

ASSEMBLY MEMBERS ANNA BRAWLEY & MEG ZALETEL

A0 2024-104(S)

A PAUSE ON RESIDENTIAL DESIGN STANDARDS

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HOUSING SHORTAGE

2012: Problem

City Report Forecasts Housing Shortage Over Next 20 years

Alaska Public Media

Published May 21, 2012 at 8:42 PM AKDT

▶ LISTEN



<https://alaskapublic.org/uncategorized/2012-05-22/city-report-forecasts-housing-shortage-over-next-20-years>

2014: Still a problem

Anchorage doesn't have enough homes to meet demand

By Devin Kelly

Updated: July 8, 2016

Published: March 8, 2014

Climbing the staircase to the second floor of her family's South Anchorage duplex, Ashley Hood glanced over at the toys scattered across the living room.

"You see why we need to move?" she asked.

The Anchorage hairstylist and her husband, Shawn, an aircraft mechanic, moved into the three-bedroom, townhouse-style unit in 2011, several months after the birth of their first child. It was a good fit

<https://www.adn.com/economy/article/anchorage-doesnt-have-enough-homes-meet-demand/2014/03/09/>

2024+: Even bigger problem

Housing shortage keeps raising home prices in Anchorage as average jumps to more than \$500K

By Alex DeMarban

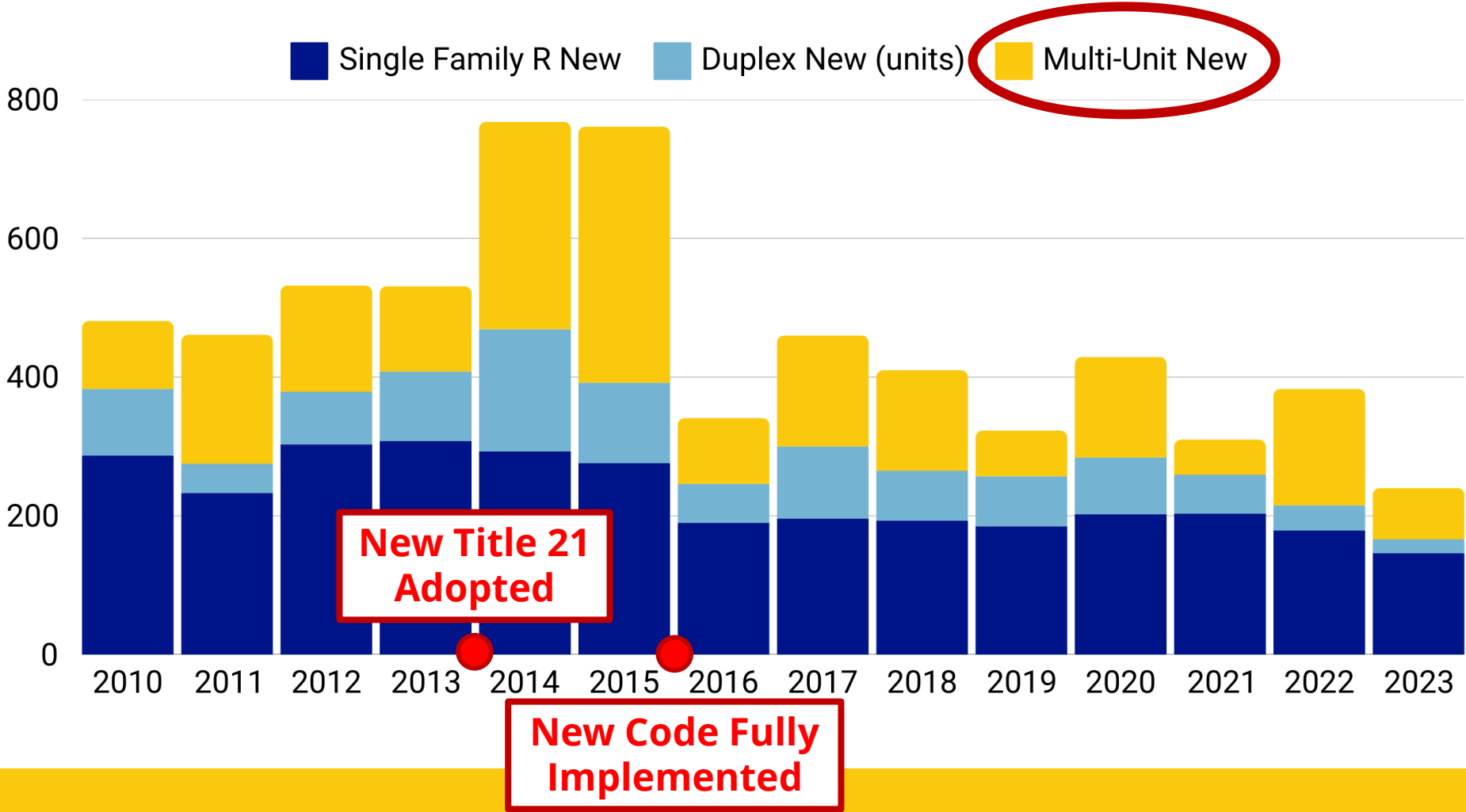
Updated: October 31, 2024

Published: October 31, 2024



<https://www.adn.com/alaska-news/anchorage/2024/10/31/housing-shortage-keeps-raising-home-prices-in-anchorage-as-average-jumps-to-more-than-500k/>

ANCHORAGE PERMITTED UNITS, 2010-2023



TITLE 21: A HISTORY

A small, stylized icon of a book with a blue cover and a light beige spine. The text "1972 - 80 pages" is centered on the spine.

