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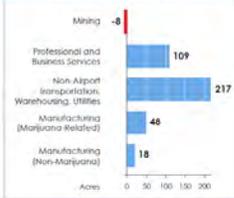
Accessory Dwelling Unit Code Update Project
April 20, 2022 FCC meeting

1. How We Got Here
2. Data And Surveys
3. Proposal
4. Questions/Comments

2

12 Anchorage 2040 Land Use Plan

Fig. 1-9. Anchorage Industrial Traded Sector Land Need to 2040



- Non-Metal Mineral Mining
- Air & Water Transportation
- Professional & Technical Services

The 2040 LUP prioritizes these Traded Sectors and their site and land needs to preserve and grow fundamental industries in the local economy. Figure 1-9 illustrates that an estimated 384 acres of industrial land will be required by these types of businesses by 2040, representing approximately 60 percent of all industrial land demand in Anchorage.

Strategies are established in the 2040 LUP to ensure adequate land capacity for these essential businesses to grow in the necessary locations, particularly in the Anchorage Bowl, and with the necessary infrastructure and utilities that they specifically require.

Growth Capacity of 2040 LUP

The 2040 LUP relieves the housing capacity shortfall for most but not all housing types, as Figure 1-10 shows. It does so by reclassifying some lands to allow more housing than under current zoning. It focuses more housing production in commercial mixed-use centers. It would also increase housing capacity by resulting in changes that would allow and encourage more compact infill housing development.

For example, the near-term implementation Actions include allowing and encouraging property owners to build accessory dwellings (aka, "grandmother apartments"). The 2040 LUP housing capacity estimate for "Compact Housing Types" in Figure 1-10 includes 1,000 new accessory units in the Bowl by 2040. In general, Figure

1-10 also reflects an adjustment of single-family housing demand over time toward more compact housing and multifamily types, as single-family lots become more scarce.

Redevelopable lands also play a larger role under the 2040 LUP to alleviate part of the housing capacity shortfall. The 2040 LUP would increase forecast redevelopment to nearly 9,100 housing units. This is a redevelopment rate of 40 percent of all new housing capacity shown in Figure 1-10.

More information regarding housing capacity and needs by housing type is provided in Appendix B.

2040 LUP Employment Capacity

The 2040 LUP satisfies the commercial land demand by encouraging more efficient use of

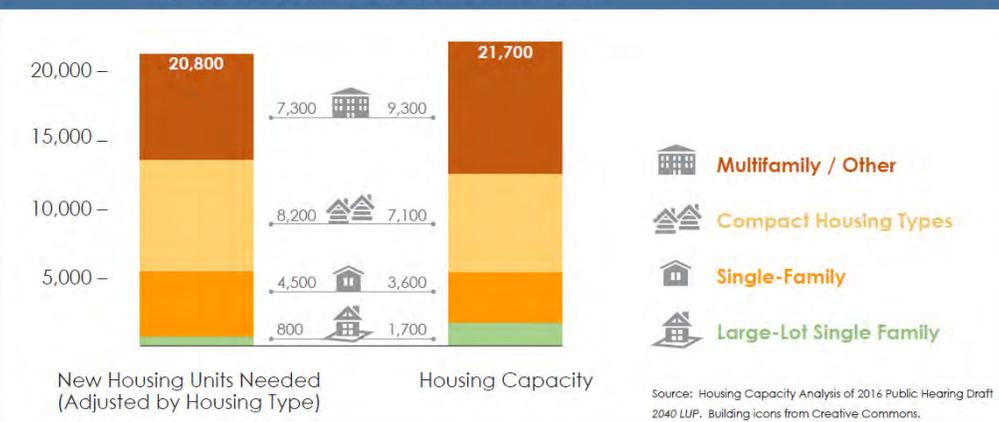
"The near-term implementation actions include allowing and encouraging property owners to build accessory dwellings (aka, "grandmother apartments"). The 2040 LUP housing capacity estimate for "Compact Housing Types" in Figure 1-10 includes 1,000 new accessory units in the Bowl by 2040."

Figure 1-10. Housing Need and Land Capacity for Housing under 2040 LUP
By Housing Type, Anchorage Bowl, 2015-2040

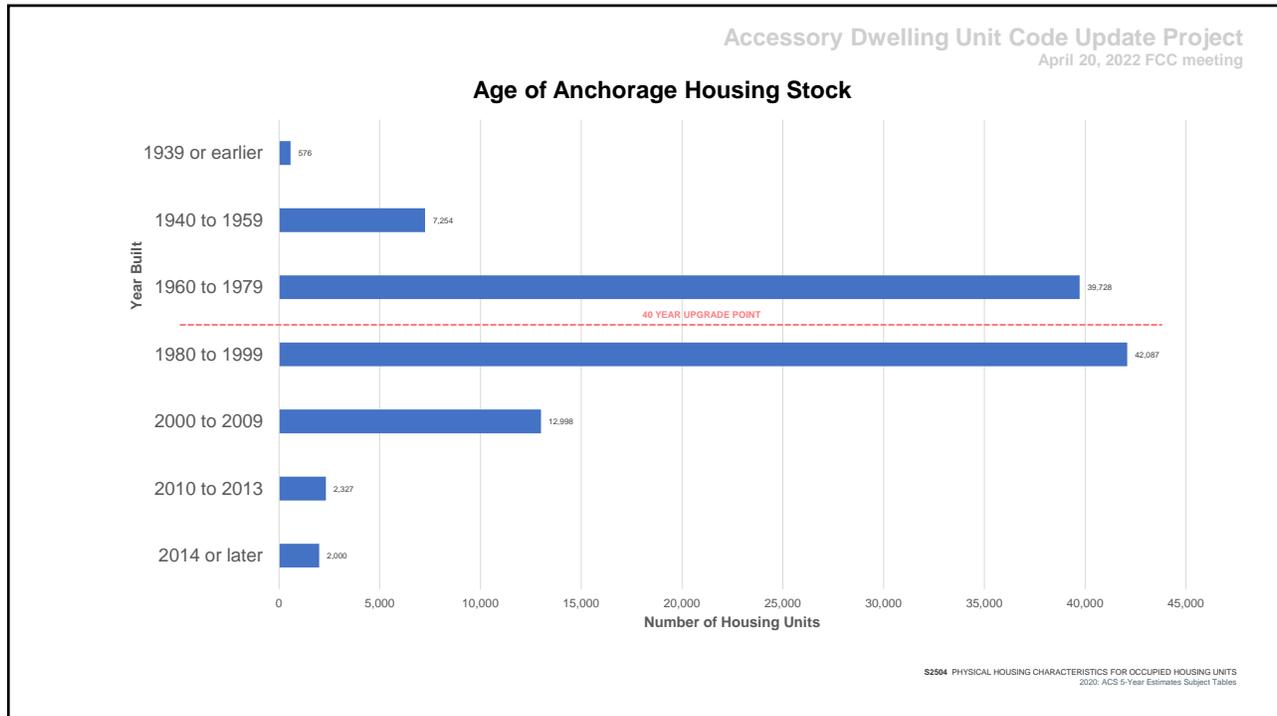


Source: Housing Capacity Analysis of 2016 Public Hearing Draft 2040 LUP. Building icons from Creative Commons.

Figure 1-10. Housing Need and Land Capacity for Housing under 2040 LUP
By Housing Type, Anchorage Bowl, 2015-2040.



Source: Housing Capacity Analysis of 2016 Public Hearing Draft 2040 LUP. Building icons from Creative Commons.



