

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



LOCAL

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.



TEAM COVERAGE

STATE OF
208

BOISE CONSIDERS EASING LIMITS ON ACCESSORY UNITS

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/ADU

Accessory Dwelling Units



Accessory Dwelling Units



**ANCHORAGE, ALASKA
AO No. 2018-43**

- 1 | **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTIONS**
- 2 | **21.05.070C.1.g., TABLE 21.05-3, TABLE OF ACCESSORY USES; 21.05.070D.1.,**
- 3 | **DEFINITIONS AND USE-SPECIFIC STANDARDS FOR ALLOWED ACCESSORY USES**
- 4 | **AND STRUCTURES, ACCESSORY DWELLING UNIT (ADU); AND 21.06.020B., TABLE**
- 5 | **21.06-1, TABLE OF DIMENSIONAL STANDARDS, TO ENCOURAGE DEVELOPMENT**
- 6 | **OF ACCESSORY DWELLING UNITS.**

MORE AND MORE URBAN CITIES HAVE CREATED AFFORDABLE HOUSING



BY DEVELOPING UNIT (SMALL) LOT SUBDIVISIONS

VENICE, CA

9:53 AM PT



FOX NEWS
com

TINY HOMES TREND: NARROW HOUSES
BUILT ON SMALLER LOTS

Happening
now

BOISE & GARDEN CITY

Bieter proposes smaller lots, more in-law units to fight housing-cost increases



LOCAL

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)

