans</li> </ul>	<ul style="list-style-type: none"> <li>- Synchronize Zoning with Land Use Maps</li> <li>- Development Rights–Purchase</li> <li>- Development Rights–Transfer</li> </ul>
***      ***      ***			

<sup>15</sup> <https://www.huduser.gov/portal/sites/default/files/pdf/policy-and-practice-publication-2023-april.pdf>

Residential	14	<p><u>Retention</u> [CONSERVATION] of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. [NO] [R]Regulatory action under Title 21 shall <u>seek to avoid</u> [RESULT IN] a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan, <u>or the rezone provides for the housing density recommended in the plan.</u></p>	<ul style="list-style-type: none"> <li>• Minimum Residential Density</li> <li>• Neighborhood or District Plans</li> <li>- Small-Lot Housing</li> <li>- Development Rights–Transfer</li> </ul>	
***      ***      ***				

1 **Section 2.** The *Anchorage 2020 Comprehensive Plan, Design & Environment*  
 2 *Policies and Strategies*, page 81, is hereby amended as follows (*the remainder of*  
 3 *the Plan is not affected and therefore not set out*):  
 4

Policy #	Policy	Strategies		
	These Statements provide direction to public officials and the general public until Strategies are implemented	Strategies that are “essential” to the implementation of the corresponding Policy. All others are “secondary” to its implementation		
***      ***      ***				
General Design & Environment	49	<p>Site plan layout and building design for new development shall consider <u>the development needs of the Municipality and use types of adjacent developments.</u>[THE CHARACTER OF ADJACENT DEVELOPMENT.]———The Municipality may require layout[S] and design[S] <u>options</u> to incorporate the functional and aesthetic character of <u>the adjacent streetscape</u> [DEVELOPMENT].</p>	<ul style="list-style-type: none"> <li>• Landscape Ordinance</li> <li>• Design Standards</li> <li>• Major Project Site Plan Review</li> </ul>	<ul style="list-style-type: none"> <li>• Land Use Regulation Amendment</li> <li>- Development Impact Assessment</li> <li>- Landscape Design Criteria Manual</li> </ul>
***      ***      ***				

Housing	57	Encourage the maintenance and upkeep of existing housing in order to extend its useful life and neighborhood stability, <u>including adaptive reuse for increasing housing units in existing residential areas.</u>		
***      ***      ***				
Water Resources	72	The Municipality shall minimize the incidence of new developments for human occupancy in high natural hazard areas. <u>Consider regulations that are not tied to the zoning districts and may be applied independently based on environmental hazards that exist across the Bowl.</u>		
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**Section 3.** The *2040 Land Use Plan*, 2040 LUP Policies, beginning on page 16, is hereby amended as follows (*the remainder of the Plan is not affected and therefore not set out*):

**LUP 1.5.** Align Anchorage’s land use, transportation, and infrastructure planning, design guidelines, and investments. Account for existing infrastructure and transportation system capacity, changing patterns and utilization of transportation modalities, and planned facility investments when determining areas of growth. Link capital improvement priorities with the elements of the Comprehensive Plan, including the 2040 LUP and area-specific plans.

\*\*\*      \*\*\*      \*\*\*

**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, balancing the diverse interests of all current residents and property owners, as well as the housing needs of future residents.

\*\*\*      \*\*\*      \*\*\*

**LUP 2.1.** Identify and prioritize public investment in areas best positioned to absorb growth meeting housing and employment needs. These areas may have all existing infrastructure necessary to support housing, but can include areas with proximity and access to destinations and amenities that need infrastructure upgrades.

\*\*\*      \*\*\*      \*\*\*



**LUP 4.1.** Provide sufficient land to meet the diverse housing needs of Anchorage's residents and carefully consider which neighborhood scale commercial uses to allow, consistent with adopted plans[CITIZENS, WHERE THE INTEGRITY OF THE RESIDENTIAL NEIGHBORHOOD AREAS IS PROTECTED FROM EXPANDING COMMERCIAL CORRIDORS OR NON-NEIGHBORHOOD EMPLOYMENT ACTIVITIES].

