

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.

APRIL 19
6:30 TO 7:30 P.M.

ARLINGTON HILLS
COMMUNITY CENTER
1200 PAYNE AVE.
SAINT PAUL, MN

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

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

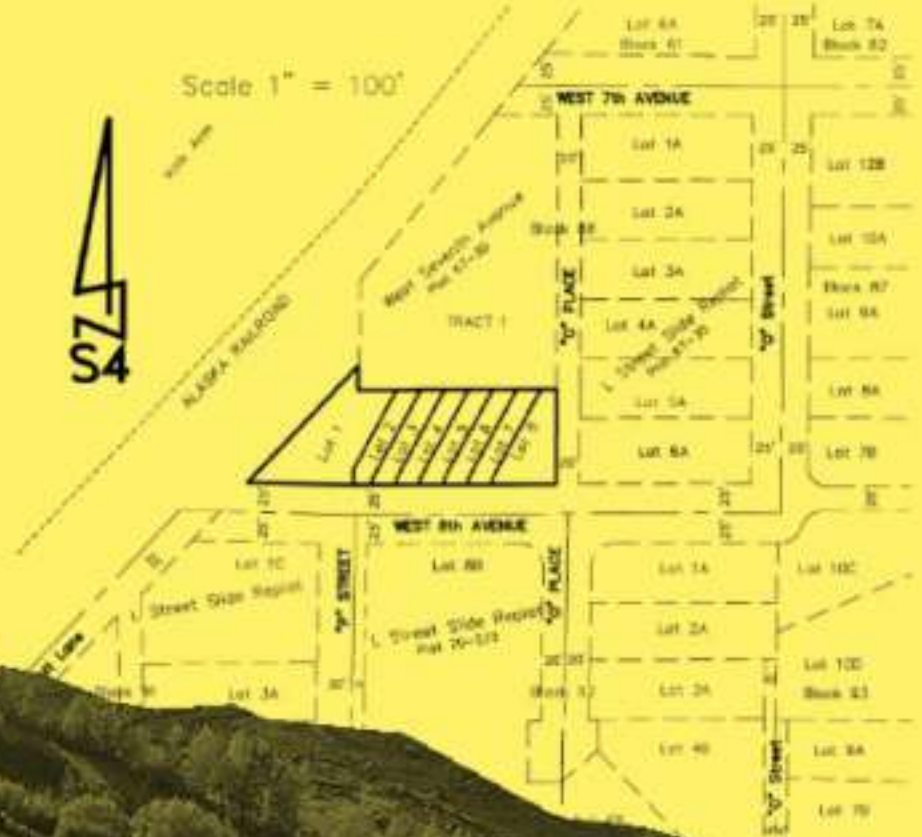


Unit Lot Subdivision

8 ANCHORAGE, ALASKA
9 AO No. 2017-75, As Amended
10
11 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO
12 ADD A NEW METHOD OF SUBDIVISION CALLED UNIT LOT SUBDIVISION.



Scale 1" = 100'



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 Program

[MFTE Program Guide](#)

[MFTE Zoning Application](#)



Invest with us!



Multi-Family Tax Exemption
MFTE Boundary

[Designated Hill Target Area MFTE Boundary](#)

Before Construction

For Multi-Family Tax Exemption (MFTE), once a project has met all programmatic criteria, the owner/tax payer can expect to save approximately \$1,600 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.



Assessed Value	Exempt Assessed Value	Property Tax Savings
\$120,000	\$120,000	\$1,600
\$240,000	\$240,000	\$3,200
\$360,000	\$360,000	\$4,800
\$480,000	\$480,000	\$6,400
\$600,000	\$600,000	\$8,000
\$720,000	\$720,000	\$9,600
\$840,000	\$840,000	\$11,200
\$960,000	\$960,000	\$12,800
\$1,080,000	\$1,080,000	\$14,400
\$1,200,000	\$1,200,000	\$16,000

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.