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Accessory Dwelling Unit Code Update Project
April 20, 2022 FCC meeting

MUNICIPALITY OF ANCHORAGE
Development Services Department

Policy AG.07
Guide to Accessory Dwelling Units

Internal

Attached

Detached

What is an accessory dwelling unit (ADU)?
An accessory dwelling unit (ADU) is defined by Anchorage Municipal Code (AMC) as:

- ... a subordinate dwelling unit added to, created within, or detached from a single-family structure, which provides permanent accommodations for living, sleeping, cooking, and sanitation. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the exterior. (AMC 21.05.070C, 1.c)
- ... one compatible with the appearance and character of the principal residence, lot, and neighborhood. (AMC 21.05.070C 1.g, 1.h, 1.i)
- ... one smaller in size than the principal dwelling on the lot and pressure-anchored for emergency egress. (AMC 21.05.070C 1.i.a, 1.i.2)

 They are also known as "bed-in-law apartments," "secondary apartments," or "second units."

Being Accessed - F.O. Box 10007 • Anchorage, Alaska 99513-0007 • <http://www.mcity.org>

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Planning Department
For reading: June 12, 2018

ANCHORAGE, ALASKA
AO No. 2016-43(S), As Amended

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
4 USES AND STRUCTURES, ACCESSORY DWELLING UNIT (ADU), AND 21.05.020B,
5 TABLE 21.05-1, TABLE OF DIMENSIONAL STANDARDS, TO ENCOURAGE
6 DEVELOPMENT OF ACCESSORY DWELLING UNITS.
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8 (Planning and Zoning Commission Case No. 2017-0005)
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WHEREAS, Accessory Dwelling Units can expand the supply of residential rental units maximizing efficient use of land supply; and

WHEREAS, Accessory Dwelling Units can make homeownership easier to attain and sustain by providing homeowners with a source of rental income; and

WHEREAS, Accessory Dwelling Units foster multigenerational living and aging in place; and

WHEREAS, the current standards for Accessory Dwelling Units do little to encourage the development of this alternative housing type; and

WHEREAS, this amendment ensures that Accessory Dwelling Units are compatible with the desired character of Anchorage's residential neighborhoods; and

WHEREAS, amending development standards for Accessory Dwelling Units will allow more efficient use of residential property, development is compatible with existing neighborhoods, and more affordable housing alternatives; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.05.070C.1.g., Table 21.05-3, Table of Permitted Accessory Uses and Structures, is hereby amended to read as follows:

SEE EXHIBIT B, TABLE 21.05-3

Section 2. Anchorage Municipal Code subsection 21.05.070D.1, Definitions and use-specific standards for allowed accessory uses and structures, is hereby amended to read as follows:

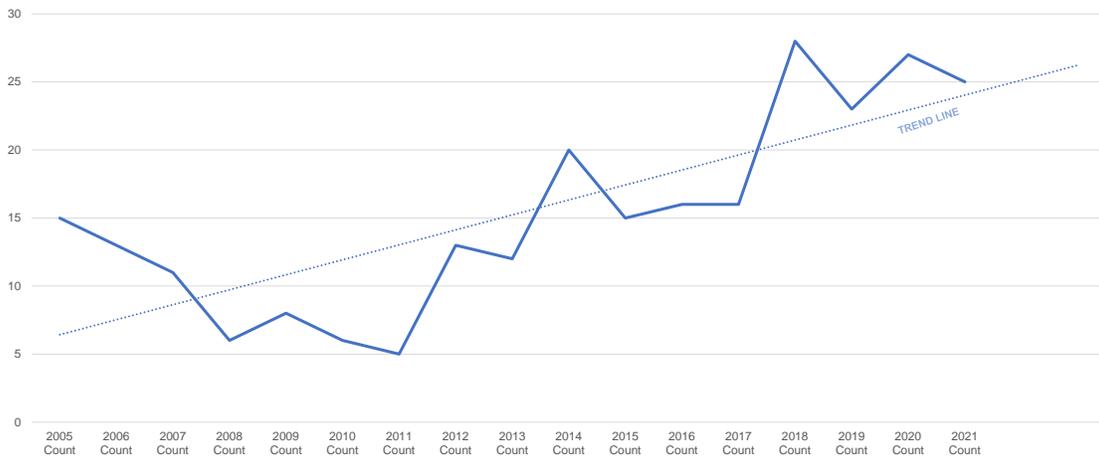
D. Definitions and use-specific standards for allowed accessory uses and structures. This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses.

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2. Data And Surveys

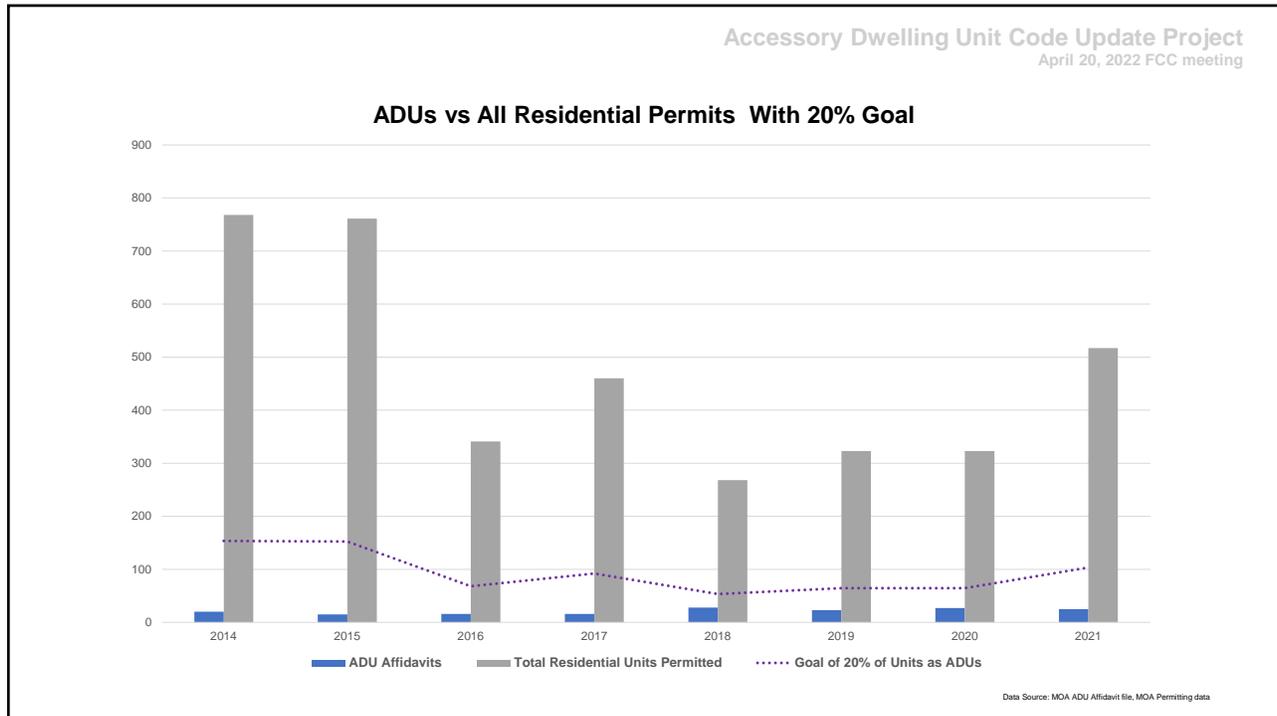
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ADU Affidavits Since 2005