1972 - 80 pages

A large, stylized icon of a book with a blue cover and a light beige spine. The text "2025 - 931 pages" is centered on the spine.

2025 - 931 pages

AO 2024-104(S) EXPLAINED

A 3-YEAR PAUSE ON MULTIFAMILY DESIGN STANDARDS

21.07.110 C

Multifamily & Townhouse Residential Design

Type(s): attached (“multifamily”) housing with 5+ units

21.07.110 D

Single-Family & Small Multifamily Design

Type(s): Housing with 1-5 units, and subdivisions

21.07.110 E

Site Design (Multiple Structures, 1 Property)

Type(s): (“multifamily”) housing with 5+ units

21.07.060 F

Pedestrian Frontage

Type(s): (“multifamily”) housing with 5+ units

Projects must meet certain design & process thresholds to qualify.

An approved permit “lock ins” the zoning rules for that project going forward.

Required annual reporting from Planning Dept. on progress & analysis of impact.

WHAT DOES **AO 2024-104(S)** DO?

WHAT IT DOES

Pauses the following sections in 21.07.110:

- ✓ *C.3. Pedestrian Frontage Standards (#1)*
- ✓ *C.4. Building Spacing*
- ✓ *C.5. Building Articulation Menu*
- ✓ *C.6. Northern Climate Protection & Sunlight Menu*
- ✓ *C.7. Landscaping* 
- ✓ *D.2. Mix of Housing Models*
- ✓ *D.3. Pedestrian Frontage Standards (#2)*
- ✓ *E.2 Multiple Structures on a Lot*

Also pauses 21.07.060F (Ped. Front. #3):

- ✓ *Garage size, location*
- ✓ *Required windows and entrance orientation*

WHAT IT DOES NOT DO

- X *Pause C.8. Mechanical, Elec. Equipment Screening*
- X *Delete or permanently remove standards*
- X *Change Title 21 processes (AMC 21.03)*
- X *Change zoning districts (AMC 21.04)*
- X *Change use table, district or use regulations (AMC 21.05)*
- X *Pause Private Open Space (21.07.030) or Landscaping, screening, and fences (21.07.080)*
- X *Pause subdivision code, driveway standards, drainage & stormwater rules, etc.*
- X *Pause Title 23 – Building Code*
- X *Change private regulation of land: HOA requirements, deed restrictions, covenants*

TWO IMPORTANT, BUT DISTINCT, QUESTIONS

Should Anchorage have residential design standards?

- Our plans call for having design standards that “sustain long-term economic viability and growth and that promote affordable residential, commercial, and industrial development.”
- Our community values having rules about how buildings look, and how properties affect the experience of neighboring properties.

Are these specific design standards meeting our goals?

- Based on this community’s lived experience & development feasibility of multi-family housing, no.

DEPARTMENT MEMO ON **AO 2024-104(S)**

This ordinance was waived from Planning and Zoning Commission review, but Planning produced a memo:

Some design standards have in adding development costs for residential construction, the Department recommends that the Assembly approve the moratorium, but with the following additional suggestions for consideration:

1. **Extend the suspension from January 31, 2027 to May 31, 2028**, or until such time as new or revised standards are adopted, to provide more time for the full course of design, from concept to completion, for large projects.
2. For future action by the Planning Department: **Convene a working group to explore and test revisions** to 21.07.110C and similar portions of 21.07.110.D, 21.07.110.E, and 21.07.110F per the recommendation letter by CIHA and Debenham, Inc, dated November 20, 2024 and regarding "AO 2024-104, Multi-Family Residential Design Standard Moratorium."
3. For future action by the Planning Department: **Update policy guidance in the 2020 Comprehensive Plan and 2040 Land Use Plan** to better align with current trends, data, and best planning practices regarding multifamily residential construction. This effort could be a part of the **10-year plan targeted update process**.

How we're responding

S version changes timeframe from 2 years to 3 years (2028). Bringing F.A. for May 2028.

Agree - working group was piloted on a separate project. Bringing F.A. with this intent.

Agree - [AR 2024-201](#) (June 2024) calls for targeted plan update to deal w/ housing.

Ordinance: A0 2024-104(S)

Public Hearing: Feb. 11, 2025

ancgov.info/testify

Sign up for phone testimony by Mon 2/10 @ 5pm

THANK YOU.

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