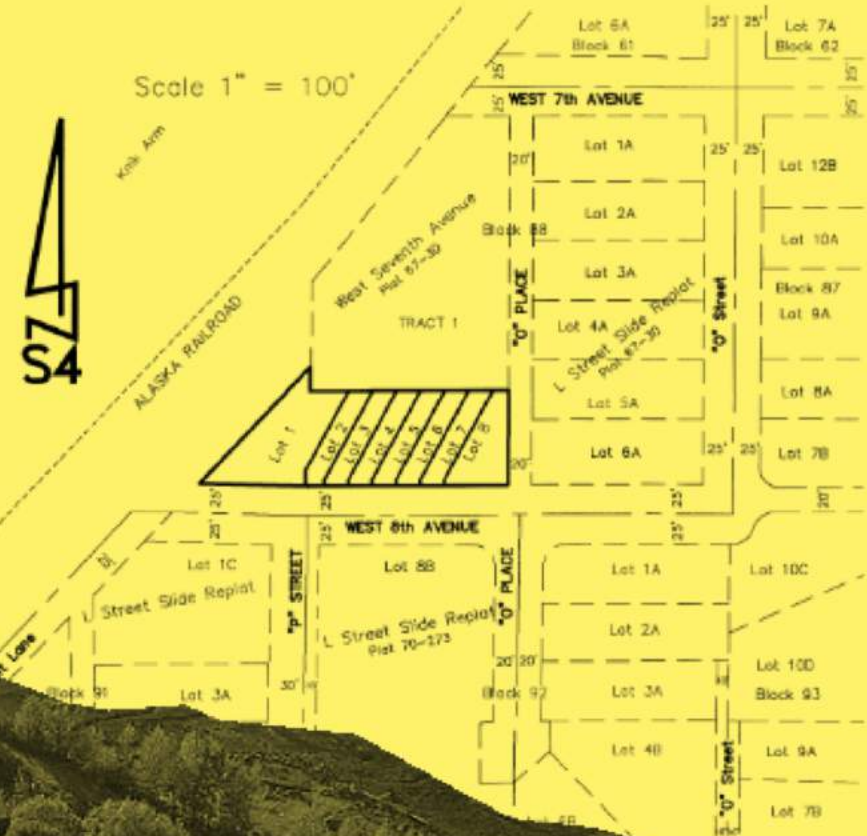
Unit Lot Subdivision



An aerial photograph of a residential area in Anchorage, Alaska, featuring a yellow overlay with text and a map. The text, in white on a blue background, reads "Unit Lot Subdivision". Below it, in a yellow box, is the text: "ANCHORAGE, ALASKA", "AO No. 2017-75, As Amended", and "AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW METHOD OF SUBDIVISION CALLED UNIT LOT SUBDIVISION." A map of the area is shown in the bottom right, with a red pin marking the location of the "BOOTELEGERS" project. The map includes labels for "WEST 7th AVENUE", "WEST 8th AVENUE", "1st STREET", "2nd STREET", "3rd STREET", "4th STREET", "5th STREET", "6th STREET", "7th STREET", "8th STREET", "9th STREET", "10th STREET", "11th STREET", "12th STREET", "13th STREET", "14th STREET", "15th STREET", "16th STREET", "17th STREET", "18th STREET", "19th STREET", "20th STREET", "21st STREET", "22nd STREET", "23rd STREET", "24th STREET", "25th STREET", "26th STREET", "27th STREET", "28th STREET", "29th STREET", "30th STREET", "31st STREET", "32nd STREET", "33rd STREET", "34th STREET", "35th STREET", "36th STREET", "37th STREET", "38th STREET", "39th STREET", "40th STREET", "41st STREET", "42nd STREET", "43rd STREET", "44th STREET", "45th STREET", "46th STREET", "47th STREET", "48th STREET", "49th STREET", "50th STREET", "51st STREET", "52nd STREET", "53rd STREET", "54th STREET", "55th STREET", "56th STREET", "57th STREET", "58th STREET", "59th STREET", "60th STREET", "61st STREET", "62nd STREET", "63rd STREET", "64th STREET", "65th STREET", "66th STREET", "67th STREET", "68th STREET", "69th STREET", "70th STREET", "71st STREET", "72nd STREET", "73rd STREET", "74th STREET", "75th STREET", "76th STREET", "77th STREET", "78th STREET", "79th STREET", "80th STREET", "81st STREET", "82nd STREET", "83rd STREET", "84th STREET", "85th STREET", "86th STREET", "87th STREET", "88th STREET", "89th STREET", "90th STREET", "91st STREET", "92nd STREET", "93rd STREET", "94th STREET", "95th STREET", "96th STREET", "97th STREET", "98th STREET", "99th STREET", "100th STREET". The map also shows "ALASKA RAILROAD", "Kuk Arm", "West Seventh Avenue", "West Eighth Avenue", "West Ninth Avenue", "West Tenth Avenue", "West Eleventh Avenue", "West Twelfth Avenue", "West Thirteenth Avenue", "West Fourteenth Avenue", "West Fifteenth Avenue", "West Sixteenth Avenue", "West Seventeenth Avenue", "West Eighteenth Avenue", "West Nineteenth Avenue", "West Twentieth Avenue", "West Twenty-first Avenue", "West Twenty-second Avenue", "West Twenty-third Avenue", "West Twenty-fourth Avenue", "West Twenty-fifth Avenue", "West Twenty-sixth Avenue", "West Twenty-seventh Avenue", "West Twenty-eighth Avenue", "West Twenty-ninth Avenue", "West Thirtieth Avenue", "West Thirty-first Avenue", "West Thirty-second Avenue", "West Thirty-third Avenue", "West Thirty-fourth Avenue", "West Thirty-fifth Avenue", "West Thirty-sixth Avenue", "West Thirty-seventh Avenue", "West Thirty-eighth Avenue", "West Thirty-ninth Avenue", "West Fortieth Avenue", "West Forty-first Avenue", "West Forty-second Avenue", "West Forty-third Avenue", "West Forty-fourth Avenue", "West Forty-fifth Avenue", "West Forty-sixth Avenue", "West Forty-seventh Avenue", "West Forty-eighth Avenue", "West Forty-ninth Avenue", "West Fiftieth Avenue", "West Fifty-first Avenue", "West Fifty-second Avenue", "West Fifty-third Avenue", "West Fifty-fourth Avenue", "West Fifty-fifth Avenue", "West Fifty-sixth Avenue", "West Fifty-seventh Avenue", "West Fifty-eighth Avenue", "West Fifty-ninth Avenue", "West Sixtieth Avenue", "West Sixty-first Avenue", "West Sixty-second Avenue", "West Sixty-third Avenue", "West Sixty-fourth Avenue", "West Sixty-fifth Avenue", "West Sixty-sixth Avenue", "West Sixty-seventh Avenue", "West Sixty-eighth Avenue", "West Sixty-ninth Avenue", "West Seventieth Avenue", "West Seventy-first Avenue", "West Seventy-second Avenue", "West Seventy-third Avenue", "West Seventy-fourth Avenue", "West Seventy-fifth Avenue", "West Seventy-sixth Avenue", "West Seventy-seventh Avenue", "West Seventy-eighth Avenue", "West Seventy-ninth Avenue", "West Eightieth Avenue", "West Eighty-first Avenue", "West Eighty-second Avenue", "West Eighty-third Avenue", "West Eighty-fourth Avenue", "West Eighty-fifth Avenue", "West Eighty-sixth Avenue", "West Eighty-seventh Avenue", "West Eighty-eighth Avenue", "West Eighty-ninth Avenue", "West Ninetieth Avenue", "West Ninety-first Avenue", "West Ninety-second Avenue", "West