New Policy & Regulatory Tools

Municipality of Anchorage
MORE AND MORE URBAN CITIES HAVE CREATED AFFORDABLE HOUSING

BY BUILDING ACCESSORY DWELLING UNITS (ADUs)
Bend City Council loosens rules on ADUs
Policy meant to encourage rental housing

Tacoma moves to allow more backyard cottages
The city of Tacoma passed the preliminary draft of an ordinance that would allow people to build a small living space on their property.

ACCESSORY DWELLING UNIT COMMUNITY CONVERSATIONS

APRIL 17
6:30 TO 7:30 P.M.
ARLINGTON HILLS COMMUNITY CENTER
1200 PAYNE AVE
SAINT PAUL, MN

APRIL 19
6:30 TO 7:30 P.M.
NEWELL PARK BUILDING
900 FAIRVIEW AVE N
SAINT PAUL, MN

MORE INFORMATION: STPAUL.GOV/ADV
Accessory Dwelling Units
Accessory Dwelling Units
MORE AND MORE URBAN CITIES HAVE CREATED AFFORDABLE HOUSING BY DEVELOPING UNIT (SMALL) LOT SUBDIVISIONS
Bieter proposes smaller lots, more in-law units to fight housing-cost increases

Fledgling L.A. ordinance revives an old idea: the small house in the city

By BY CHRISTOPHER HAWTHORNE
TIMES ARCHITECTURE CRITIC | JUN 05, 2008

Most of the 17 Maltman bungalows are one-bedroom units with about 700 square feet of living space and tiny gardens -- an appealing alternative to condo living for some buyers. (Axel Koester / For the Los Angeles Times)
Unit Lot Subdivision
AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW METHOD OF SUBDIVISION CALLED UNIT LOT SUBDIVISION.
MORE AND MORE URBAN CITIES HAVE CREATED AFFORDABLE HOUSING BY CREATING TARGETED INCENTIVES
Board of Commissioners Approves Economic Development Incentive Agreement with The Catalytic Fund & Orleans Development Company; Welcomes Additional Urban Living Options

JUNE 14 | 2017  POSTED BY MONICA BEAVERS

Multi-Family Tax Exemption
MFTE Boundary
Designated Infill Target Area MFTE Boundary
Before Construction

For Multi-Family Tax Exemption (MFTE), once a project has met all programmatic criteria, the owner/tenant can expect to save approximately $1,406 on their tax bill for every $120,000 of Exempt Assessed Value. The exemption of assessed value is only applied to housing portions of the property. Download the calculator to help you estimate your possible property tax savings.
AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY TO
INCENTIVIZE THE CREATION OF HOUSING IN THE CENTRAL BUSINESS
DISTRICT BY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 12 TO ADD
A NEW CHAPTER 12.80 TAX INCENTIVES FOR HOUSING; AMENDING THE
FINE SCHEDULE IN ANCHORAGE MUNICIPAL CODE SECTION 14.60.030 TO
INCLUDE FINES FOR VIOLATIONS OF RELATED REPORTING
OBLIGATIONS; AND AMENDING COMPUTATION OF THE MAXIMUM
ATTAINABLE TAX REVENUE UNDER THE TAX CAP, ANCHORAGE MUNICIPAL CODE CHAPTER 12.25.
Spokane to consider extending water Indian Trail, Beacon Hill development

Sun., July 8, 2018, 5:30 a.m.

Silver Summit offers case study in public-private partnership

JENNY MONTGOMERY of Missoula Dec 19, 2017 0

Silver Summit playground opened in 2014 in Missoula as Montana's first large-scale, accessible playground.
Spokane to consider extending water trail, Beacon Hill development

Silver Summit offers case study in public-private partnership

JENNY MONTGOMERY of Missoula Dec 19, 2017

Silver Summit playground opened in 2014 in Missoula as Montana's first large-scale, accessible playground.
Public-Private Partnerships
COMPATIBLE-SCALE INFILL HOUSING (R-2 ZONES)

Amends Anchorage’s Title 21 zoning rules for housing bulk and height in the R-2A, R-2D, and R-2M zoning districts.

Allows more housing opportunities while ensuring the height and scale of new development complements existing neighborhoods by replacing an existing 2.5 story construction limit with a more flexible standard for the size of new housing.

- Replaces 2.5 story construction limit with a more flexible standard for building size;
- Reduces height exceptions for stairwell and elevator access enclosures; and
- Mitigates 3-story building design.
Strategy 2: Reinvestment Focus Areas

One important phasing mechanism is the identification of Reinvestment Focus Areas (RFAs). RFAs direct infrastructure investments, incentives, and other Actions to catalyze infill and redevelopment in strategic areas.
Future Opportunities

CHUGACH WAY R.F.A.
Future Opportunities

MIDTOWN R.F.A.
Increase the Supply of Buildable Land

- **Phase infrastructure expansion into large land holdings in Eagle River/Chugiak.** The area in the Municipality with the greatest opportunity for greenfield development is in Chugiak-Eagle River, especially on lands owned by Eklutna, Inc. (e.g., Eklutna 770 and Powder Reserve). The Municipality could coordinate development of these areas with the landowners, to ensure appropriate infrastructure to allow these areas to be built at urban densities in a timely manner.

- **Conserve residential land supply by limiting rezones to other uses.** Anchorage 2020 includes a policy of conserving existing dwelling units and residential lands. The Municipality could evaluate ordinances used by other jurisdictions and determine whether a similar ordinance would be appropriate to elevate and enforce the existing policy.

- **Identify publicly owned lands that are suitable and make those lands available for residential development.** Working with the Heritage Land Bank, Anchorage School District and other public landowners, the Municipality may be able to identify parcels that could support residential development. The Municipality may consider selling the land below market rate if the resulting development provides a public good, such as affordable or workforce housing.