



The Municipality of Anchorage does not have enough homes for everyone who wants to live here. That's why the Anchorage Assembly worked alongside the community to develop the Housing Action Plan, adopted on December 19, 2023.

The Housing Action Plan identifies six strategies towards a vision for the Municipality of Anchorage where there are affordable, abundant, and diverse housing opportunities so everyone who wants to live here can find a home that fits their needs and preferences.

### [Anchorage Housing Action Plan](#)

## **2024 HOUSING ACTIONS**

In 2024, the Anchorage Assembly took several legislative actions on housing. Learn more about the legislation and how each initiative ties to the Housing Action Plan below:

### **Triplex & Fourplex Reform**

*Sponsored by Assembly Members Kevin Cross, Randy Sulte and Daniel Volland.*

In Fall 2022, local researcher and journalist Jeannette Lee published a piece with the Sightline Institute: [Can Anchorage bring back the triplex?](#) The question sparked a year-long process, informed by a working group of municipal staff, industry experts and housing enthusiasts, to resolve the problems in code that drive up the cost of building small multifamily housing.

#### **AO 2023-103 - Title 21, Land Use**

The first of two ordinances sponsored by Assembly Members Kevin Cross, Randy Sulte and Daniel Volland aimed at making triplexes and fourplexes easier to build in zones where they are already allowed, the Anchorage Assembly approved [AO 2023-103\(S\), As Amended](#), in December 2023. The ordinance revises Title 21 – Land Use to align three- and four-unit developments with the same regulations as single-family homes and duplexes in zones where multifamily housing is allowed in accordance with the Anchorage 2040 Land Use Plan. Amendments were approved to require snow storage and standardize height and setback restrictions for any project with fewer than four units.

#### **AO 2023-130 - Title 23, Building Code**

The second, complementary ordinance, [AO 2023-130\(S\), As Amended](#), to revise Title 23 – Building Code, was approved in January. This ordinance defines three-unit projects as residential construction and lowers permitting fees for 3–4-unit construction. It also requests the Administration pursue procedural changes to make the permitting process faster and easier to navigate.

**HAP Strategy #1: Remove Barriers to Infill & New Construction****Redefining Outdoor Space Requirements for Multifamily Housing**

*Sponsored by Assembly Member Kevin Cross.*

In an effort to reduce barriers to multi-family housing developments, in February, the Assembly passed [AO 2024-16](#), which halved the amount of private open space required for new multifamily developments and eliminates the requirement for housing with less than five units or within one-quarter mile of a public school or dedicated parkland.

**HAP Strategy #1: Remove Barriers to Infill & New Construction****Reduce the Costs for Reusing Old Buildings**

*Sponsored by Assembly Members Kevin Cross and Anna Brawley.*

In February, the Assembly approved [AO 2024-15](#), which eliminated the requirement that if developments can't meet specific rules for conformity, they pay into a special fund for community improvements. The requirement was proving to be a cost-burden to the already expensive endeavor of restoring old buildings. Cook Inlet Housing Authority [provided a letter](#) explaining some of the issues they've run into with the now-eliminated requirements.

**HAP Strategy #1: Remove Barriers to Infill & New Construction****The HOME Initiative**

*Sponsored by Assembly Members Anna Brawley, Daniel Volland and Meg Zaletel*

This fall, Assembly Members Brawley, Volland and Zaletel introduced [AO 2023-87](#) to establish the [Housing Opportunities in the Municipality for Everyone Initiative](#), or the **HOME Initiative**, to reform residential zoning in the Anchorage Bowl. The Anchorage Assembly approved the ["Substitute \(S-1\) Version" as amended](#) at the June 25, 2024 Regular Assembly Meeting.

[As approved](#), the HOME Initiative makes 'Two-Family Dwellings' a permitted use in every residential zone and redefines 'Two-Family Dwellings' to include detached structures. Effectively, the ordinance eliminates single-family zoning in the Anchorage Bowl. An amendment was approved to require administrative site plan review for two-family construction in the R-10 Zone, a zone intended for areas with environmental factors including slopes, alpine and forest vegetation, and geologic hazards.

