

Submitted by: Assembly Members Rivera and  
Zaletel

Reviewed by: Assembly Counsel's Office

For reading: October 25, 2022

**ANCHORAGE, ALASKA**  
**AR No. 2022-XXX**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING**  
2 **THAT THE ADMINISTRATION CONDUCT A USE DETERMINATION AND**  
3 **EXPEDITIOUSLY IDENTIFY ANY IMPEDIMENTS TO LEASING THE PROPERTY**  
4 **LOCATED AT 1000 E 36TH AVENUE, FORMERLY KNOWN AS THE GOLDEN**  
5 **LION HOTEL, TO A CONTRACT OPERATOR SO THAT IT CAN BE USED AS**  
6 **HOUSING FOR LOW-INCOME HOUSEHOLDS, UNTIL SUCH TIME AS THE**  
7 **PROPERTY CAN BE BROUGHT INTO OPERATION AS A TREATMENT CENTER.**  
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10 **WHEREAS**, the Municipality owns the property located at 1000 E. 36th Avenue,  
11 formerly known as the Golden Lion hotel (the "Golden Lion"); and  
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13 **WHEREAS**, as stated by the Assembly in AM 582-2022, the Assembly "remains  
14 committed to putting the Golden Lion . . . into permanent use as a substance abuse  
15 treatment center" by the deadline of October 30, 2025; and  
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17 **WHEREAS**, ahead of being put into permanent service as a substance abuse  
18 treatment center, the Golden Lion may be used "in any manner not prohibited by law"  
19 as authorized by Anchorage Municipal Code section 25.10.060A. for use of any  
20 municipal land; and  
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22 **WHEREAS**, in AO 2022-93(S), As Amended, a passed local law, the Assembly  
23 ordained that the Golden Lion is to be used to provide housing units; and  
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25 **WHEREAS**, the Administration has requested certain information about the intended  
26 use of the Golden Lion, so that it can complete a "use classification/determination"  
27 and, if necessary, process a "change of use" for the structure; and  
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29 **WHEREAS**, AMC section 21.03.220, *Use Classification Requests*, is "used to  
30 determine all questions or disputes whether a specific use is deemed to be within a  
31 use classification permitted in a zoning district"; and  
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33 **WHEREAS**, the Assembly intends for the Golden Lion to be converted from hotel  
34 units and operated in manner similar to the "Guest House" property with housing  
35 leases for residents, addressed in AM 386-2022 attached to AR 2022-222; and  
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37 **WHEREAS**, through this resolution the Assembly wishes to provide the  
38 Administration with whatever information it needs to proceed with putting the Golden  
39 Lion into service as housing as soon as practicable; now, therefore,  
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**THE ANCHORAGE ASSEMBLY RESOLVES:**

**Section 1.** The Assembly has ordained that the Golden Lion is to be used for housing. The Assembly anticipates that the grounds and building will be leased, at substantially no cost, to a contract operator. The contract operator will be required to execute rental agreements with individual tenants for all, or substantially all, of the units that formerly served as hotel rooms. Rental agreements can be month-to-month or for 1 year, whichever maximizes access to available types of rental assistance and is feasible during the duration the property is leased to the contract operator. It is anticipated that rental costs will largely be covered by rents made up from federal emergency rental assistance funds and other available types of rental assistance. Persons renting a single housing unit will be required to certify that:

- one or more prospective tenants within the household has qualified for unemployment benefits or experienced a reduction in household income, incurred significant costs, or experienced other financial hardship during or due, directly or indirectly, to the coronavirus pandemic; one or more individuals within the household can demonstrate a risk of experiencing homelessness or housing instability; and the household is a low-income family (as such term is defined in section 3(b) of the United States Housing Act of 1937, as amended (42 U.S.C. 1437a(b)); or
- the prospective tenant(s) has an emergency housing voucher or other type of housing voucher that will cover the rental amount; or
- the prospective tenant(s) has ability to pay the rent independent of any type of rental assistance; and
- regardless of payment type, the prospective tenant(s) satisfy the criteria as a person with extremely low income not to exceed 30% area median income.

**Section 2.** That for purposes of this use determination, the following assumptions about the anticipated use and operations at the Golden Lion set forth in this section shall apply. It is not anticipated that the operator will offer services of the sort that would qualify the facility as a “transitional living facility” or “habilitative care facility” under Title 21. On available information and belief, currently none of the units contain cooking facilities. Cooking facilities shall not be added or constructed in the existing units. Residents may be required to be responsible for their own food and transportation, but the contract operator may only provide dining services. It is anticipated that the number, density, and hours of onsite employees will be like those at the Guest House. It is anticipated that parking needs will likewise be similar, and less than what the previous hotel operation required.

It is not anticipated that any retail or wholesale sales, or materials processing will be conducted at the site, nor will there be any storage or display of merchandise. The building will substantially remain unchanged as to type, size, nature and height. Use of the premises for housing will not generate undue noise, smoke, odor, glare, vibration, radiation, fumes, or other nuisances. No special utility requirements or communication towers will be needed.

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**Section 3.** The Administration shall provide a use determination for the Golden Lion’s ordained use as housing by November 1, 2022, and to provide a written report to the Assembly by informational memorandum by not later than November 4, 2022 that outlines any Code-imposed impediments to putting the Golden Lion into service as housing, as described herein, and/or any anticipated obstacles to compliance with Title 21, Title 23, or other nonconformities that must be addressed. The chair of the Assembly’s Committee on Housing and Homelessness is authorized provide to Administration with any additional information, consistent with this Resolution, as may be needed for the Administration to complete the use determination. Information provided by the chair of the committee shall be included in the Administration’s report of its use determination.

**Section 4.** That nothing in this Resolution shall be construed to prevent the Administration from proceeding immediately to procure a contract operator to facilitate and expedite the use of the Golden Lion for housing in a manner consistent with this Resolution, prior measures passed and approved by the Assembly and in effect, and in compliance with municipal code.

**Section 5.** This Resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of October, 2022.

\_\_\_\_\_  
Chair

ATTEST:

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