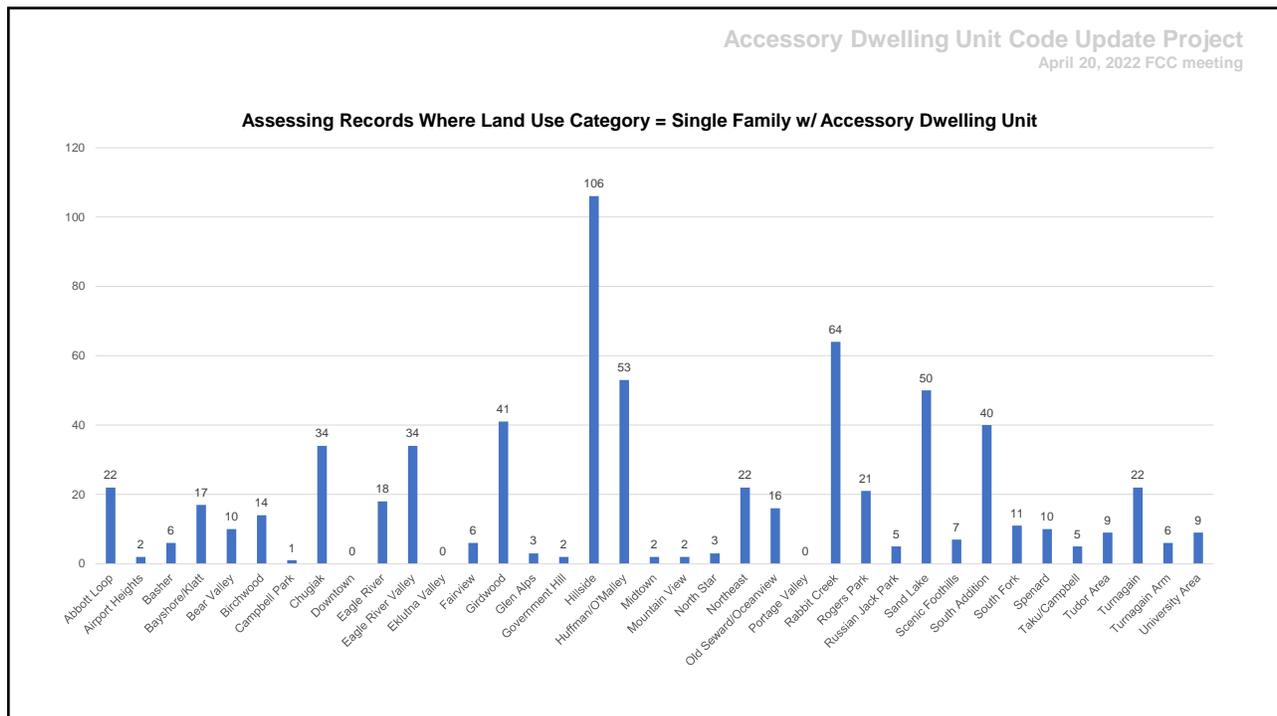


Data Source: MOA ADU Affidavit file

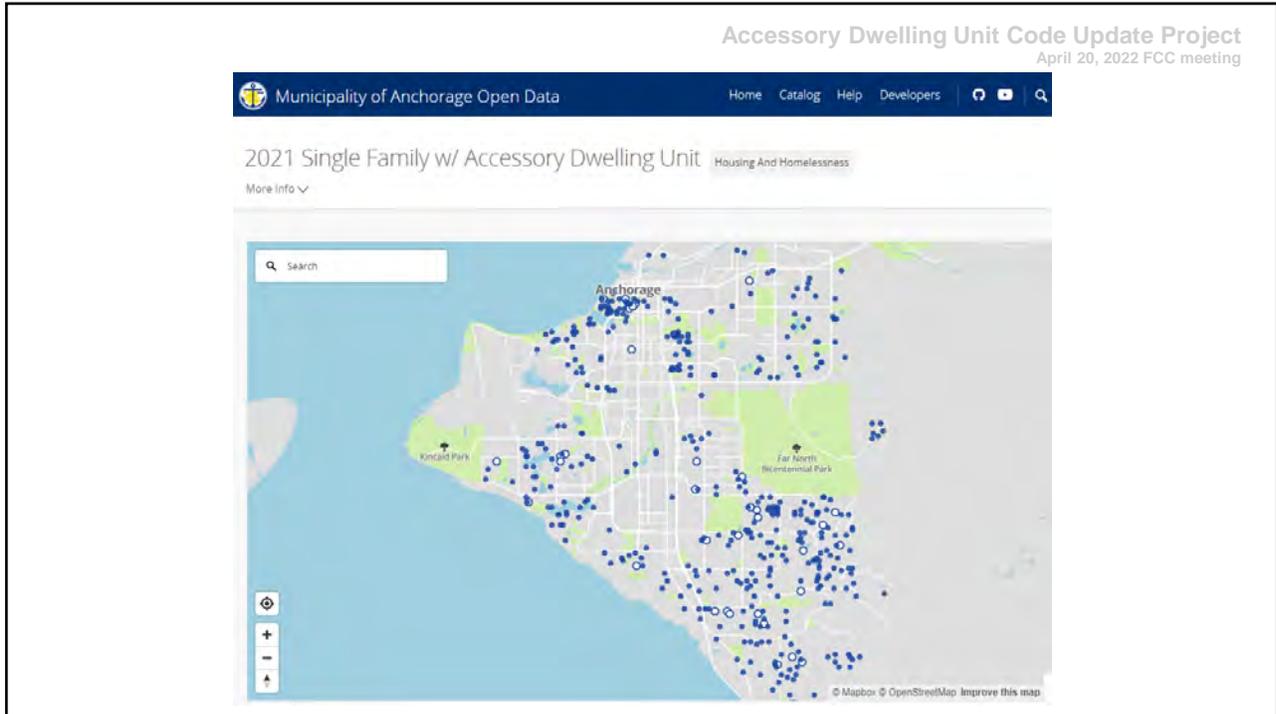
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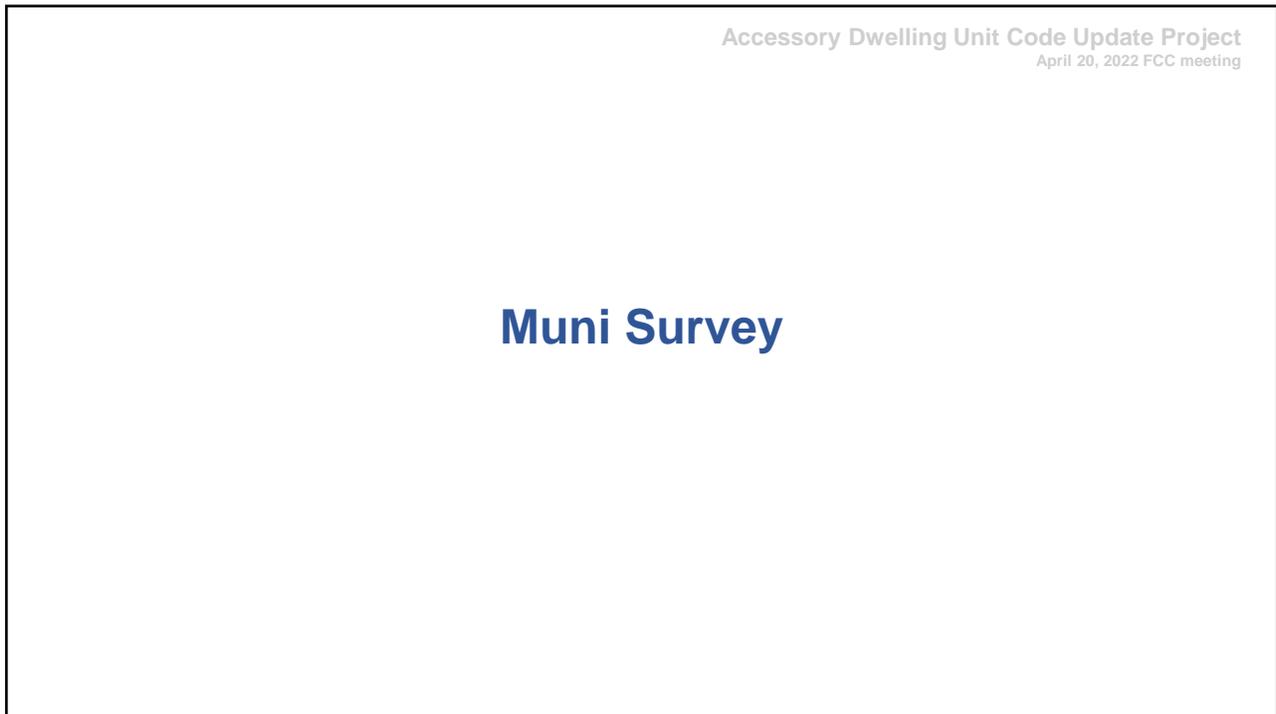
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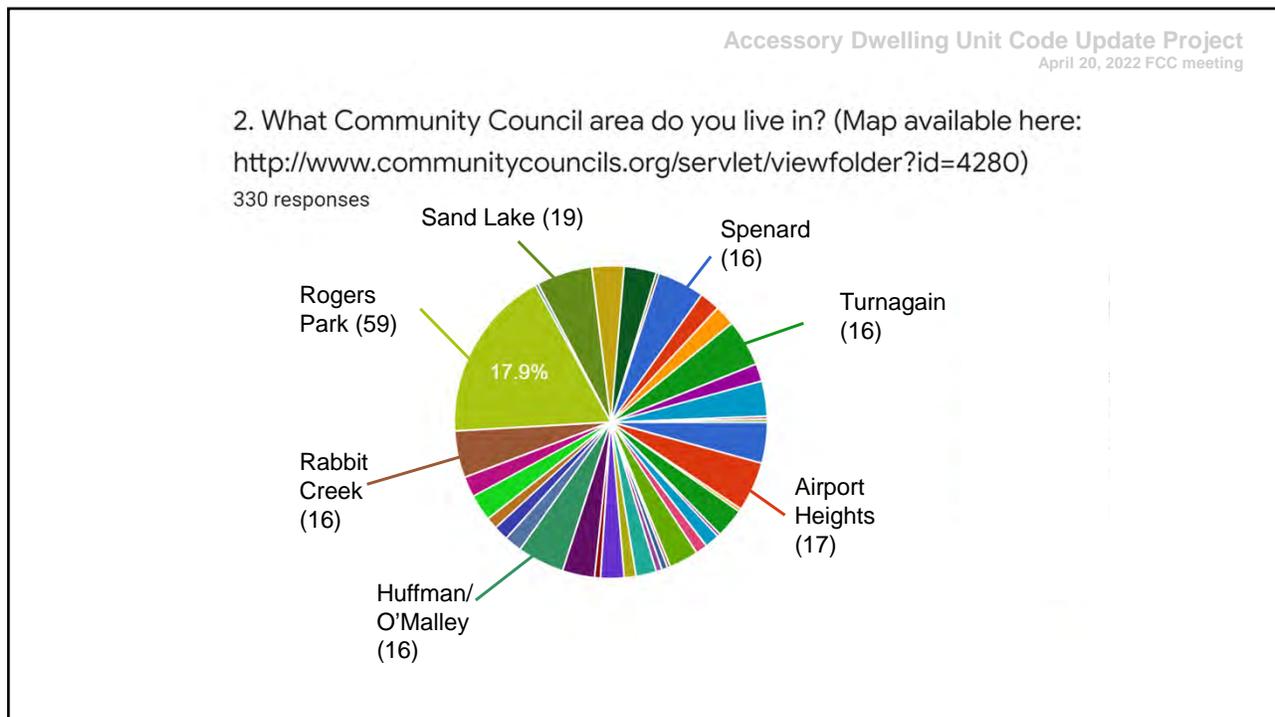