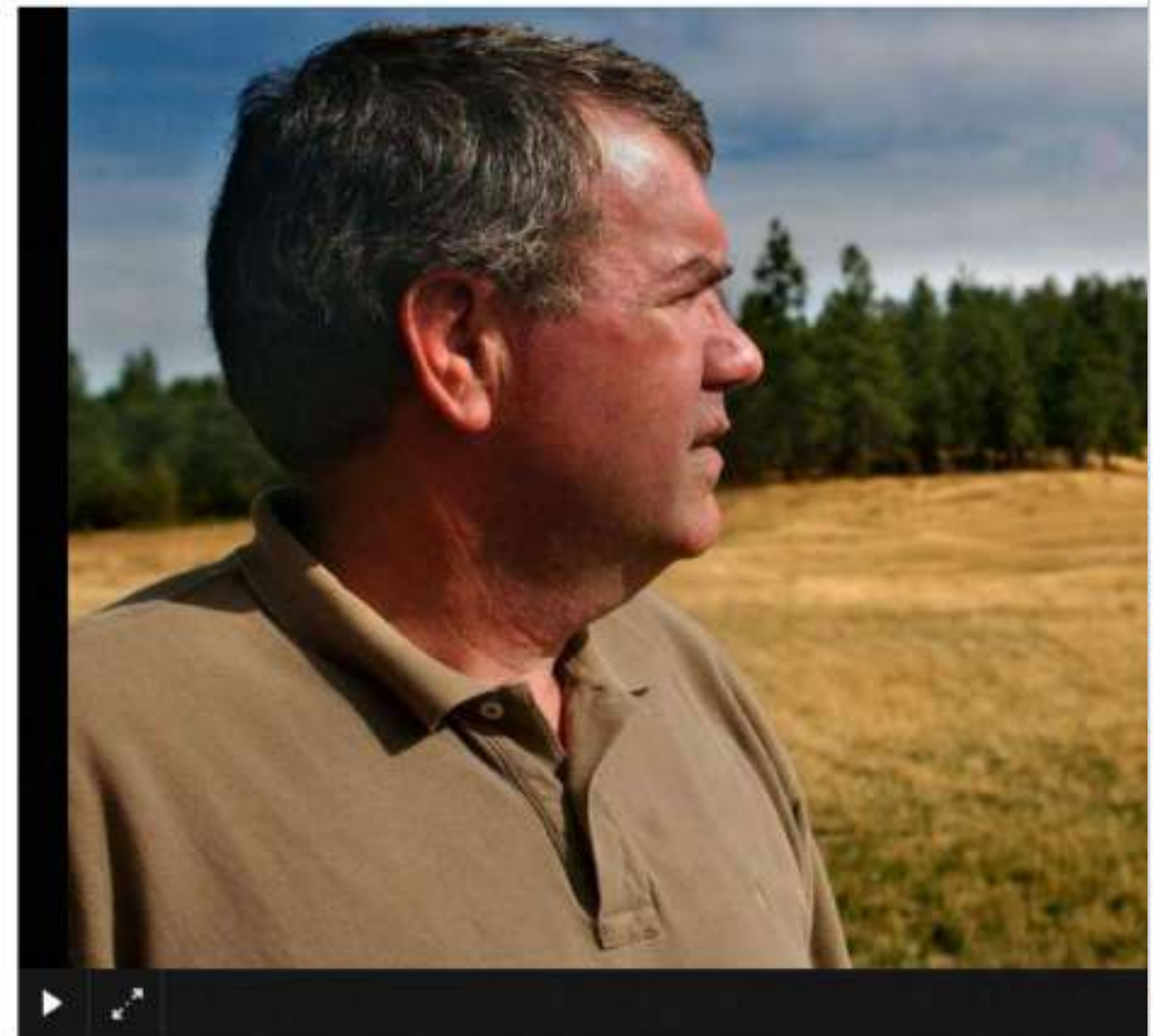
ELIGIBLE



NOT ELIGIBLE

Spokane to consider extending water to Indian Trail, Beacon Hill development

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



Silver Summit offers case study in public-private partnership

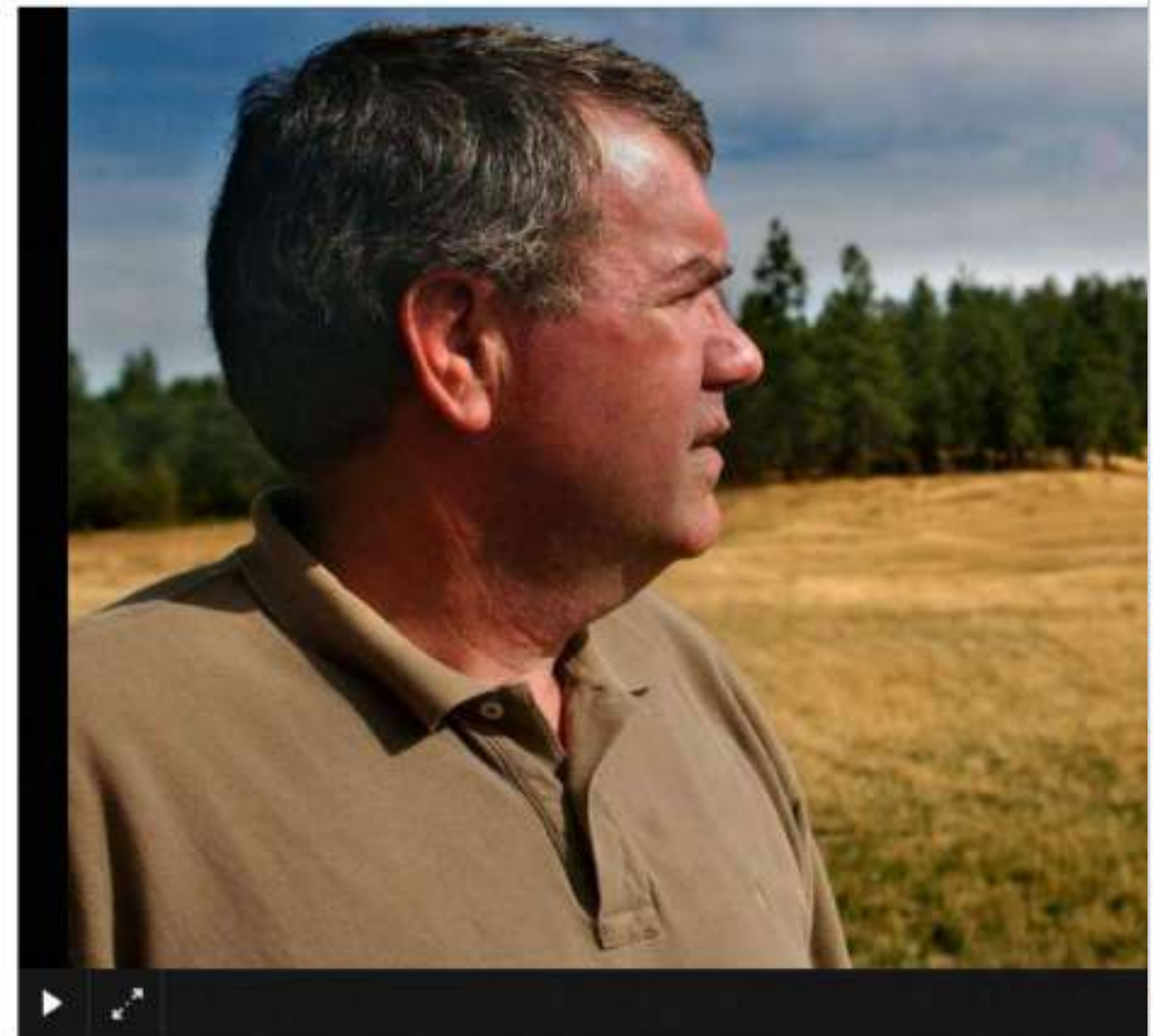
JENNY MONTGOMERY of Missoula Dec 19, 2017 0



Silver Summit playground opened in 2014 in Missoula as Montana's first large-scale, accessible playground.

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Silver Summit offers case study in public-private partnership