\*\*\*      \*\*\*      \*\*\*

**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, including adding new units alongside older ones, rehabilitating older housing, diversifying the uses allowed on a property to support financial stability, or other incentives.

\*\*\*      \*\*\*      \*\*\*

**LUP 7.1.** Preserve and[,] accommodate the existing form and[,] AND CONTRIBUTE TO THE CHARACTER,] scale [, AND IDENTITY] of [ESTABLISHED] neighborhoods while allowing for gradual increases in housing density with infill development [AS NEW INFILL HOUSING AND MIXED-USE DEVELOPMENT OCCURS]. Protect [AND RESTORE] the natural environment as development occurs in these neighborhoods.

\*\*\*      \*\*\*      \*\*\*

**Policy LUP 7.2.** Ease the transitions between more intensive non-residential uses and adjacent residential [LOWER-DENSITY] neighborhoods—in terms of the built scale, height, level of activity, and character.

**Section 4.** The *2040 Land Use Plan*, in Figure 3-5, Actions Checklist, page 83, is hereby amended as follows (*the remainder of the Plan is not affected and therefore not set out*):

#	Action	Responsible Agency	Time Frame	Related Plans and Studies
***      ***      ***				
<b>Goal 2</b>	<b>Infill and redevelopment meets the housing and employment needs of residents and businesses in Anchorage.</b> Actions 1-1, 5-3, 6-2, 6-4, and 6-8 in other sections of this table are also integral to this Goal			
***      ***      ***				
<b>2-6</b>	Amend Title 21 to <u>allow more mixed-use activity at neighborhood scale</u> [CREATE A MEDIUM-DENSITY RESIDENTIAL DISTRICT THAT ALLOWS MIXED-USE COMMERCIAL IN AN INTEGRATED NEIGHBORHOOD SETTING. REQUIRE PROJECTS TO PRIORITIZE RESIDENTIAL USE AND MEET OR EXCEED AN ESTABLISHED MINIMUM HOUSING DENSITY. PROMOTE	Planning	Now	EADP



	MIXED-USE DEVELOPMENT THAT IS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. DIRECT THIS DISTRICT TO LOCATIONS NEXT TO CENTERS OR CORRIDORS].			
***      ***      ***				
2-12	Reform the system for requiring off-site public infrastructure improvements to be more flexible and enhance certainty in the development approval process. Flexibility may include a lower level-of-service (LOS) standard for off-site Transportation Improvements <u>or a different standard reflecting different priorities for travel behavior, especially in areas where transit and pedestrian access exist or are planned.</u> [A LOWER LEVEL-OF-SERVICE (LOS) STANDARD FOR OFF-SITE TRANSPORTATION IMPROVEMENTS IN DELINEATED REINVESTMENT FOCUS AREAS WHERE ALTERNATIVE TRANSPORTATION MODES SUCH AS TRANSIT AND PEDESTRIAN ACCESS EXIST.] Retain the objective to provide adequate public facilities.	OECD, DevServ, Traffic, Planning, PM&E, Utilities, PRIV, Finance, OMB	1-3	AB Comp Plan, HMA
***      ***      ***				
<b>Goal 3</b>	<b>Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.</b> Actions 2-1 to 2-7, 4-2, 5-1 to 5-3, 6-2 to 6-5, and 6-8 are also integral to this Goal.			
***      ***      ***				
3-1	Amend Title 21 to simplify zoning regulations, [FOR MIXED-USE PROJECTS RELATIVE TO COMMERCIAL OR OTHER PROJECTS.] <u>ensuring that regulations are clear, understandable, and evenly-applied.</u>	Planning	Now	AB Comp Plan, UMED, FV, MV, DTP, EADP
***      ***      ***				
<b>Goal 4</b>	<b>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.</b> Actions 1-1, 2-1 to 2-5, 2-12, 5-3, 6-2, 6-8, and 7-2 to 7-4 are also integral to this Goal.			
***      ***      ***				