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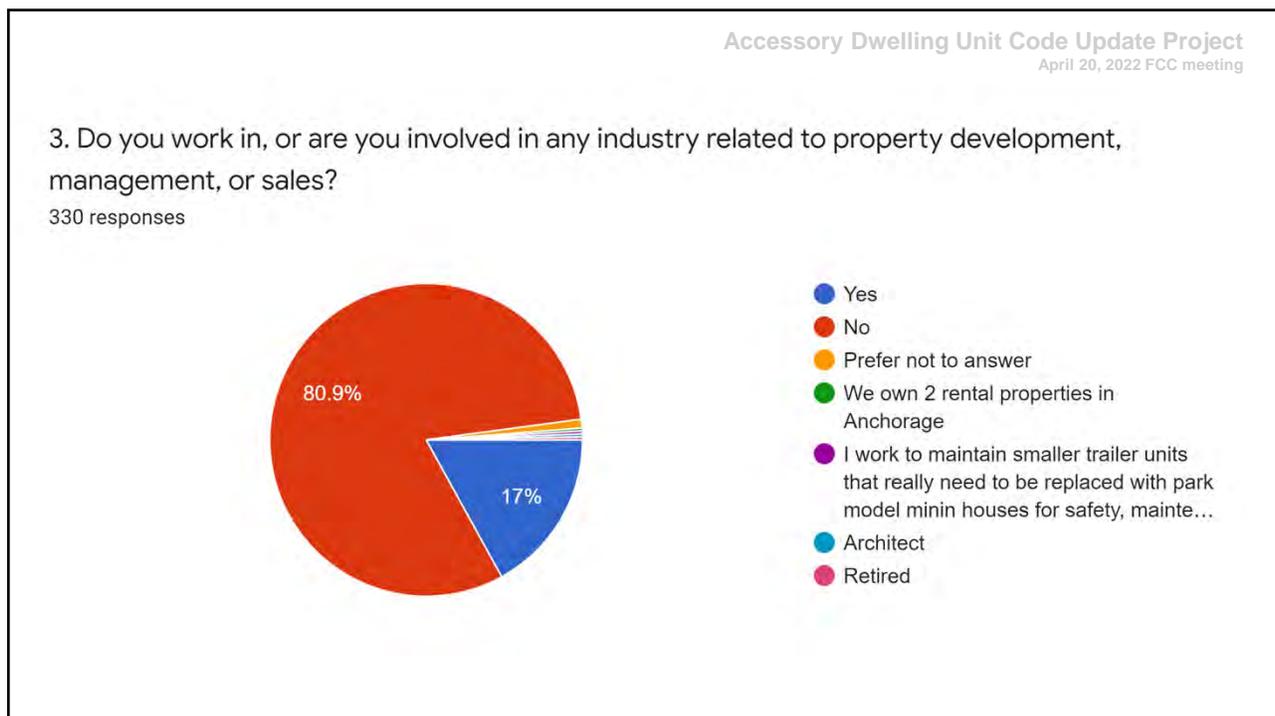
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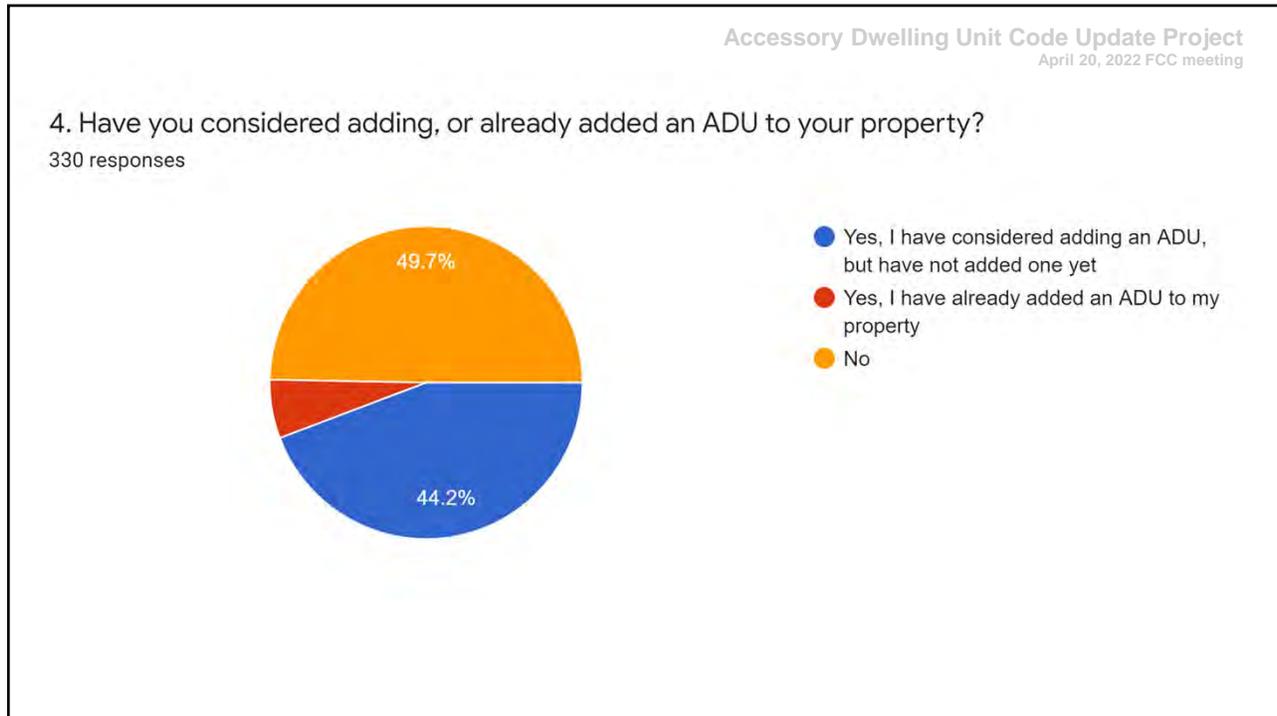
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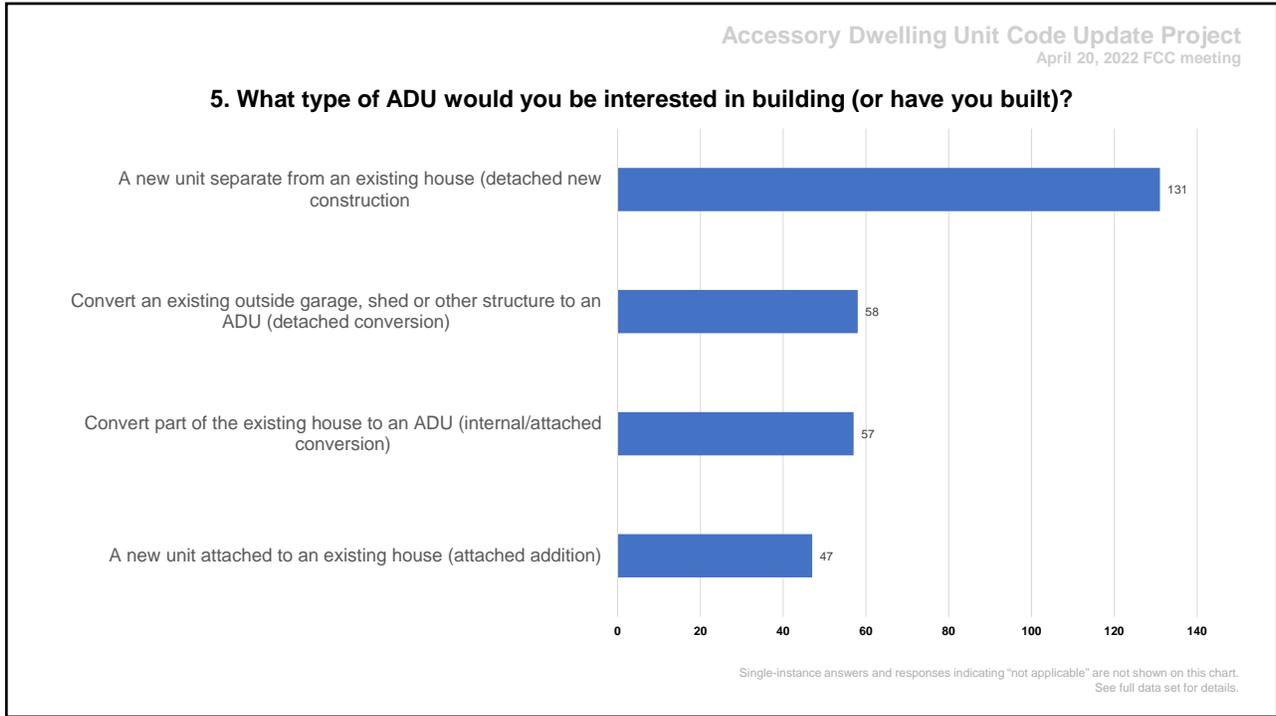