**[Get the Facts: The HOME Initiative](#)**

**HAP Strategy #1: Remove Barriers to Infill & New Construction****HAP Strategy #2: Encourage Reuse & Redevelopment****Planned Unit Developments**

*Sponsored by Assembly Members Randy Sulte and Meg Zaletel.*

On October 8, the Assembly approved [AO 2024-83\(S\)](#), As Amended, to streamline the public process for planned unit development (PUD) projects. PUD is an approval process that allows for **controlled flexibility to the underlying standards of a zone**, allowing for smaller lot sizes and more diverse housing types, so long as the criteria for conditional use is met. The ordinance empowers the Planning & Zoning Commission to allow exemptions to existing special limitations on a lot and eliminates redundant variance requirements.

**HAP Strategy #1: Remove Barriers to Infill & New Construction****HAP Strat #6: Streamline Municipal Processes****Transit Supportive Corridors**

*Sponsored by Assembly Member George Martinez.*

On December 17, the Assembly amended and approved [AO 2024-104](#) to update the **Transit-Supportive Corridors Map to encourage development along key transportation routes**. For years, properties in a "transit-supportive corridor" have had access to property tax incentives. The ordinance proposes adding new corridors to the map along popular bus routes. A draft of the ordinance was reviewed during the November [Community & Economic Development Committee \(CEDC\)](#) meeting.

**HAP Strategy #2: Encourage Reuse & Redevelopment****HAP Strategy #4: Focus Incentives & Public Investment to Increase Housing Stock****Making it Easier to Build Accessory Dwelling Units**

*Sponsored by Assembly Members Meg Zaletel, Mark Littlefield and Scott Myers*

On December 3, the Assembly amended and approved [AR 2024-376](#) to streamline permitting for **Accessory Dwelling Units (ADUs)**. Historically, building a new structure triggers a full review of the property which may flag existing nonconformities. This process costs time and money, and in the case of ADUs, rarely has anything to do with building the new unit. The resolution calls for the Municipality to limit its zoning review to the proposed ADU and to not consider any other structures on the property in the zoning review, unless it is a matter of



serious health and safety. This resolution is a first step toward a 2025 project to create a pre-approved design program for ADUs to provide free plans that have already been permitted to Anchorage residents.

**HAP Strategy #1: Remove Barriers to Infill & New Construction**  
**HAP Strategy #6: Streamline Municipal Processes**

### **Ending the Use of Special Limitations**

*Sponsored by Assembly Members Anna Brawley, Daniel Volland and Meg Zaletel.*

On December 17, the Assembly approved [AO 2024-99](#) to eliminate "special limitations," a practice of establishing land use restrictions by ordinance in the official zoning map, from municipal code. In addition, the ordinance **prohibits the Planning & Zoning Commission and Planning Department from recommending future special limitations**. The Planning & Zoning Commission reviewed the proposal at their November 18 meeting and recommended approval. The Planning Department provided [detailed information on the practice of special limitations](#) during the public process, and even [presented to the Federation of Community Councils](#).

**HAP Strategy #1: Remove Barriers to Infill & New Construction**  
**HAP Strategy #6: Streamline Municipal Processes**

### **B3 Dimensional Standards**

*Sponsored by Assembly Members Anna Brawley, Daniel Volland and Meg Zaletel.*

On October 22, Assembly Members Brawley, Volland and Zaletel introduced [AO 2024-102](#) to **simplify standards for housing in the B-3 commercial zone**. B-3 is a popular zone for multifamily housing. Since the Title 21 rewrite in 2014, more housing units have been built in the B-3 zone than in any other zone, with 22% of total new units built. The ordinance increases the maximum height in the zone from 60ft to 70ft, eliminates open space requirements in the zone and exempts development in the zone from multifamily residential design standards. The Assembly approved AO 2024-102 on January 7, 2025.

