



ANCHORAGE, ALASKA

FRIDAY, NOV. 3, 2023

9:00 AM–5:00 PM

UAA STUDENT UNION

Anchorage is experiencing a housing shortage crisis. We don't have enough diverse, affordable housing opportunities for everyone who wants to live here.

That's why the Anchorage Assembly is inviting everyone to the Summit, a dynamic event dedicated to addressing housing issues in our city.



ANCHORAGE ASSEMBLY

HOUSING ACTION

AGENDA

- 9–9:30 AM** **OPENING RECEPTION**
- 9:30-9:45 AM** **WELCOMING REMARKS**
- 9:45–10:45 AM** **ANCHORAGE’S HOUSING CRISIS** with Assembly Members Felix Rivera/Midtown, and Anna Brawley/West Anchorage
- HOUSING AND HOMELESSNESS AT UAA**
with Travis Hedwig, Rei Shimizu
- 11–12:00 PM** **HOMEGROWN SOLUTIONS AT WORK** with:
- LaQuita Chmielowski, DOWL
 - Jason Bockenstedt, Anchorage Affordable Housing and Land Trust
 - Karen Bronga, Anchorage Assembly
 - Chris Schutte, Capricom
 - Jacques Annandale, AWWU
 - Connie Yoshimura, Berkshire Hathaway HomeServices Alaska Realty
- ASSEMBLY HOUSING STRATEGIC PLAN PREVIEW** with Assembly Members Felix Rivera/Midtown, Anna Brawley/West Anchorage
- 12-12:15 PM** **LUNCH BREAK**
- 12:15–1:15 PM** **KEYNOTE SPEAKER: BUILDING A STRONG TOWN**
with Charles Marohn. *See bio on page 4.*
- 1:20-1:30 PM** **STRATEGIC PLAN DEEP DIVE** with Assembly Members Felix Rivera/Midtown, Anna Brawley/West Anchorage
- 1:45–3:00 PM** **BREAKAWAY SESSIONS ON HOUSING ACTION**
See page 3 for map and schedule of breakaway sessions.
- 3:10–3:30 PM** **BRIEF REPORT BACK**
- 3:30–4:00 PM** **CLOSING REMARKS** on Commitment to Action, Results, and to Working Together to Make Change

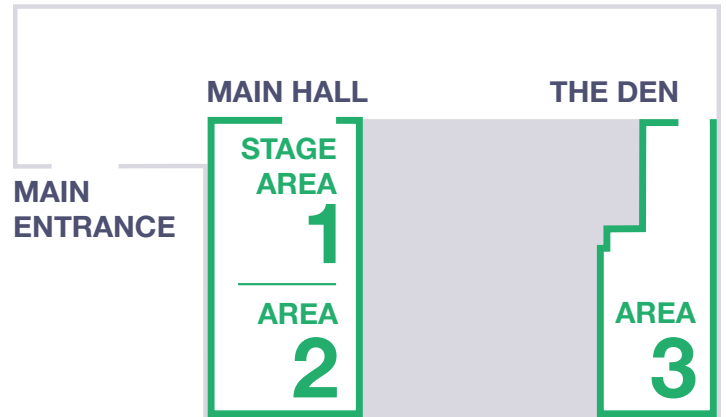
BREAKAWAY SESSIONS: INSTRUCTIONS

OPTION 1 Stay in Area 1 and listen to both Middle Housing presentations by AARP AK and EconW

OPTION 2 Move between Areas 2 & 3 to participate in two of the six Case Study discussions

OPTION 3 Participate in one Case Study discussion (Area 2 or 3) and one Middle Housing presentation (Area 1)

Breakaway Sessions Map@UAA Student Union



MIDDLE HOUSING PRESENTATIONS by AARP AK and EconW | 1:45–3pm

AREA 1 THE STAGE MIDDLE HOUSING

1:45 PM Get to Know Middle Housing Presentation

2:25 PM Make Middle Housing Work in Your Community Presentation

ACT ON HOUSING: BREAKING BARRIERS Review and discuss Housing Development Case Studies | 1:45–2:20pm & 2:25–3pm