4-4	Amend Title 21 to allow compact housing where feasible.. <u>Adjustments to allow more compact housing may include changes to dimensional standards and the number of dwelling units per lot</u> [ON R-2M OR R-3 ZONED LOTS NEAR DESIGNATED CENTERS. MAY INCLUDE INCREASED HEIGHT OR ALLOWED UNITS PER LOT, SUBJECT TO ADDITIONAL URBAN DESIGN AND NEIGHBORHOOD COMPATIBILITY STANDARDS, SUCH AS FOR BUILDING MASSING AND SCALE, LOT COVERAGE, SETBACKS, AND VEHICLE ACCESS. DETERMINE APPROPRIATE MEASURES THROUGH A PUBLIC PROCESS INCLUDING COLLABORATION WITH NEIGHBORHOODS AND STAKEHOLDERS].	Planning	1-3	AB Comp Plan, EADP
***      ***      ***				
4-8	<u>Remove</u> [EVALUATE AND MONITOR] barriers to fair housing in Anchorage, <u>including land use policies that have exclusionary impacts</u> [AND ESTABLISH GOALS AND ACTIONS TO OVERCOME THOSE BARRIERS].	DHHS, Planning	4- 6/Ongoing	FHP
***      ***      ***				
<b>Goal 6</b>	<b>Anchorage coordinates transportation and land use to provide safe, efficient, and affordable travel choices.</b> Actions 1-2, 1-3, 2-2, 2-3, and 5-1 to 5-3 are also integral to this Goal.			
***      ***      ***				
6-7	<u>Initiate</u> [ONE OR A SERIES OF TARGETED AREA]__rezones in accordance with the Land Use Plan Map, <u>or where additional housing capacity can be accommodated</u> [HOUSING OPPORTUNITY AREAS ALONG PUBLIC TRANSPORTATION CORRIDORS].			
***      ***      ***				

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**Section 5.** Anchorage Municipal Code 21.01.080 is amended as follows (the remainder of the subsection is not affected and therefore not set out):

**21.01.080    COMPREHENSIVE PLAN**

A.    *Purpose.* The purpose of the comprehensive plan is to set for the goals, objectives, strategies, and policies governing land use

development of the municipality. As adopted, this section and the documents incorporated in this section constitute the comprehensive plan of the municipality.

**B. Elements.**

1. **Adopted Elements.** The comprehensive plan consists of the adopted elements identified in the following table, and which are incorporated in this chapter by reference. Plans or other elements that are not listed below are not official elements of the comprehensive plan, though they may be valid planning tools.

\*\*\*      \*\*\*      \*\*\*

**TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS**

Area/Topic	Plan	Adoption Date	
Anchorage Bowl	Anchorage 2020, Anchorage Bowl Comprehensive Plan	AO 2000-119(S); 2-20-2001	AO 2002-119; 9-10-2002 AO 2024-- (insert effective date of this ordinance)
	Anchorage 2040 Land Use Plan	AO 2017-116, as amended; 9-26-2017	AO 2019-142, as amended; 12-17-2019; AO 2021-40, 5-12-2021; AO 2021-78, 11-1-2021; AO 2021-80, 11-1-2021; AO 2022-1, 2-15-2022; AO 2022-54, 5-24-2022; AO 2023-21, 4-11-2023; AO 2023-83, 9-12-2023; AO 2024-1, 2-27-2024, AO 2024- (insert effective date of this ordinance)

\*\*\*    \*\*\*    \*\*\* *revisor's note: the rest of this table omitted because no changes*    \*\*\*    \*\*\*    \*\*\*\*

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14-14; AO No. 2014-63, § 3, 6-24-14; AO No. 2013-132(S), § 3, 7-8-14; AO No. 2014-79, § 3, 7-22-14; AO No. 2014-108, § 3, 9-9-14; AO No. 2014-134, § 3, 11-18-14; AO No. 2014-139(S) , § 3, 12-2-14; AO No. 2015-17 , § 3, 3-3-15; AO No. 2015-18 , § 5, 3-3-15; AO No. 2015-46, § 3, 5-14-15 ; AO No. 2015-140, § 2, 3-8-16 ; AO No. 2016-101 , § 2, 9-13-16; AO No. 2017-67, 5-9-2017; AO No. 2017-116 , § 6, 9-26-17; AO No. 2018-23 , § 3, 3-20-18; AO No. 2019-142 , § 3, 12-17-19; AO No. 2020-74 , § 2, 9-15-20; AO No. 2021-25(S) , § 3, 8-24-21; AO No. 2022-27 , § 2, 4-26-22; AO No. 2022-54 , § 2, 5-24-22; AO No. 2023-21 , § 2, 4-11-23; AO No. 2023-22 , § 2, 4-11-23)