**HAP Strategy #1: Remove Barriers to Infill & New Construction**  
**HAP Strategy #6: Streamline Municipal Processes**



## WHAT'S AHEAD IN 2025

The following ordinances were introduced in 2024 and expected to see action in 2025:

### **A Pause on Residential Design Standards**

*Sponsored by Assembly Members Anna Brawley and Meg Zaletel.*

On October 8, Assembly Members Brawley and Zaletel introduced [AO 2024-104](#) to **pause multifamily residential design standards for a two-year period**. A substitute (S) version was introduced on December 3 to increase the period to three years. A public hearing on this item is scheduled for February 11, 2025.

**HAP Strategy #1: Remove Barriers to Infill & New Construction**  
**HAP Strategy #6: Streamline Municipal Processes**

## 2024 HOUSING INVESTMENTS

A once-in-a-lifetime opportunity to make transformative investments with federal funding, the Anchorage Assembly invested more than \$15M of American Rescue Plan Act (ARPA) dollars into housing. Here's how those investments made an impact in 2024:

### **Housing Investments Open Doors**

Between 2021-2024, the **Anchorage Assembly invested more than \$59 million in housing**.

These funds were leveraged in large part with nonprofit partners to purchase and renovate 15 facilities with over 600 new units of housing, keep over 18,000 individuals housed during the pandemic through rental and mortgage assistance, and invest in programs to prevent homelessness and provide supportive housing for our neighbors. Assembly-allocated ARPA funds enabled the opening of several new facilities in 2024: Providence's Q'et'en Qenq'a for ages 55+ experiencing homelessness with 45 permanent supportive housing units and six recuperative care units, and Cook Inlet Housing Authority's Ch'bala Corners II

The Municipality also appropriated \$4.5 million in 2024 to the newly launched Next Step program. Next Step is a partnership with the Anchorage Coalition to End Homelessness that teams with willing landlords to provide market rate units and service providers who offer supportive wrap-around services for participants.

The Assembly's Legislative Services Office compiled the Assembly's appropriations on housing and homelessness from 2016 to 2024 so you can see for yourself how the money was directed.

**[Get the Facts: Municipal Spending on Housing & Homelessness](#)**



ANCHORAGE ASSEMBLY

# HOUSING ACTION 2024 PROGRESS REPORT

## Out with the Old

Over Summer 2024, the Municipality demolished **ten vacant and abandoned properties** using \$500K dedicated from the American Rescue Plan Act (ARPA). A recent audit identified more than 170 properties throughout the Municipality ready for demolition, which frees up existing lots for new housing and resolves public health and safety concerns for the neighborhood. Additionally, at the end of 2023, the Assembly appropriated \$1.3M to the Anchorage Affordable Housing and Land Trust to rehabilitate vacant and abandoned buildings for low income housing.

**HAP Strategy #1: Remove Barriers to Infill & New Construction**

**HAP Strategy #2: Encourage Reuse & Redevelopment**

**HAP Strategy #4: Focus Incentives & Public Investment to Increase Housing Stock**



## CAPTURING BASELINE DATA

In 2024, we compiled data to establish the baseline for 15 metrics of success identified in the Housing Action Plan:

