

Report from Assembly Member Randy Sulte for RCCC November 9, 2023 Meeting

Housing Action Week: We had a great housing action week with the following functions.

1. October 30th:
 1. Make It Monday Chamber of Commerce presentation: Randy Sulte and Meg Zalatel
2. November 1st:
 1. Adelaide Apartment tour
 2. Housing Security, a matter of justice with ACLU
3. November 2nd:
 1. 2023 AK Builders conference
 1. Growup, not out
 2. Barriers to building housing
 2. Nerd Night at 49th State Brewery
4. November 3rd:
 1. Community Housing Action Summit
5. November 4th:
 1. Future city fun for families

AO2023-107: Three and Four Plexes

1. AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.
1. Referred to Planning and Zoning. Will come back before the Assembly on December 19th
2. Policy goals?
 1. Cut red tape in Title 21 and Title 23
 2. Make three- and four-unit residential properties easier, faster and more affordable to build in areas where they are already allowed
 3. Support infill development and make building triplexes and fourplexes more time efficient and cost effective
3. What does it do?
 1. Proposed changes to Title 21: Drafted and vetted through a roundtable group to determine at what level the 2040 Land Use plan allows for “small multifamily” residential development, or two-, three- and four-family lots
 2. With an explicit definition for this type of development, this ordinance proposes establishing dimensional standards to permit small multifamily development in residential zones R2-M, R-3, and R4-A, as well as commercial zones B1-A, B1-B, B-3, and RO, with conditional use in MC
 3. Proposed changes to Title 23 (AO forthcoming): Building Codes establishes “small multifamily” development as residential development for the purposes of permitting processes and creates local amendments to allow for flexibility in building codes, where possible without jeopardizing safety

AO2023-110: Short Term Rentals

1. Policy Goals
 1. Protect public health and safety - create code that protects public health and the safety of occupants

2. Safeguard neighborhood & property value - ensure that use, value and qualities of the neighborhood surrounding the proposed location will not be adversely affected
 3. Respect property rights - find solutions that do not impose on rights of property owners.
 4. Collect accurate data
2. What does it do
1. Require a permit to operate a Short Term Rental
 2. Gather additional data for the Municipality
 3. Provide a larger stick for code enforcement

AO2023-87(S): HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE (HOME)

1. Policy Goals:
 1. Streamline and simplify residential zoning code
 2. Make residential development more predictable
 3. Allow for more development of multi-family development in appropriate areas
2. What does it do?
 1. Proposes establishing five residential zones in the Anchorage bowl, as identified in the Anchorage 2040 Land Use Plan (LUP):
 1. LLR – Large Lot Residential
 2. STFR – Single Family and Two-Family Residential
 3. Compact Mixed Residential – Low
 4. Compact Mixed Residential – Medium
 5. Urban Residential – High
3. Timeline
 1. Excludes Girdwood & Chugiak-Eagle River whose land use is not determined by the 2040 LUP (both in process of updating their comp plan)
 2. Sept 26, 2023: referred to Planning & Zoning Commission and Planning Department to ID and draft the needed revisions to Title 21, the Anchorage Comprehensive Plan and the 2040 Land Use Plan to implement the changes proposed by the initiative.
 3. The proposed changes will come back to Assembly in June 2024

AO2023-116: Lease of Sullivan

2. Sullivan is already under and Operating agreement. Debate is whether it should be a lease. Sullivan will be used for hockey and other built for purpose uses.

AO2023-59: Chugach State Park Service Area Bond Ballot

1. Final projects have been developed for the proposition. Is currently with Bond Counsel for wordsmithing and final calculations.
2. Postponed to November 21; will be proposed for December 5th

FY2024 Budget Cycle Timeline: We are in budget season and below is the timeline.

1. Monday, October 2 – OMB submits budget and six-year program to Assembly
2. Tuesday, October 10 – Budgets introduced
3. Friday, October 13, 11 AM – 4 PM – Work Session re FY 2024 General Government Operating & Capital Budgets

4. Tuesday, October 24 – Public hearing #1
5. Friday, October 27, 11 AM – 4 PM – Work Session re FY 2024 General Government Cont'd, Enterprise & Utilities Operating & Capital Budgets
6. Tuesday, November 7 – Public hearing #2
7. Thursday, November 9, 11 AM – 1 PM – Work Session: re FY 2024 Assembly Proposed Amendments
8. Tuesday, November 21 – Third public hearing and potential action on budget

Clean Slate Homeless Camp response: Goal is to find locations for homeless shelter response
Next meeting: Thursday, November 8th 10am – 11:30am RM 155

Cold Weather Shelter Response:

1. Solid Waste Services Administration building has been stood up with 150 bed capacity
2. In total:
 1. 371 non-congregate beds available through April 30, 2024
 2. 150 congregate beds available through April 30, 2024*
 3. 25 TAY beds available through April 30, 2024
 1. Transition Age Youth

Dimond to Omalley Seward Highway Project: This project, including Scooter Drive is under reconsideration by AKDOT

Respectfully submitted,

Randy
Randy Sulte
District 6 South Anchorage