AREA 2 MAIN HALL HOUSING DEVELOPMENT

Why are good properties undeveloped? **1**

2 Are we leaving housing units on the table?

Who pays for public infrastructure? **3**

ACT ON HOUSING: INVESTING IN OURSELVES Review and discuss Housing Affordability Case Studies | 1:45–2:20pm & 2:25–3pm

AREA 3 THE DEN HOUSING AFFORDABILITY

4 How can we make housing more secure?

What are barriers to affordable rent? **5**

6 Get to know Anchorage's rental market

KEYNOTE SPEAKER: CHARLES MAROHN

Anchorage Housing Action Week culminates in today's Summit, a full-day workshop designed to help shape policies for abundant and diverse housing opportunities.



Charles Marohn is the founder and president of Strong Towns. He is a land use planner and civil engineer with decades of experience. He holds a B.S. in civil engineering and a Master of Urban and Regional Planning, both from the University of Minnesota.

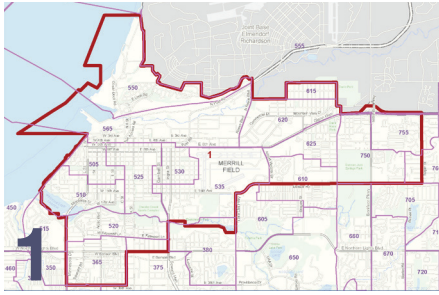
Marohn is the author of *Strong Towns: A Bottom-Up Revolution to Rebuild American Prosperity* (Wiley, 2019). He hosts the Strong Towns podcast.

Planetizen named him one of the 10 Most Influential Urbanists of all time. Charles has presented Strong Towns concepts in hundreds of cities and towns across North America, reaching 49 of the 50 states... until today. We are honored to welcome him to Alaska.



ANCHORAGE ASSEMBLY MEMBERS

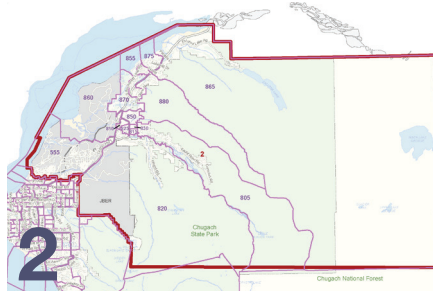
Email: First.Last@anchorageak.gov



DOWNTOWN ANCHORAGE

DISTRICT 1

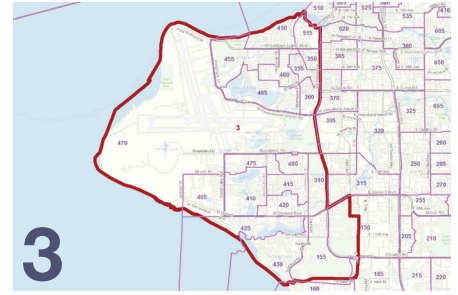
Daniel Volland
Christopher Constant



EAGLE RIVER/CHUGIAK

DISTRICT 2

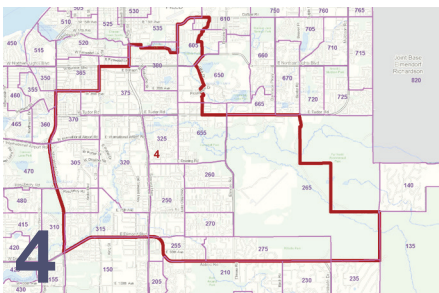
Kevin Cross
Scott Myers



WEST ANCHORAGE

DISTRICT 3

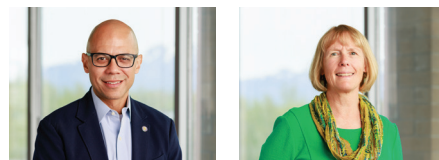
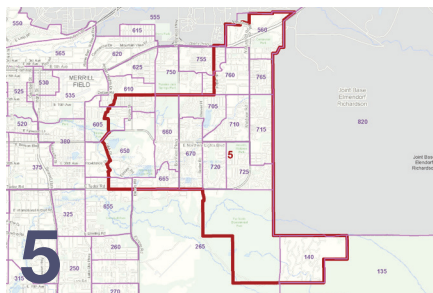
Anna Brawley
Kameron Perez-Verdia