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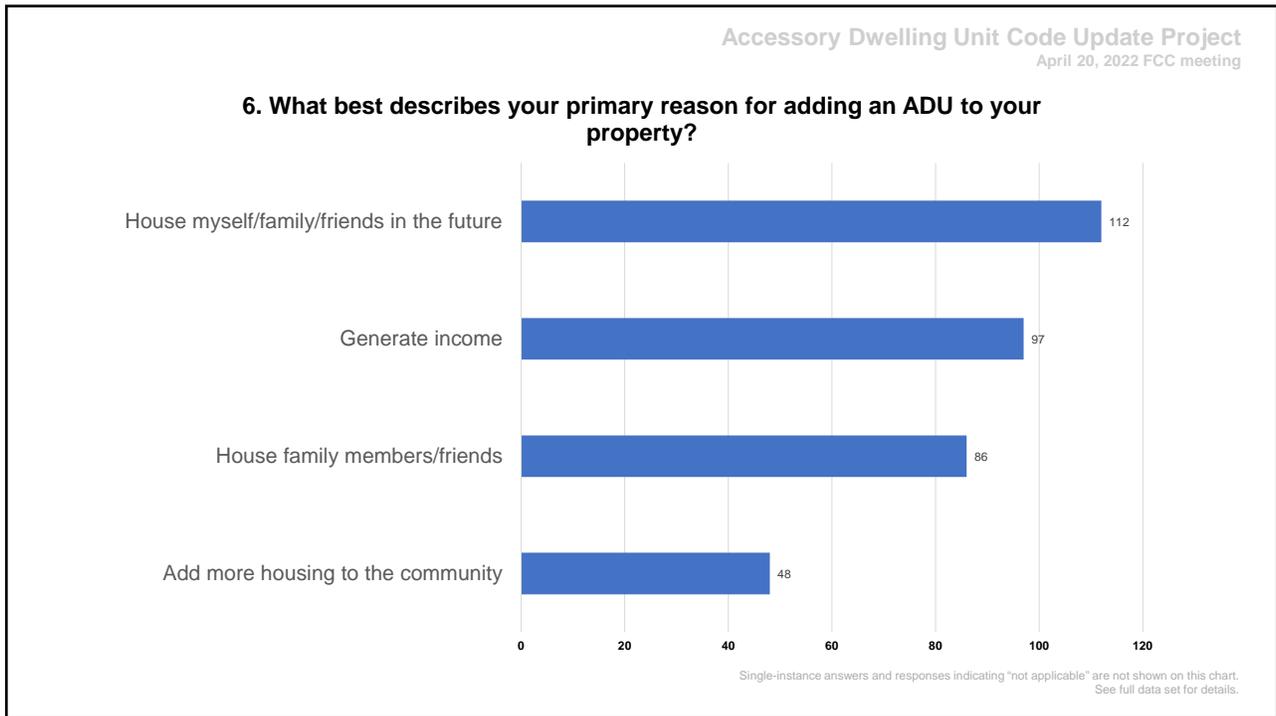
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Area	Response	Count
Rogers Park	No	1
	Yes, I have already added an ADU to my property	37
	Yes, I have considered adding an ADU, but have not added one yet	2
	Rogers Park Total	59
Sand Lake	No	8
	Yes, I have already added an ADU to my property	1
	Yes, I have considered adding an ADU, but have not added one yet	10
Sand Lake Total	19	
Spenard	No	4
	Yes, I have already added an ADU to my property	3
	Yes, I have considered adding an ADU, but have not added one yet	9
Spenard Total	16	
Rabbit Creek	No	5
	Yes, I have already added an ADU to my property	4
	Yes, I have considered adding an ADU, but have not added one yet	7
Rabbit Creek Total	16	

