

1 shall secure the applicable Title 21 and Title 23 provisions for the
 2 proposed development in effect as of that date, including this
 3 moratorium. Absent assembly action to amend this provision of code,
 4 the standards set forth in this subsection shall become effective again
 5 for complete applications submitted after the expiration of the
 6 suspension period. During this period of suspension these standards
 7 shall continue to be effective for visitor accommodations and dormitory
 8 uses when applicable, but there are no applicable design standards in
 9 this subsection C. for multifamily and townhouse residential
 10 development with five or more units, except subsection C.8.,
 11 Mechanical and electrical equipment screening, shall continue in
 12 effect.

13 *** **

14 8. *Mechanical and electrical equipment screening.* Mechanical
 15 and electrical equipment serving a single building shall be
 16 screened from view as required by subsection 21.07.080G.4.
 17 This requirement is not suspended as set forth in subsection
 18 21.07.110C.

19
 20 D. *Standards for some single-family and two-family residential structures,*
 21 *and multifamily and townhouse developments with less than five units.*

22 1. *Applicability.* The standards of this subsection D. apply to the
 23 developments listed below that are constructed after January
 24 1, 2014. This section does not apply to dwellings constructed
 25 prior to January 1, 2014, accessory dwelling unit uses, or in
 26 Girdwood or the DT districts. **In addition, the standards set**
 27 **forth in this Subsection 21.07.110D. are suspended for**
 28 **complete applications submitted on or after February 1,**
 29 **2025, and before January 31, 2028. The date an application**
 30 **is determined complete pursuant to section 21.03.020F.**
 31 **shall secure the applicable Title 21 and Title 23 provisions**
 32 **for the proposed development in effect as of that date,**
 33 **including this moratorium. Absent assembly action to**
 34 **amend this provision of code, the standards set forth in**
 35 **this subsection shall become effective again for complete**
 36 **applications submitted after the expiration of the**
 37 **suspension period.**

- 38 a. Any single-family use except for single-family residential
- 39 uses on lots of 20,000 square feet or greater.
- 40 b. Any two-family use that is on a lot less than 20,000
- 41 square feet.
- 42 c. Any multifamily use with single-family or two-family style
- 43 construction with less than five units.
- 44 d. Multifamily and townhouse developments with less than
- 45 five units.

46 *** **

47 E. *Site design.*

48 1. *Subdivisions.* Subdivisions of land shall comply with the
 49 standards of chapter 21.08, Subdivisions.

50 2. *Multiple structures on one lot.*

51 *** **

- d. Uses without habitable floor area, such as utility substations.
- e. **Multifamily and townhouse residential developments for complete applications for such developments submitted on or after February 1, 2025, and before January 31, 2028. The date an application is determined complete pursuant to section 21.03.020F. shall secure the applicable Title 21 and Title 23 provisions for the proposed development in effect as of that date, including this moratorium. Absent assembly action to amend this provision of code, the criteria and standards set forth in this subsection F. shall become effective again for complete applications submitted after the expiration of the suspension period.**

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 3, 7-28-15; AO No. 2015-100, § 6, 10-13-15; AO No. 2017-55, § 9, 4-11-17; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-38, § 8, 5-28-20; AO No. 2022-80(S), § 2, 11-22-22; AO No. 2023-50, § 3, 7-11-23, eff. 1-1-24)

Section 3[2]. The Planning Department shall provide a report to the Assembly no later than July 31 of 2025, **[and] 2026, and 2027,** and March 1, **2028 [2027]** analyzing the efficacy of this ordinance for encouraging multifamily development with comment and recommendations. The report shall be an informational memorandum provided on a regular meeting agenda.

Section 4[3]. Pursuant to AMC subsection 21.03.210C., this ordinance shall not require planning and zoning commission review prior to assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020H.4. is waived; this ordinance shall comply with charter § 10.01(b) notice requirements.

Section 5[4]. This ordinance shall be effective immediately upon passage and approval by the assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2024.

Chair

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM



No. AM XXX-2024

Meeting Date: December 3, 2024

1 **From: Assembly Vice Chair Zaletel and Assembly Member Brawley**

2
3 **Subject: AO 2024-104(S): AN ORDINANCE OF THE ANCHORAGE**
4 **ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE**
5 **21 TO REDUCE THE COSTS AND BURDEN OF MULTIFAMILY**
6 **RESIDENTIAL DEVELOPMENTS BY SUSPENDING THE**
7 **RESIDENTIAL DESIGN STANDARDS FOR DEVELOPMENT**
8 **APPLICATIONS SUBMITTED WITHIN A TIME CERTAIN.**
9

10 This (S) version of the ordinance is proposed to cover some additional areas of
11 multifamily residential design standards and criteria and include them in the
12 moratorium. The attached letter from Cook Inlet Housing Authority (CIHA) and
13 Debenham LLC, two prominent developers of new construction multifamily housing
14 in Anchorage, describes suggested changes and additional provisions to include in
15 the moratorium proposed by AO 2024-104. Without expanding the reach of the
16 moratorium, it is unlikely our community will see any noticeable impacts and
17 increased production of multifamily residential units during the suspension period.
18

19 Specifically, the changes are:

- 20
- 21 • Extend the moratorium for 1 additional year, to expire January 31, 2028.
 - 22 • Include some single-family (over 20,000 square feet), two-family structures,
23 and smaller multifamily and townhouse developments. AMC subsection
24 21.07.110D., on p. 2.
 - 25 • Include the moratorium for developments with five or more multiple
26 residential structures on a single lot. (Those with less than four structures are
27 already exempted.) AMC subsection 21.07.110E.2., on p. 3.
 - 28 • Include the pedestrian frontage standards in the moratorium. AMC
29 subsection 21.07.060F.2. on p. 4.
- 30

31 The intent of the proposed ordinance has not changed: “to catalyze development
32 and construction of new multifamily housing projects, as well as renovation of
33 existing multifamily properties, so the market and property owners can more quickly
34 and easily respond to the community’s acute need for housing.” The changes in the
35 (S) version provide more certainty that burdensome processes, such as major site
36 plan review, can be avoided and allow multifamily projects to proceed more
37 efficiently and affordably, and result in significantly increased growth in housing
38 stock over the next 3 years.
39
40
41

We request your support for the ordinance.

Prepared by: Assembly Counsel's Office

Respectfully submitted: Meg Zaletel, Assembly Vice Chair
District 4 – Midtown Anchorage

Anna Brawley, Assembly Member
District 3 – West Anchorage

Attachments: Letter from Cook Inlet Housing Authority and Debenham LLC,
November 20, 2024