COMMUNITY HOUSING ACTION SUMMIT

BUILDING A HOUSING STRATEGIC PLAN

Assembly Members
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www.muni.org/assembly

Our housing problem is many housing problems...



Aging Housing Stock





Shortage of Small (0-1 BR) Rental Units



Rising Rents & Affordability



Rising Housing Sale Prices & Assessed Value



Changing
Population &
Households



Empty (Vacant)
Homes



Limited
Greenfield
("New") Land



High Costs of New Development



High Costs of Reuse / Redevelopment



High Costs of Offsite Improvements



Unfavorable Financial Conditions



Impacts of Regulations (e.g. Title 21)

But, there are many solutions!



Redevelop & Revitalize Aging Housing





Make ADUs & Multi-Family Easier to Build



Increase Rental Housing Supply



Increase For Sale Housing Supply



Encourage Housing for All Ages' Needs



Turn Vacant
Housing into
Occupied
Homes



Encourage Infill Development



Reduce Cost Burdens on New Development



Reduce Cost Burdens on Redevelopment



Infrastructure Public-Private Partnerships



Incentives to Address Feasibility Gaps



Change Regulations (Zoning)

The Assembly can play different roles...

Assembly
Leads
(with others' support!)

Policy Direction

Code Changes

Funding Decisions

Assembly **Supports**

(others lead)

Infrastructure Investments

AWWU, AMATS, MOA,

developers, funders

Innovative techniques, designs, models

Public-private partnerships ACDA, developers, etc. Assembly
Advocates
(beyond local scope)

State Policy Changes & Funding

Federal Policy
Changes &
Funding

What is Strategic Planning?

Strategic planning is a process:

- Defining vision for the future and the goals to achieve vision.
- Identifying specific, measurable actions to achieve the goals.

The <u>product</u> is a strategic plan:

- 3-5 year timeframe with achievable goals and actions, and clear measures to track progress.
- Vision, goals, actions easy to communicate, understand, and give clear guidance for everyone to contribute.

SNEAK PEEK



DRAFT HOUSING ACTION STRATEGIC PLAN ANCHORAGE ASSEMBLY

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

Cottage	Cottage houses Duplexes 2		that fits their need	
houses	Duplexes, 3- and 4-plexes	Supportive	using!	
Affordable rentals	generatio I	nousing Urban	Housing for seniors	Starter homes
• Attainable hon • Housing choice		walkable living	Innovative design	New ownership models

- Housing choice

- Housing stability Community where everyone
- Economic prosperity Engage the whole community to
- Innovation & collaboration Government that works

GOALS

- 1. Increase the supply of housing units f 2. Diversify the housing market: housing
- sale and for rent. 3. Increase the share of resident-o pes, sizes, price points, locations, and the number of vacant units. ed housing throughout the year and reduce
- 4. Reduce housing cost burde 5. Make the Municipal
 - ensure safe, affordable, permanent housing for ter partner in the development process.

- Remove Barriers to Infill and New Construction 2. Encourage Reuse and Redevelopment

- Develop Funding Streams for Infrastructure and Public Utilities 4. Focus Incentives & Public Investment to Increase Housing Stock 5. Maintain Housing Affordability and Stability
- 6. Streamline Municipal Processes

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.

GUIDING PRINCIPLES

Attainable home ownership

Housing choice

Housing stability

Community where everyone belongs

Economic prosperity

Engage the whole community to find 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, 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, permanent housing for all residents.
- 5. Make the Municipality a **better partner** in the development process.