**Section 6.** The zoning map is amended as provided in appendix A.

**Section 7.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Chair \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Municipal Clerk

(Planning and Zoning Commission Case No. 2024-0006 and *{insert additional case number}*)

**LAI-ON-THE-TABLE**  
**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**



No. AM XXX-2024

Meeting Date: April 23, 2024

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

3  
4 **Subject:** AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING  
5 THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND  
6 USE PLAN TO ALLOW IMPLEMENTATION OF THE HOME  
7 INITIATIVE INCLUDING TEXT AMENDMENTS TO TITLE 21.  
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9 Since the Municipality adopted the Anchorage 2020 Comprehensive Plan in 2001,  
10 the plan has been amended several times – adoption of neighborhood and district  
11 plans (which get adopted into the Comprehensive Plan as elements in AMC  
12 21.01.080, Table 21.01-1: Comprehensive Plan Elements), the process to produce  
13 and adopt the 2040 Land Use Plan, and multiple individual rezones of properties,  
14 which also required a change to the land use plan map and land use designation(s)  
15 of those parcels.  
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17 However, a review of prior ordinances in the Municipality’s Document Portal  
18 between 2001-2024 indicates that there have been few, and potentially not any,  
19 substantive review and updates to the policies in the Comprehensive Plan (or Land  
20 Use Plan) since those documents were officially adopted. The exception to this  
21 statement is a targeted update made after adoption of Our Downtown Plan (adopted  
22 in AO 2022-27), by inserting the names of new Downtown zoning districts into the  
23 2040 Land Use Plan via AO 2023-21, passed 2/21/23.  
24

25 During this time, the economic and community conditions in the Municipality have  
26 changed, particularly around the increasing urgency and scale of our housing  
27 shortage, from lack of affordable housing, to an extremely tight housing market, to  
28 a sustained slow-down of housing production over the last decade. A full review, not  
29 only to housing and residential land use policies but to all components of the  
30 Comprehensive Plan, would be a valuable exercise, especially for evaluating the  
31 efficacy of our current implementation strategies, and whether and how they are  
32 anticipated to achieve our goals in the Land Use Plan’s stated timeframe (the next  
33 16 years). However, this larger review would take significant time and resources, in  
34 an environment in which there are known urgent issues to address (like housing  
35 supply) and very limited staff resources, particularly in the Planning Department.  
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37 Therefore, the sponsors of the HOME Initiative have conducted a targeted,  
38 outcomes-focused review of our current plans, and where the “what” (i.e., plan  
39 vision, goals, and description of how we want our community to development over  
40 time) is disconnected from the “how” (i.e., implementation strategies in the plan, to  
41 achieve those goals). The sponsors are not proposing changes to the vision or  
42 goals, and propose only targeted changes to the Land Use policies in both  
43 documents, to bring the “how” into better alignment with the “what.” Just as the

1 sponsors contemplate the HOME Initiative and changes to residential zoning as a  
2 direct implementation action of the 2020 Comprehensive Plan and 2040 Land Use  
3 Plan, the plan amendments contemplated in this ordinance are intended to increase  
4 our likelihood and opportunities for success in achieving the community's well-  
5 supported goals for how the Municipality grows over time.

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7 **We request your support for the ordinance.**

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9 Reviewed by: Assembly Counsel's Office

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11 Respectfully submitted: Meg Zaletel, Vice Chair of the Assembly  
12 District 4, Midtown

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14 Anna Brawley, Assembly Member  
15 District 3, West Anchorage

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17 Daniel Volland, Assembly Member  
18 District 1, North Anchorage  
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