

Draft comments to the Anchorage Assembly on their  
Draft Housing Action Strategic Plan

Submitted to RCCC for discussion on November 9

## **STRATEGIES**

Under Strategy 1, Remove barriers to infill and new construction:

Carrying capacity studies are needed – hydrological and drainage info needed before revise density, lot size, and lot coverage in areas without public utilities. Some areas of wetlands or shallow bedrock have severe limits on septic systems and require low density/large lots.

Dimensional standards should be concurrent with re-zoning decisions – these will require amendments to Title 21; impacts of re-zoning at site and neighborhood level need analysis by expert staff and public discussion.

Location matters: sell or trade surplus municipal lands to get beneficial locations for housing - Need to identify specific 'uncommitted surplus' HLB, MOA and ASD lands suitable for housing. Do not propose converting Muni land committed to parks or other public uses.

- A. Focus on public lands in areas appropriate for walkable, fairly dense housing, not where expensive extensions of public services are needed.

Under Strategy 3, Develop Funding Streams for Infrastructure and Public Utilities:

Any tax-payer subsidized infrastructure for new development should apply to neighborhood centers and re-development areas, not peripheral areas (avoid urban sprawl and induced traffic), nor sensitive natural areas (e.g., alpine slopes, wetlands).

## **GUIDING PRINCIPLES**

“Engage the whole community to find solutions.” EXCELLENT!

Add a strategy for this:

Initiate a new Comprehensive Plan to engage the public in a vision for land use and transportation patterns, social and economic goals, and sustainability

Guiding principles we'd like to revise:

“Community where everyone belongs” is too vague.

- Safe and sanitary shelter for everyone would be more inclusive, and
- Cohesive neighborhoods could be a social goal for community connectedness, or
- Neighborhoods designed with shared spaces and pathway connections

“Economic prosperity” is too vague; the Strategy lacks corresponding goals/strategies.  
A more specific principle is Raise land values

“Government that works” is too vague and self-evident. Delete this.

Guiding principles we’d like to add:

Walkable neighborhoods

Attractive, durable housing

Energy efficiency

## **GOALS**

Four of the 5 goals focus entirely on cost and supply.

We’d like to add goals for quality, energy efficiency, and family cost burdens:

6. Foster walkable neighborhood centers

7. Raise land values by targeting underbuilt and blighted areas

8. Minimize traffic impacts and vehicle miles traveled

9. Maximize energy efficiency at both the housing unit scale and the citywide scale

10. Ensure durable and aesthetic construction

Add a strategy to ensure quality, livability and energy efficiency, e.g.,

Ensure that revisions to standards for zoning and design contribute to long-term value, energy efficiency, and the policies of neighborhood and district plans.

- Maintain access to sunlight and views when consider height limits and setbacks.
- Maintain or create requirements for durable and energy efficient housing materials and construction techniques (e.g., adequate windows for natural daylight and ventilation)
- Maintain or create standards for resiliency in the face of climate change (e.g., trees and greenspace for summer temperature moderation, swales for extreme run-off events)
- Follow neighborhood and district plans regarding connectivity to open spaces and preservation of prominent neighborhood features