MIDTOWN

DISTRICT 4

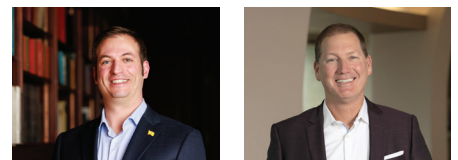
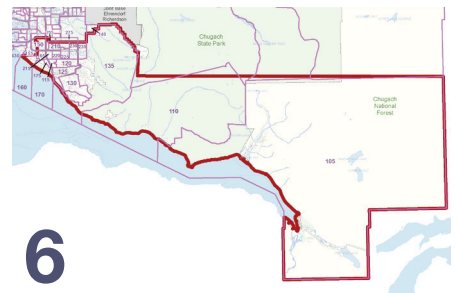
Meg Zalatel
Felix Rivera



EAST ANCHORAGE

DISTRICT 5

George Martinez
Karen Bronga



SOUTH ANCHORAGE/ GIRDWOOD

DISTRICT 6

Zac Johnson
Randy Sulte

HOUSING ACTION GLOSSARY

ACCESSORY DWELLING UNIT (ADU)

A small, self-contained residential unit built on the same lot as an existing single-family home.

ADAPTIVE REUSE

A new use for a structure or landscape, changing the essential usage of the structure.

BY-RIGHT

Qualifies for constructions without requiring discretionary approval.

FLOOR AREA RATIO (FAR)

A building's floor area in relation to the size of the lot/parcel the building is located on.

GENTLE DENSITY

Ground-oriented housing, more dense than a house, but similar in scale and character.

GENTRIFICATION

A low-cost—possibly deteriorating—neighborhood undergoes reinvestment in its physical assets. Gentrification is often associated with displacement of some of the original lower-income residents.

INCLUSIONARY ZONING

Requirement (or incentive) that a percentage of new residences are for moderate-income households.

INCOME TARGETING

A policy prioritizing families with incomes below a specified level for a certain percentage of newly available assistance. Communities will sometimes choose to target assistance more than required by federal law.

INFILL

Development that occurs on existing lots in an urban area, rather than on undeveloped land.

INFRASTRUCTURE COSTS

Municipalities often charge fees for use of city systems/facilities for newly built properties.

MANUFACTURED HOME

Houses wholly or substantially built in a factory and then delivered to the building site for final assembly.

MINIMUM LOT SIZE

A regulatory tool that mandates the amount of land required for a home to be built.

MISSING MIDDLE

Range of residential building types from duplexes to small-scale apartment buildings.

NIMBY

Acronym for Not in My Back Yard, which refers to opposition to, and sometimes derailment of, development of affordable homes that nearby residents perceive to be undesirable.

PLANNING & ZONING COMMISSION (PZC)

Recommends policies, plans, and ordinances relating to land use planning for the Assembly.

PLANNED UNIT DEVELOPMENT (PUD)

A mixed community of commercial units and residential homes. The homes may resemble condos on paper, but can look like single-family residences, town homes, or condos.

REZONING

Reclassifying a geographic area of a zone, like from industrial use to residential use.

TAX ABATEMENT

Temporary reduction of property taxes if a specific project is beneficial to the public.

TITLE 21

Anchorage Municipal Code: Regulates land use, zoning, dimensions, design standards, etc.

TITLE 23

Anchorage Municipal Code: Local version of national building construction codes/standards.

TRANSIT-ORIENTED DEVELOPMENT

Compact, walkable, mixed-use communities centered around high quality transit systems.

URBAN DESIGN COMMISSION (UDC)

Implements the Comprehensive Plan and Title 21. It has authority over public site plans, etc.

ZONING BOARD OF EXAMINERS (ZBEA)

Hears requests for variances from zoning regulations and appeals regarding Title 21.