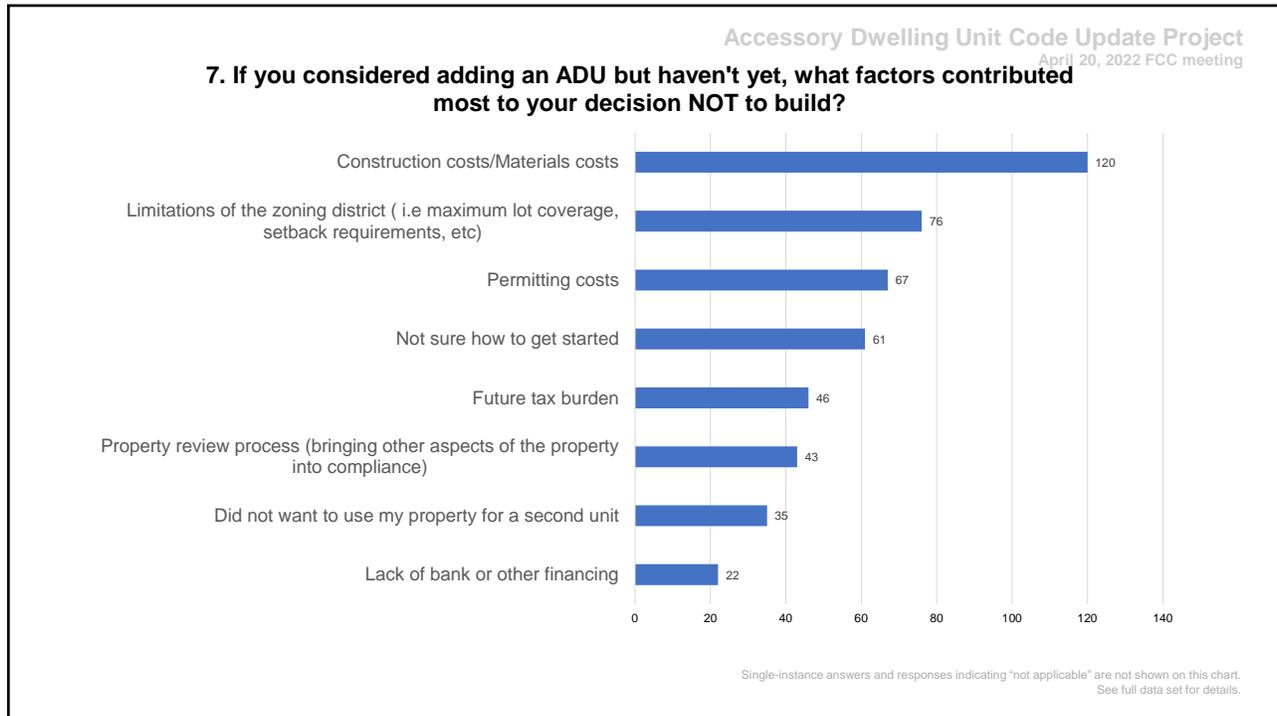
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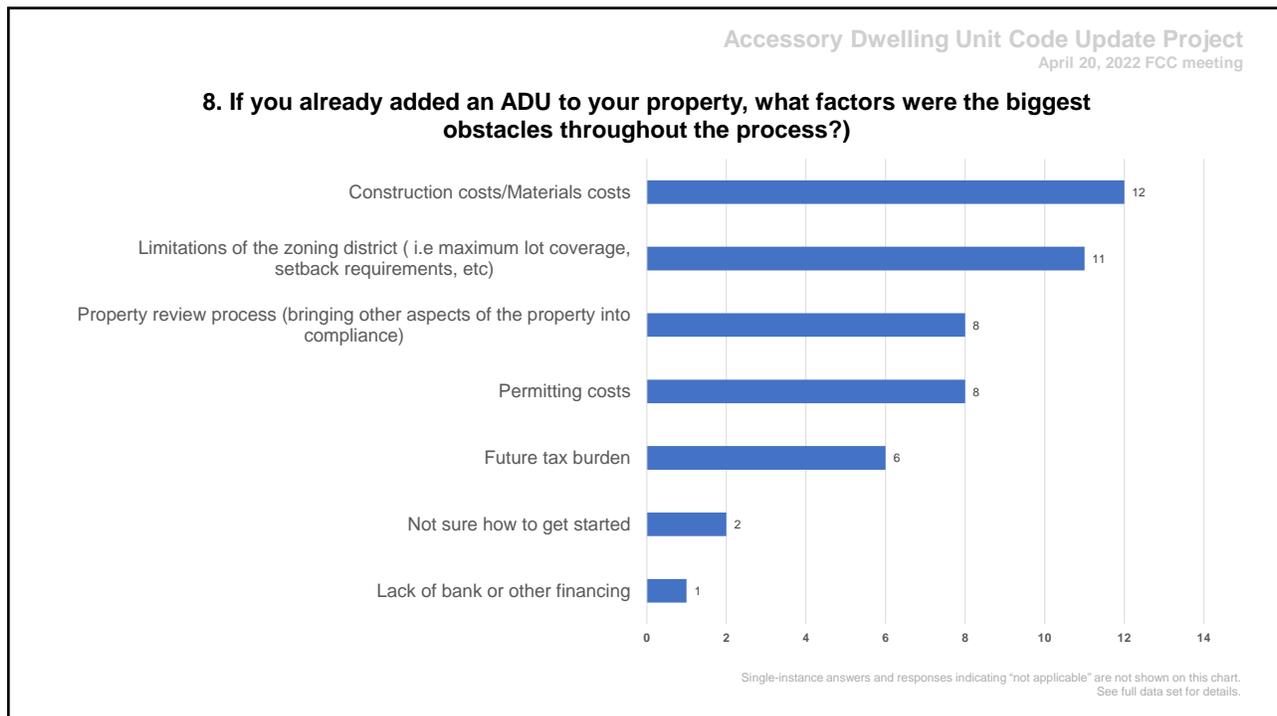
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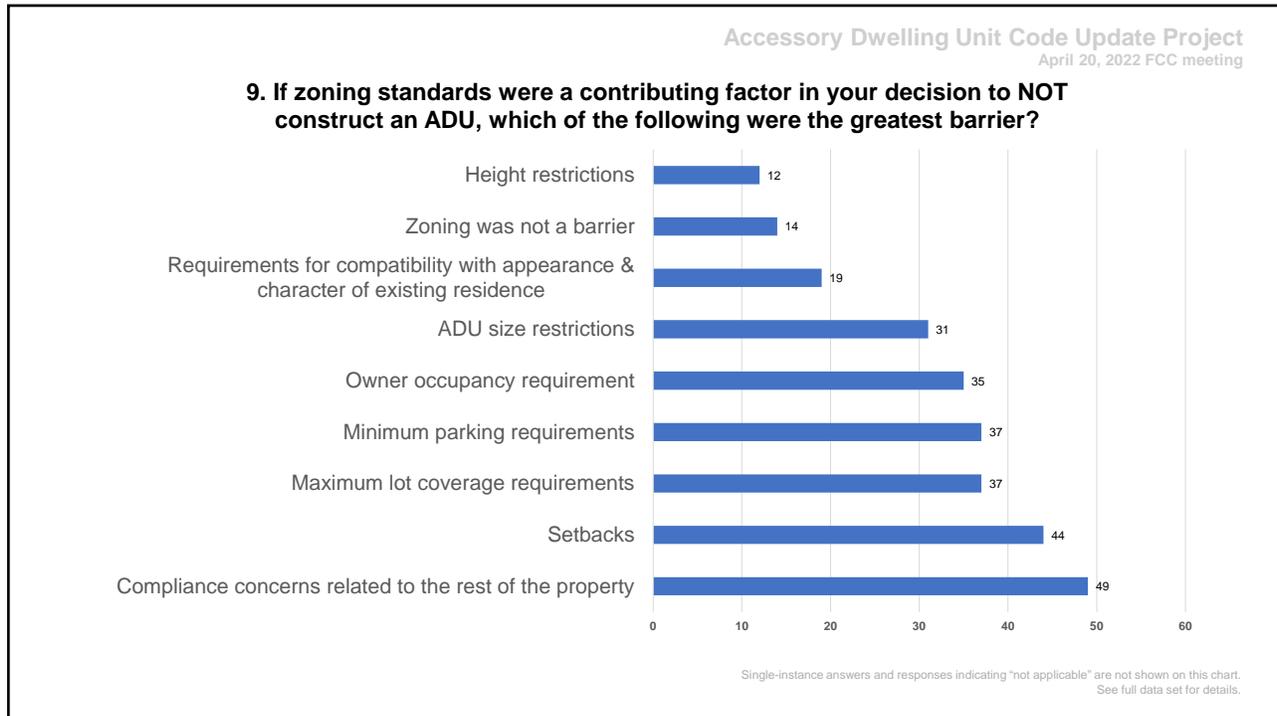
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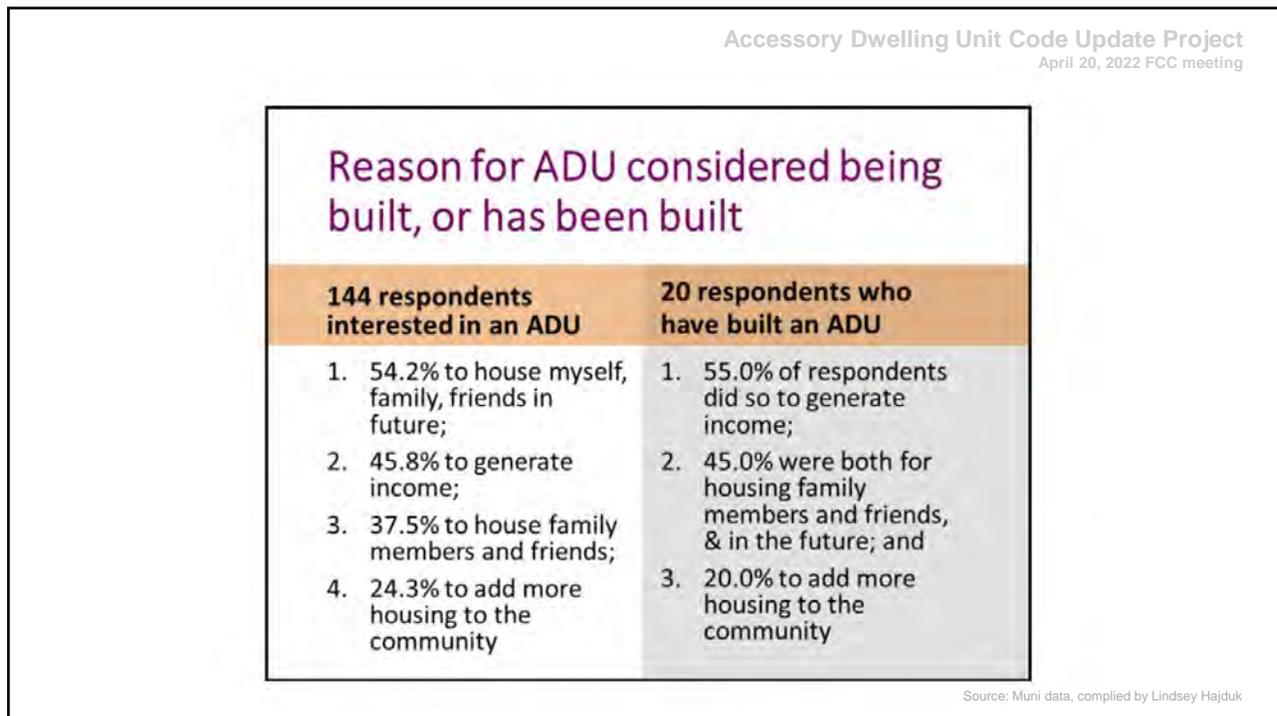
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Neighborworks Survey

