Housing Supply: What are the Barriers

Alaska Common Ground's The Housing Continuum: Building a Vibrant Community

Municipality of Anchorage Planning Department

Figure 1-6. Land Policy Implications

Forecast High Growth

FORECAST LAND DEMAND

Forecast Low Growth Overestimate Demand Plan Smaller Supply

Capacity: Uncertain

Deficit: Uncertain

Price Inflation: Uncertain

Overestimate Demand Plan Larger Supply

Capacity: Sufficient

Deficit: Alleviated

Price Inflation: Lower

Underestimate Demand Plan Smaller Supply

Capacity: Shortage

Deficit: Worsened

Price Inflation: Higher

Underestimate Demand
Plan Larger Supply

Capacity: Uncertain

Deficit: Uncertain

Price Inflation: Uncertain

Plan Smaller Supply

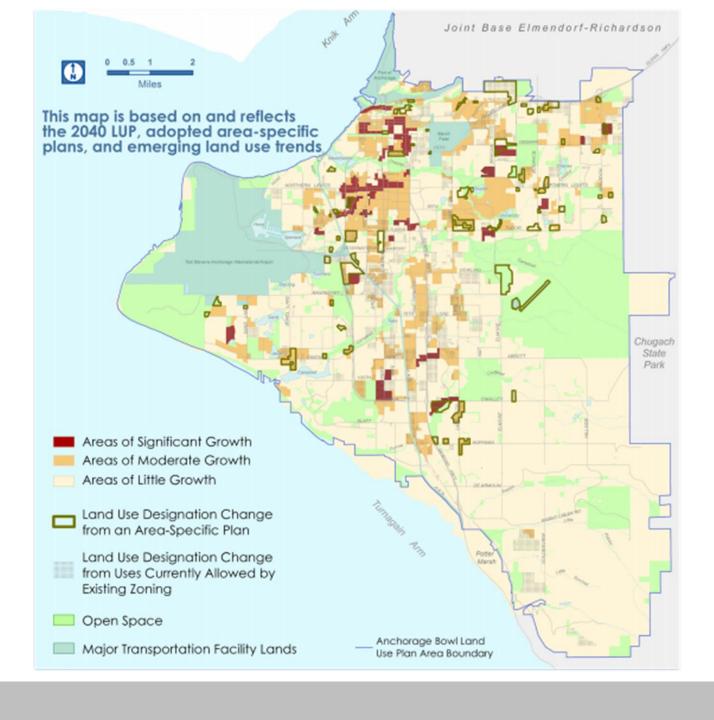
PLANNED LAND SUPPLY

Plan Larger Supply

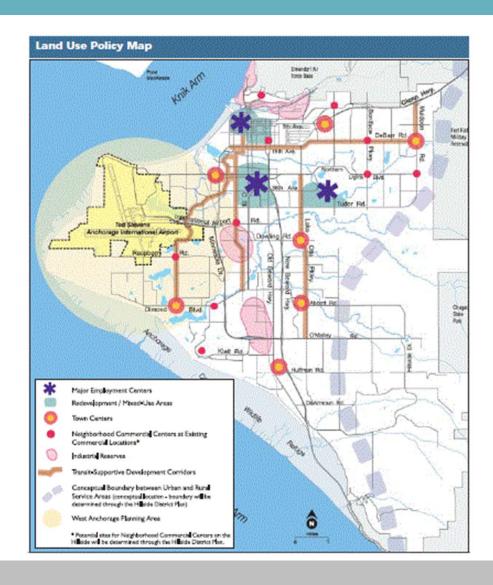
Growth Trends by 2040

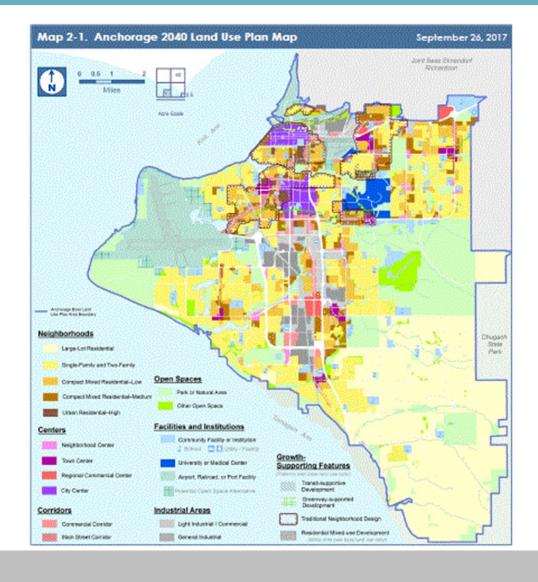
- Additional 64,000
 People Muni-wide
 - 47,000 Anchorage Bowl
 - 21,000 New Households (Anchorage Bowl)
 - 840 Annually
- Changing Demographics
 - Age
 - Household Size
 - Average Income

Where are we Going to Grow?



Vision Versus Framework







Historic Development Patterns

Title 21 Land Use Code

COMPLETED AMENDMENTS

- ✓ Unit Lot Subdivision
- ✓ Accessory Dwelling Units
- ✓ R-3A Mixed-Use Residential District

UPCOMING AMENDMENTS

- ☐ R2 District Amendment (In-progress)
- ☐ Parking Reductions (In-progress)
- ☐ Mixed Use Development
- ☐ Residential Driveways and Private Streets (In-progress)
- ☐ Additional Housing Units by Design
- ☐ Reinvestment Focus Areas (In-progress)
- ☐ Small Area Implementation Plans (In-progress)