

Rogers Park Community Council

(Including Anchor Park, College Village, Woodside East and Rogers Park)

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Date: September 11, 2023

RPCC Resolution 2023-2

To: Anchorage Assembly Members

CC: Dave Bronson, Mayor of Anchorage
Anchorage Municipal Clerk
Federation of Community Councils

Whereas:

1. One of the proposals in the “HOME Initiative” is a zoning change to allow two-family dwellings (duplexes) in R-1 zones throughout the Anchorage bowl.
2. The “HOME Initiative” states that it “directly implements” the 2040 Land Use Plan (LUP), but in fact that is false: the 2040 LUP specifically states that it “does not recommend a Bowl-wide rezoning” (p. 75), and it says that it’s “single family and two-family” areas are to have R-1 areas with single-family dwellings, at a density of 3 to 5 housing units per gross acre (p. 37), as well as R-2 areas.
3. Most of Rogers Park Community Council (RPCC) area is zoned R-1. The Rogers Park subdivision has an approximate density of 4 units/gross acre. That number of units per acre would be larger if ADUs are counted, but Title 21 states that ADUs do not contribute to density.
4. Title 21 specifies maximum building heights and lot coverages, and typical homes in RPCC do not reach those maximums. The proposed changes would incentivize construction of new, larger buildings that do reach those maximums. Also, an ADU would be allowed to be constructed on the same lot as a duplex.
5. Due to the cost of construction and other factors, the proposed changes in the RPCC area are unlikely to significantly increase Anchorage’s supply of housing, especially not affordable housing.
6. But any such new large structures are likely to significantly adversely affect adjacent neighbor’s solar access and privacy, as well as neighborhood character, changing what have been neighborhoods with many long-term residents to more transient rental areas. Without ordinance changes to limit short-term rentals this initiative will likely incentivize construction of buildings that are used as non-owner-occupied short-term rentals.

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7. Earlier this year, the regulations for accessory dwelling units (ADUs) were revised to promote their construction with the intent to increase Anchorage's affordable housing supply. It is appropriate for these recent ADU changes to play out before new R-1 zoning changes are considered.

Now, therefore, be it resolved that Rogers Park Community Council opposes the proposed zoning change that would allow duplexes in RPCC R-1 areas.

THIS RESOLUTION WAS **APPROVED** by the Rogers Park Community Council on September 11, 2023, by a vote of: For 18, Against 11, Abstentions 2



Scott McMurren
President
Rogers Park Community Council