

ASSEMBLY MEMBERS MEG ZALETTEL & ANNA BRAWLEY

A0 2024-104(S)

**A PAUSE ON
RESIDENTIAL
DESIGN
STANDARDS**

www.muni.org/assembly



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/>

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 Section C.8. Mechanical & Electrical 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 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*

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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