INDICATOR	3-5 YEAR TARGET	2023
<b>1</b> Number of new housing units constructed: <ul style="list-style-type: none"> <li>• Detached (single family) housing</li> <li>• Duplex, triplex and fourplex</li> <li>• Multi-unit (5+) buildings</li> <li>• Accessory Dwelling Units</li> </ul>	Increase	144 99 19 45 11
<b>2</b> Number of renovated housing units	Increase	N/A
<b>3</b> Number of housing units created from conversion and reuse of existing properties	Increase	332
<b>4</b> Number of subdivided residential lots	Increase	11
<b>5</b> Housing voucher waitlist, Anchorage	Decrease	842
<b>6</b> Rental market vacancy rate	5%	4.1%
<b>7</b> Median sale price of housing units by type. > Detached (single family) properties > Condominiums > Attached (multi-family) properties	Increase no more than CPI inflation	\$425,000 <i>Recommended to Remove Condos and Multifamily</i>
<b>8</b> Number of housing units for sale under median sale price.	Increase	247
<b>9</b> Rate of average annual rent increase.	Increase no more than CPI inflation	5%
<b>10</b> Proportion of resident-occupied housing units compared with all housing units.	Increase	63%
<b>11A</b> Number of vacant and abandoned (VNA) properties identified by MOA *	Decrease	N/A
<b>11B</b> Number of VNA properties registered with MOA	Decrease	228
<b>12A</b> Median days between submitting an application and receiving a residential permit (ePlans only)	Decrease	25.6
<b>12B</b> Time with review staff (ePlans only)	Decrease	8.9
<b>13</b> Percentage of renters who are rent burdened	Decrease	32.14%
<b>14</b> Number of evictions	Decrease	1611
<b>15</b> New investments in housing > Public funding / > Philanthropic funding	Increase	<i>Recommended to Delete</i>

\*11A is a record of properties identified or assumed VNA and includes all the registered properties. This includes open investigations, assumed by lack of activity, and properties identified as VNA but not registered.



## HOUSING ACTION PROGRESS REPORT

The following sections review the current status of actions included in the Assembly’s Housing Action Plan, including legislative actions, administrative updates and work in progress.

### STRATEGY A: Remove Barriers to Infill and New Construction

ACTION	LEAD	PROGRESS	STATUS
1	Reduce costs and barriers to development of 3- and 4-plexes (AO 2023-103 and AO 2023-130).	DV, RS AO 2023-103 and AO 2023-130 passed; there might be some other changes that could be made in future	3-4-plex working group to check in - 2025
2	Simplify residential zoning code to align with 2040 Land Use Plan (HOME Initiative, AO 2023-87(S)).	MZ, DV, AB AO 23-87(S-1) – HOME passed; AO 2024-99 eliminates future special limitations; more work to do on T21.	In progress
3	Encourage denser development (housing units per acre) by revising dimensional standards, minimum lot size and coverage, height limits, and other policies where appropriate.		
4	Simplify and reduce prescriptive regulations in zoning code (Title 21) and building code (Title 23) for attached housing.	AO 2024-16 reduces amt of open space required for certain residential development; Fall 24: working group is working through Site Access issues; AO 2024-104 Pause on residential design standards PH 1/7/25	In Progress
5	Encourage rezones to bring properties in line with 2040 Land Use Plan.		
6	Create and expand use of pre-approved building plans for housing units.	MZ, ML	Starting with ADU designs – expected by spring 2025
7	Remove zoning and building code (Titles 21 and 23) barriers to manufactured and prefabricated housing.	AR 2024-310 in support of MOA application for HUD Pro grant to research and test new approaches for	





		modular and manufactured housing
8	Encourage workforce development in skilled building trades.	
9	Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.	

### STRATEGY B: Encourage Reuse and Redevelopment

ACTION	LEAD	PROGRESS	STATUS
1			
2			
3		See section D. Focus Incentives & Public Investment, 1.	
4		AO 2024-102 to simplify standards in B-3 commercial zones PH 1/7/25	

### STRATEGY C: Develop Funding Streams for Infrastructure and Public Utilities

ACTION	LEAD	PROGRESS	STATUS
1			



	Agreements (ICAs) by developers in partnership with AWWU.			
2	Increase shared public-private responsibility for the cost of offsite improvements: water and sewer utility extensions, road and drainage upgrades, and public infrastructure required of new development.	RS	Starting to research possibilities	In Progress
3	Prioritize infrastructure expansion as part of developing new neighborhoods (e.g., Eklutna 770 and Powder Reserve).			
4	Create an infrastructure bank, a revolving loan fund program established and administered by the municipality to provide low-cost loan financing for infrastructure for housing development.			