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Anchorage Housing Survey – Summary

Survey by Lindsey Hajduk
NeighborWorks Alaska, Director of Community Engagement
University of New Hampshire, Carney School of Public Policy
Masters in Community Development graduate student

Introduction

The Anchorage Housing Survey was intended for Anchorage residents to share their experiences with housing issues and how they engage in their neighborhoods. This survey sought feedback from the public on housing policies in Anchorage and on the potential opportunities to meet our housing needs.

The effort is in partnership with the Municipality of Anchorage's Planning Department, as well as additional stakeholders including NeighborWorks Alaska (NWAk), Lindsey Hajduk in an Anchorage resident who works for NWAk and is currently undergoing a remote graduate program at the University of New Hampshire. This information was provided in the introduction to the survey.

The Anchorage Housing Survey launched on November 29, 2021, and closed on January 3, 2022. This survey was provided online only through Qualtrics and distributed through the Federation of Community Councils and NWAk's listserve, as well as promoted on Facebook through NWAk.

Overall, 510 surveys were completed. An incentive of four \$25 gift cards was also promoted to encourage participation. The survey responses were removed from any self-identifying information for the incentive, keeping the survey response data confidential.

Demographics

Age

Respondents were asked to share the year they were born in, which was converted into decade groupings. Of the 511 responses, most responses came from the 18-30 year old range. Most respondents were in their sixties (19.4%).

Draft provided 2/28/22



Draft provided 2/28/22

fifties (15.7%),
60s, and finally eighties

women (65.3%),
older non-conforming.

white (83.8%),
Hispanic or Latinx (5.3%),
and Black or African American (4.3%).