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Public-Private Partnerships



Future Opportunities

COMPATIBLE-SCALE INFILL HOUSING (R-2 ZONES)

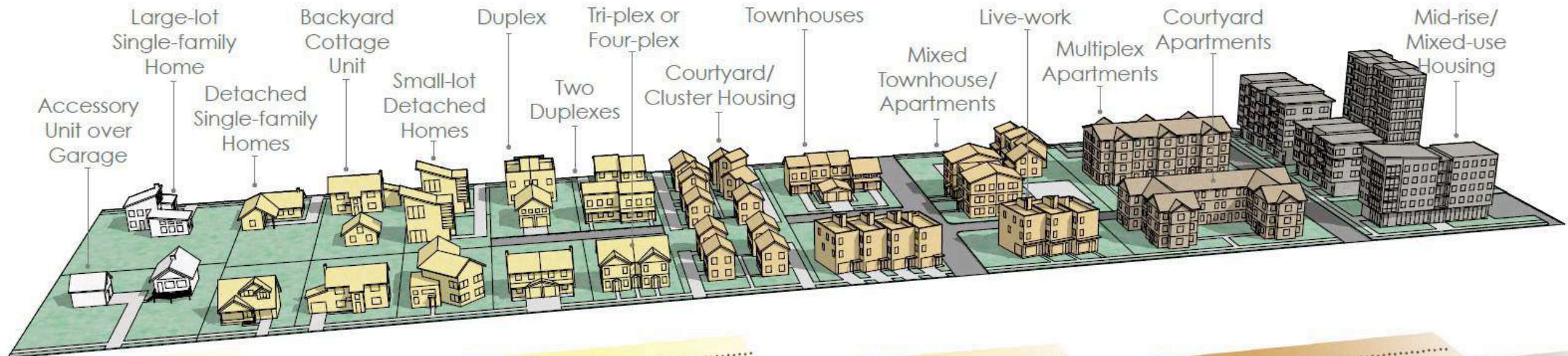
Amends Anchorage's Title 21 zoning rules for housing bulk and height in the R-2A, R-2D, and R-2M zoning districts.

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

CHUGACH WAY R.F.A.



Future Opportunities

MIDTOWN R.F.A.



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.