Ninety-third Avenue", "West Ninety-fourth Avenue", "West Ninety-fifth Avenue", "West Ninety-sixth Avenue", "West Ninety-seventh Avenue", "West Ninety-eighth Avenue", "West Ninety-ninth Avenue", "West One Hundredth Avenue". The map also shows "Lot 1A", "Lot 2A", "Lot 3A", "Lot 4A", "Lot 5A", "Lot 6A", "Lot 7A", "Lot 8A", "Lot 9A", "Lot 10A", "Lot 11A", "Lot 12A", "Lot 13A", "Lot 14A", "Lot 15A", "Lot 16A", "Lot 17A", "Lot 18A", "Lot 19A", "Lot 20A", "Lot 21A", "Lot 22A", "Lot 23A", "Lot 24A", "Lot 25A", "Lot 26A", "Lot 27A", "Lot 28A", "Lot 29A", "Lot 30A", "Lot 31A", "Lot 32A", "Lot 33A", "Lot 34A", "Lot 35A", "Lot 36A", "Lot 37A", "Lot 38A", "Lot 39A", "Lot 40A", "Lot 41A", "Lot 42A", "Lot 43A", "Lot 44A", "Lot 45A", "Lot 46A", "Lot 47A", "Lot 48A", "Lot 49A", "Lot 50A", "Lot 51A", "Lot 52A", "Lot 53A", "Lot 54A", "Lot 55A", "Lot 56A", "Lot 57A", "Lot 58A", "Lot 59A", "Lot 60A", "Lot 61A", "Lot 62A", "Lot 63A", "Lot 64A", "Lot 65A", "Lot 66A", "Lot 67A", "Lot 68A", "Lot 69A", "Lot 70A", "Lot 71A", "Lot 72A", "Lot 73A", "Lot 74A", "Lot 75A", "Lot 76A", "Lot 77A", "Lot 78A", "Lot 79A", "Lot 80A", "Lot 81A", "Lot 82A", "Lot 83A", "Lot 84A", "Lot 85A", "Lot 86A", "Lot 87A", "Lot 88A", "Lot 89A", "Lot 90A", "Lot 91A", "Lot 92A", "Lot 93A", "Lot 94A", "Lot 95A", "Lot 96A", "Lot 97A", "Lot 98A", "Lot 99A", "Lot 100A". The map also shows "Block 88", "Block 89", "Block 90", "Block 91", "Block 92", "Block 93", "Block 94", "Block 95", "Block 96", "Block 97", "Block 98", "Block 99", "Block 100". The map also shows "L Street Slide Replat", "M Street Slide Replat", "N Street Slide Replat", "O Street Slide Replat", "P Street Slide Replat", "Q Street Slide Replat", "R Street Slide Replat", "S Street Slide Replat", "T Street Slide Replat", "U Street Slide Replat", "V Street Slide Replat", "W Street Slide Replat", "X Street Slide Replat", "Y Street Slide Replat", "Z Street Slide Replat". The map also shows "Kuk Arm", "Alaska Railroad", "West Seventh Avenue", "West Eighth Avenue", "West Ninth Avenue", "West Tenth Avenue", "West Eleventh Avenue", "West Twelfth Avenue", "West Thirteenth Avenue", "West Fourteenth Avenue", "West Fifteenth Avenue", "West Sixteenth Avenue", "West Seventeenth Avenue", "West Eighteenth Avenue", "West Nineteenth Avenue", "West Twentieth Avenue", "West Twenty-first Avenue", "West Twenty-second Avenue", "West Twenty-third Avenue", "West Twenty-fourth Avenue", "West Twenty-fifth Avenue", "West Twenty-sixth Avenue", "West Twenty-seventh Avenue", "West Twenty-eighth Avenue", "West Twenty-ninth Avenue", "West Thirtieth Avenue", "West Thirty-first Avenue", "West Thirty-second Avenue", "West Thirty-third Avenue", "West Thirty-fourth Avenue", "West Thirty-fifth Avenue", "West Thirty-sixth Avenue", "West Thirty-seventh Avenue", "West Thirty-eighth Avenue", "West Thirty-ninth Avenue", "West Fortieth Avenue", "West Forty-first Avenue", "West Forty-second Avenue", "West Forty-third Avenue", "West Forty-fourth Avenue", "West Forty-fifth Avenue", "West Forty-sixth Avenue", "West Forty-seventh Avenue", "West Forty-eighth Avenue", "West Forty-ninth Avenue", "West Fiftieth Avenue", "West Fifty-first Avenue", "West Fifty-second Avenue", "West Fifty-third Avenue", "West Fifty-fourth Avenue", "West Fifty-fifth Avenue", "West Fifty-sixth Avenue", "West Fifty-seventh Avenue", "West Fifty-eighth Avenue", "West Fifty-ninth Avenue", "West Sixtieth Avenue", "West Sixty-first Avenue", "West Sixty-second Avenue", "West Sixty-third Avenue", "West Sixty-fourth Avenue", "West Sixty-fifth Avenue", "West Sixty-sixth Avenue", "West Sixty-seventh Avenue", "West Sixty-eighth Avenue", "West Sixty-ninth Avenue", "West Seventieth Avenue", "West Seventy-first Avenue", "West Seventy-second Avenue", "West Seventy-third Avenue", "West Seventy-fourth Avenue", "West Seventy-fifth Avenue", "West Seventy-sixth Avenue", "West Seventy-seventh Avenue", "West Seventy-eighth Avenue", "West Seventy-ninth Avenue", "West Eightieth Avenue", "West Eighty-first Avenue", "West Eighty-second Avenue", "West Eighty-third Avenue", "West Eighty-fourth Avenue", "West Eighty-fifth Avenue", "West Eighty-sixth Avenue", "West Eighty-seventh Avenue", "West Eighty-eighth Avenue", "West Eighty-ninth Avenue", "West Ninetieth Avenue", "West Ninety-first Avenue", "West Ninety-second Avenue", "West Ninety-third Avenue", "West Ninety-fourth Avenue", "West Ninety-fifth Avenue", "West Ninety-sixth Avenue", "West Ninety-seventh Avenue", "West Ninety-eighth Avenue", "West Ninety-ninth Avenue", "West One Hundredth Avenue".