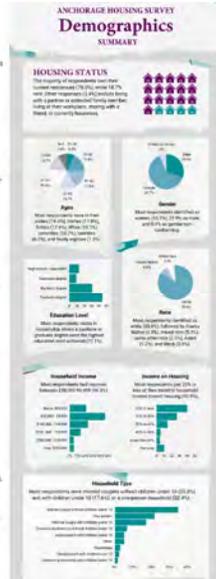
single-person
household types as
n under 18 (15.8%)
(8%), or a one-person

generational living
with children over 18
relatives, or married
either childless or

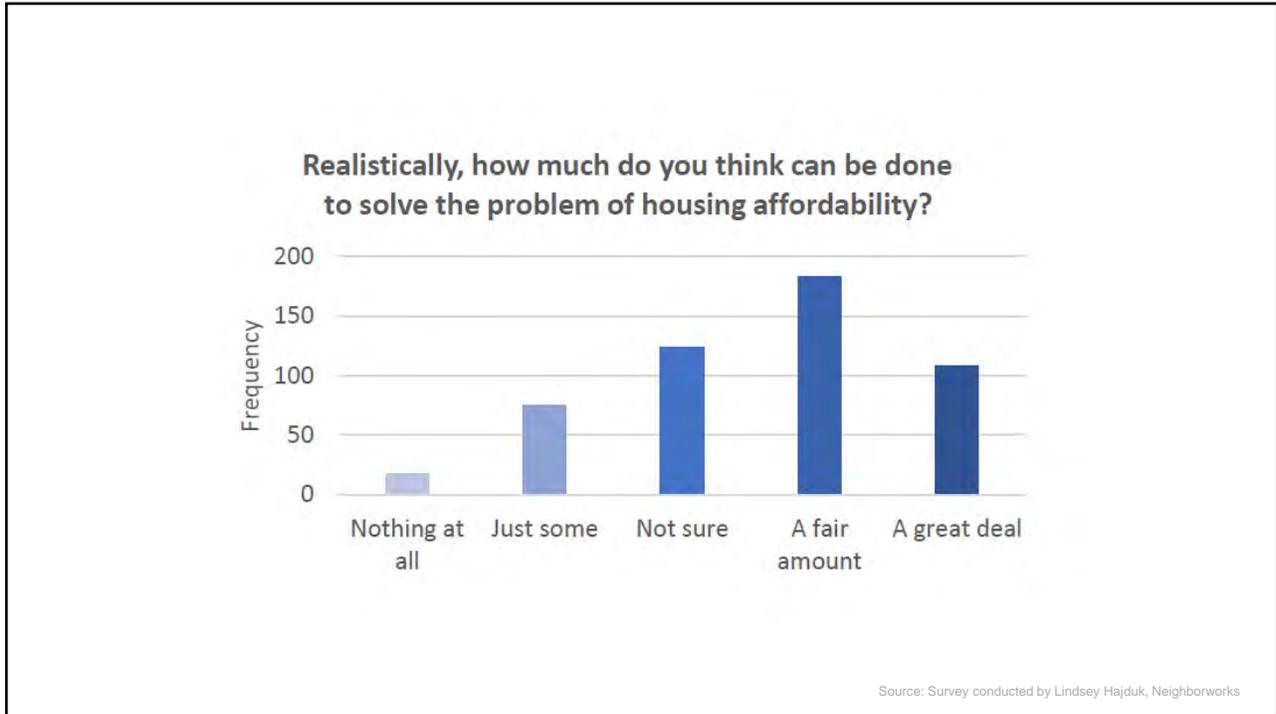
in their current
level. Other
partner or extended
family, living at their
L, or currently

of their annual
incomes \$1,
followed by
below \$50,000
\$14,096), then over
\$0,000-149,999 (5.2%).

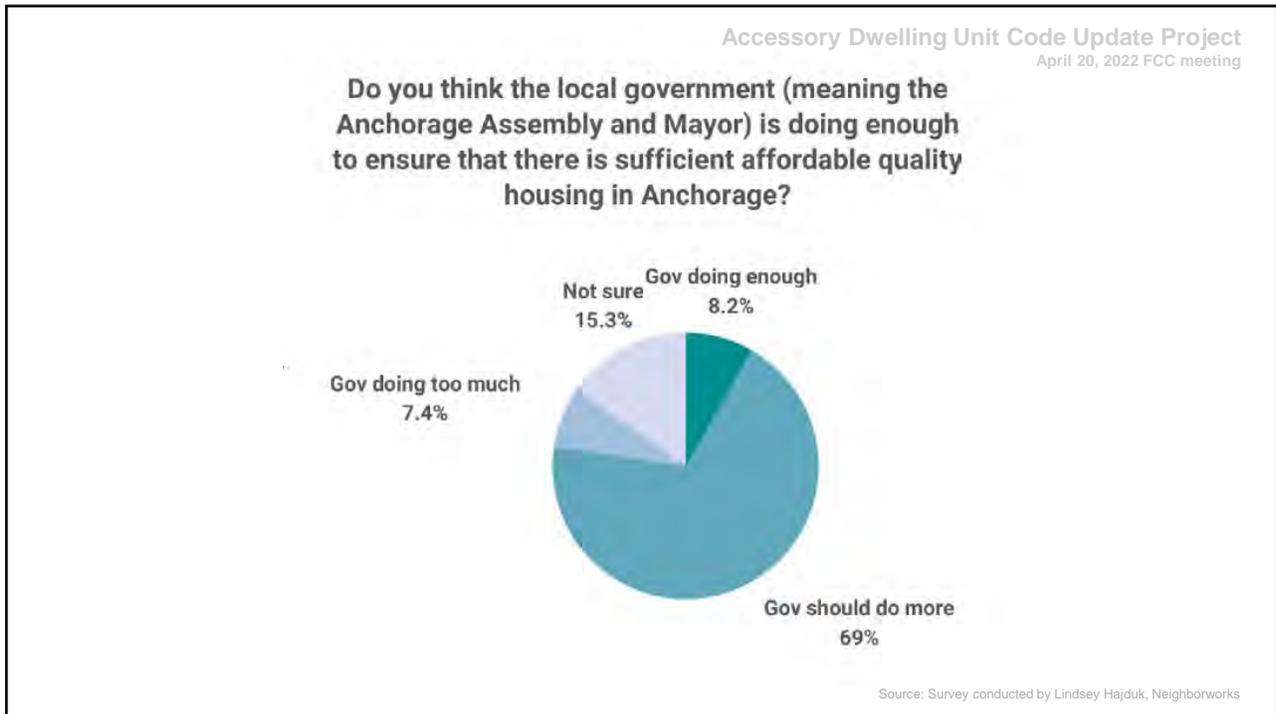
most of their monthly
renting (42.9%), followed



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Calls to the Planning Department

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From: [REDACTED]
To: [McKenna-Foster, Daniel R.](#)
Subject: ADU on R2 lot
Date: Wednesday, April 13, 2022 7:50:36 AM

[EXTERNAL EMAIL]

Hi, Daniel

I own a small duplex (1400 sq. ft. total) in the Grandview Gardens neighborhood off Airport Heights. I am 64 years old, retired, and live permanently on one side. The other side is rented to a young couple. This is the only property I own. I am thinking about adding a garage off the alleyway and thought it might be a good idea to add a small apartment above the garage to accommodate a older relative. Is this currently permitted?

Regards, [REDACTED]

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3. Proposal

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Current Proposal

- Remove owner occupancy requirement
- Include ADUs in density calculations
- Remove requirement that ADU look like primary unit.
- Change the definition of ADU to allow them to be placed along all dwelling units, not just single family homes.
- Allow ADU floor area to be either up to 900 SF or 40% of the principal structure, whichever is larger.
- No minimum parking requirement
- Up to 5% increase in lot coverage allowed for ADUs
- Remove different standards for ADUs in Class A and Class B districts
- Setbacks: Same as the rest of the zone
- No restriction on the number of bedrooms
- Height: Same as principal dwelling

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Current Proposal

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- Not proposing to change ADU regulations specific to Eagle River
- Not proposing to change ADU regulations specific to Girdwood

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Questions?

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Thank you

Daniel.mckenna-foster@anchorageak.gov