**STRATEGY D: Focus Incentives & Public Investment to Increase Housing Stock**

ACTION	LEAD	PROGRESS	STATUS
1		ACDA and AWWU pursuing federal funds for a project; waiting for update from AAHLT on pilot project	In Progress
2	CC, ZJ, AB, GM, MZ	Fairview abatement renewed AO 2024-63; updated to transit-supportive corridors AO 2024-111, AA; Admin has a proposal for new tax incentives program – early 2025?	In Progress
3	CC, ZJ, AB	Beginning research on existing programs; look into <a href="https://www.urbanthree.com/">https://www.urbanthree.com/</a> ;	In Progress



	eligible for incentives (tax abatement, etc.), to ensure public resources are invested with reasonable expectation of public benefit.	Admin has a proposal for new tax incentives program.	
4	Work with Planning staff to review recommendations from a planned targeted housing market study, including analysis of infrastructure costs and impact on development feasibility, accessibility and affordability.	AR 2024-201 calls for a targeted plan review of 2020 Comp Plan, 2040 LUP and associated comp plan elements.	In Progress
5	Explore incentives for prevailing wage and apprenticeship utilization for projects that receive municipal tax incentives or direct capital investment.		
6	Enact any code changes needed to support innovative housing models, such as community land trusts.		
7	Increase local control of federal housing dollars; explore creation of an Anchorage Housing Authority.		
8	Create an Anchorage weatherization assistance home upgrade program.	See Strategy E: Expand housing affordability, 9.	

## STRATEGY E: Expand Housing Affordability, Accessibility and Stability

	ACTION	LEAD	PROGRESS	STATUS
1	Identify impact of short-term rentals on housing availability and affordability, and potentially regulate (AO 2023-110).	RS, MV	AO 2023-110 vetoed – need to determine how to obtain and analyze data; 2024-81 passed to require hosting platforms to submit data	In progress; check progress of 2024-81 in early 2025



2	Support local enforcement of the Fair Housing Act and develop reporting system to reduce housing discrimination.		
3	Explore policies to protect and preserve current affordable housing stock, such as owner- and renter-occupied units in mobile home parks.	Admin delivered report on market feasibility of manufactured home parks to CEDC in January 2025.	
4	Collaborate with landlords, housing and service providers, legal aid programs, and other stakeholders for education about fair housing, tenants' rights, emergency assistance and eviction prevention, and language access resources.		
5	Explore policies to mitigate rapid increases in housing costs.		
6	Support expansion of low-barrier, rapid response programs for emergency rental assistance and preventing eviction.		
7	Remove barriers for people exiting the corrections system to secure permanent housing.		
8	Increase number of supportive housing units operating in the Municipality, to help people live independently.		
9	Encourage investments in residential energy efficiency and weatherization for rental properties and homeowners.		
10	Work on recommendations to address Girdwood's unique housing challenges in the updated Girdwood Comprehensive Plan and future housing plans.	Girdwood Comp Plan update and related Title 21 update is underway AO 2024-114 – 1/21/24 PH	In progress



## STRATEGY F: Streamline Municipal Processes

	<b>ACTION</b>	<b>LEAD</b>	<b>PROGRESS</b>	<b>STATUS</b>
1	Develop an implementation strategy for the Housing Strategic plan, with annual review of progress.	AB	Work with Admin to adopt this as an MOA-wide plan; November updates; adopt 2025 plan in December.	In Progress
2	Create housing dashboard, track Muni investment in housing & how units performing.		Legislative Services, Admin and iTeam are working on solutions for tracking and sharing data and metrics.	In Progress
3	Increase predictability throughout the entitlement and development process.			
4	Implement findings and recommendations of the Bendon Adams report (2015) to improve performance, expedited timelines, and customer satisfaction with permitting.			
5	Support a customer-focused redesign of the permitting and development review process to reduce time and confusion between submittal and approval of a permit application.			
6	Support implementation of a streamlined online permit system, with robust data reporting.			
7	Create a project advocate (staff) function to assist development customers in navigating the process, and interface across departments and with all entities in the permitting process.			
8	Broaden community engagement and involvement in housing policy.	LS staff	HOME had many public meetings and presentations, Assembly housing section on website is updated regularly.	In Progress