ANCHORAGE, ALASKA
AO No. 2017-75, As Amended

**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

New Incentives

ANCHORAGE, ALASKA AO No. 2019-12

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY TO
2 INCENTIVIZE THE CREATION OF HOUSING IN THE CENTRAL BUSINESS
3 DISTRICT BY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 12 TO ADD
4 A NEW CHAPTER 12.60 *TAX INCENTIVES FOR HOUSING*; AMENDING THE
5 FINE SCHEDULE IN ANCHORAGE MUNICIPAL CODE SECTION 14.60.030 TO
6 INCLUDE FINES FOR VIOLATIONS OF RELATED REPORTING
7 OBLIGATIONS; AND AMENDING COMPUTATION OF THE MAXIMUM
8 ATTAINABLE TAX REVENUE UNDER THE TAX CAP, ANCHORAGE
9 MUNICIPAL CODE CHAPTER 12.25.



ELIGIBLE



NOT ELIGIBLE

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 Indian Trail, Beacon Hill development

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Public-Private Partnerships



Future Opportunities

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



Future Opportunities



....Large-lot Residential....

2040 LUP
Neighborhood
land use designations

.....Single-family and Two-family.....

.....Compact Mixed Residential – Low.....

.....Compact Mixed Residential – Medium.....

.....Urban Residential – High.....

Future Opportunities

Action Items From Actions Checklist Table Fig. 3-5:

- 2-2 and 2-3: Central Spenard RFA
- 4-3: By-Right Parking Reductions
- 4-5: Utility Engineering Design Criteria
- 4-6: Reduced Internal Driveway Widths
- 4-7: Accessory Dwellings
- 4-10: Small-lot Housing
- 5-3: Infrastructure Asset Inventory
- 5-1: CIP Priorities

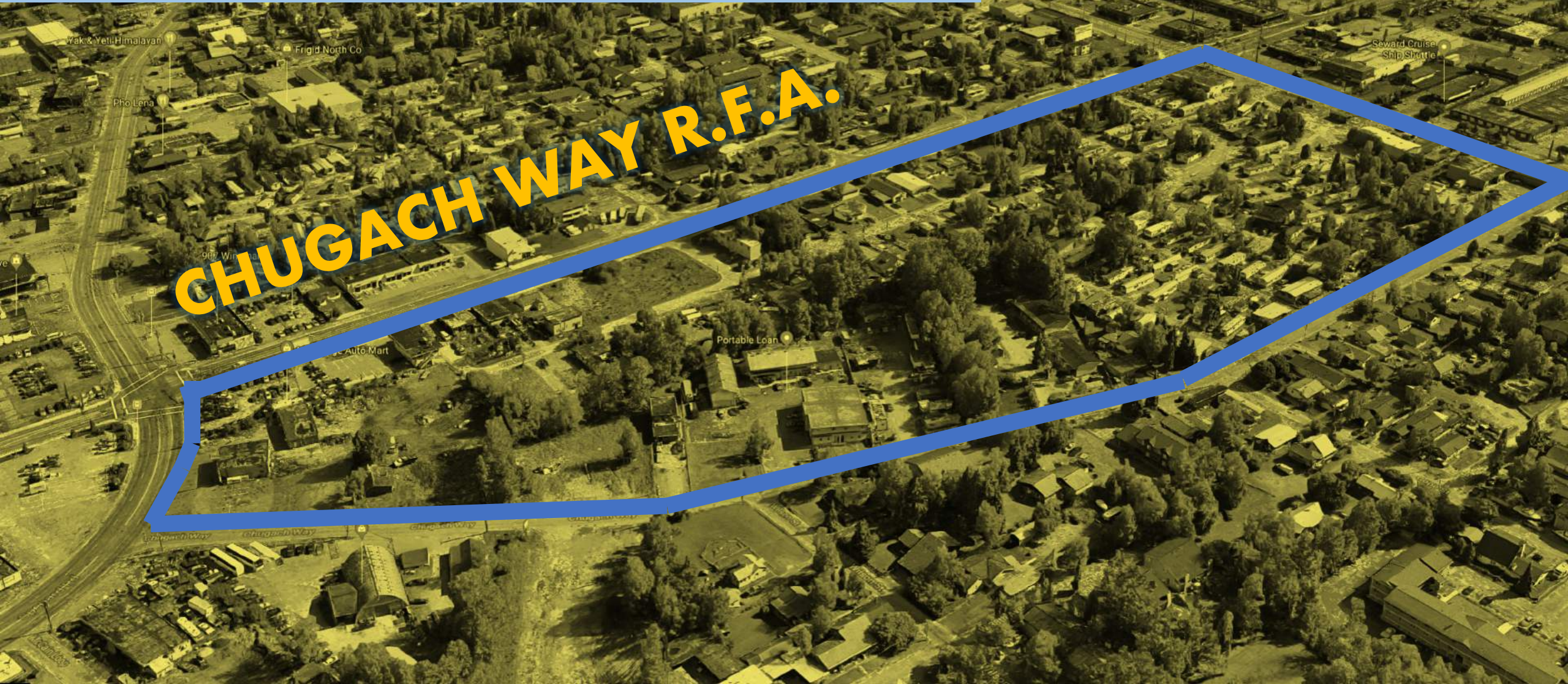
- Transit-supportive Development Corridor bus route
- Greenway-supported Development Corridor
- Targeted Area Rezoning Boundary
- Potential Mixed-use Residential Redevelopment Sites
- Zoning Boundaries



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



Future Opportunities

MIDTOWN R.F.A.

Alaska Sausage
& Seafood

Anchorage Water &
Wastewater Utility

Arctic/
Benson Park

Mattress Range
Anchorage

Future Opportunities

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.