

Progress in Housing Policy

Assembly Worksession on Housing Policy

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Office of Community and Economic Development
Bob Doehl, Director



What we are continuing to do



Cut red tape.

Remove regulatory barriers to help build and repair housing.



Streamline Municipal processes.

Unlock housing by increasing speed, efficiency, and predictability.



Incentivize construction and repair.

Bring Municipal resources to the table to support housing.



Remediate neglect.

Hold owners accountable for dangerous and vacant properties.

What we're doing



Completed

In Progress

Cut red tape.



Remove regulatory barriers to help build and repair housing.

- ✓ Convene collaborative working groups to revise rules that increase costs. Ensure rules balance community desire with economic reality.
- Allow denser development where plans call for it, such as Downtown, Midtown, town centers, and transit-supportive corridors.
- ✓ Create flexibility to waive or reduce offsite infrastructure requirements placed on infill development.
- ✓ Legalize smaller, cheaper, and innovative housing types like manufactured, mobile, modular, and even 3D-printed homes.

Streamline Municipal processes.



Unlock housing by increasing permitting speed, efficiency, and predictability.

- ✓ Hire and support employees. Continuously improve systems. Provide training and resources to retain excellent employees.
- ✓ Modernize permitting software to allow online applications and payment; increase transparency across departments and the public; and increase staff efficiency.
- ✓ Reform public processes, such as the Planning and Zoning Commission, to increase efficiency while promoting public participation. Communicate more clearly, more often.
- ✓ Prevent the abuse of processes, like zoning or platting board appeals, which block housing at high taxpayer expense.

Incentivize construction and rehab.



Bring Municipal resources to the table to promote housing.

- ✓ Expand property tax abatements for new multi-family rental housing; to rehabilitate deteriorated housing; and for owner-occupied housing.
- Build infrastructure that supports housing. For example, prioritize bond funding for streets with plans for infill development; advocate for state law changes allowing AWWU to provide low-cost loans for sewer and water connections.
- Create public-private partnerships that leverage Municipal land or capital to produce the max number of units while paying prevailing wages.
- ✓ Get creative to find more federal, state, and private dollars for affordable projects that prioritize very low income units, such as hotel conversions.

Remediate neglect.



Hold owners accountable for dangerous and vacant properties.

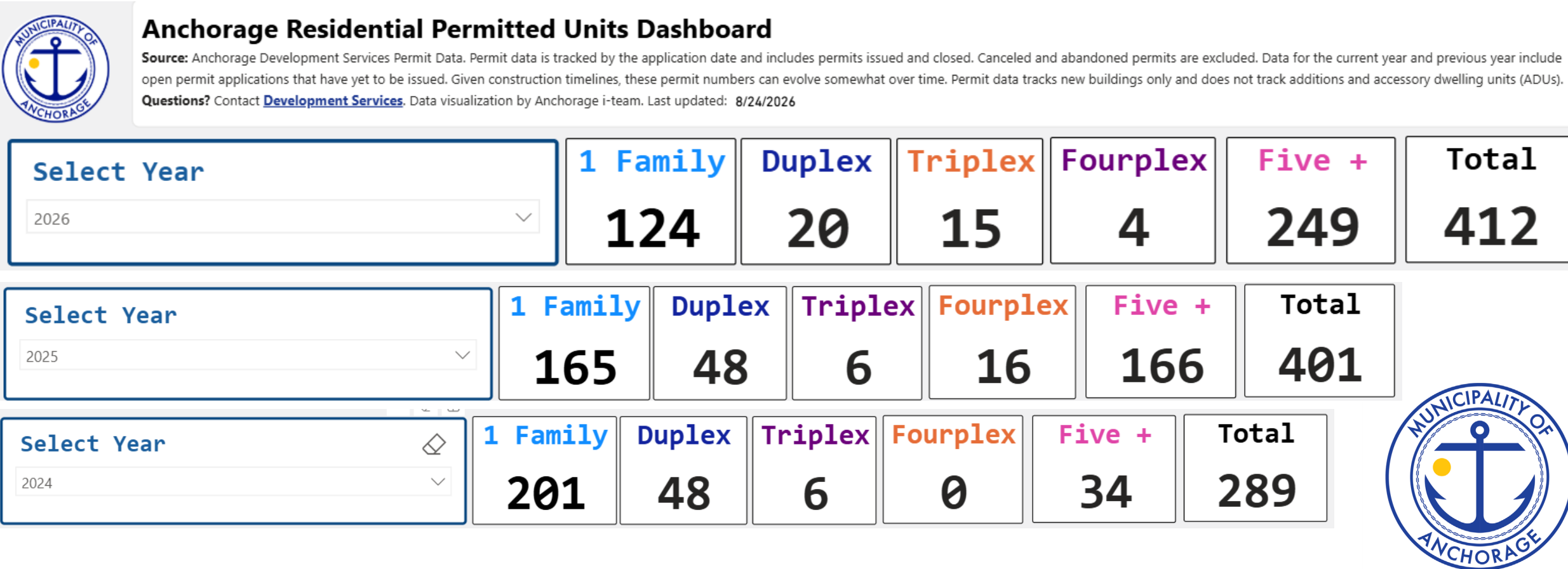
- ✓ Enforce code to collect fines and fees. Use funds to support repairs, demolitions, and more housing.
- ✓ Participate in demolitions and then lien to require rebuilding.
- ✓ Fully map dangerous and abandoned properties prioritized by risk level.
- ✓ Increase landlord accountability to provide alternate housing to enforce code without causing evictions.

10,000 HOMES IN TEN YEARS

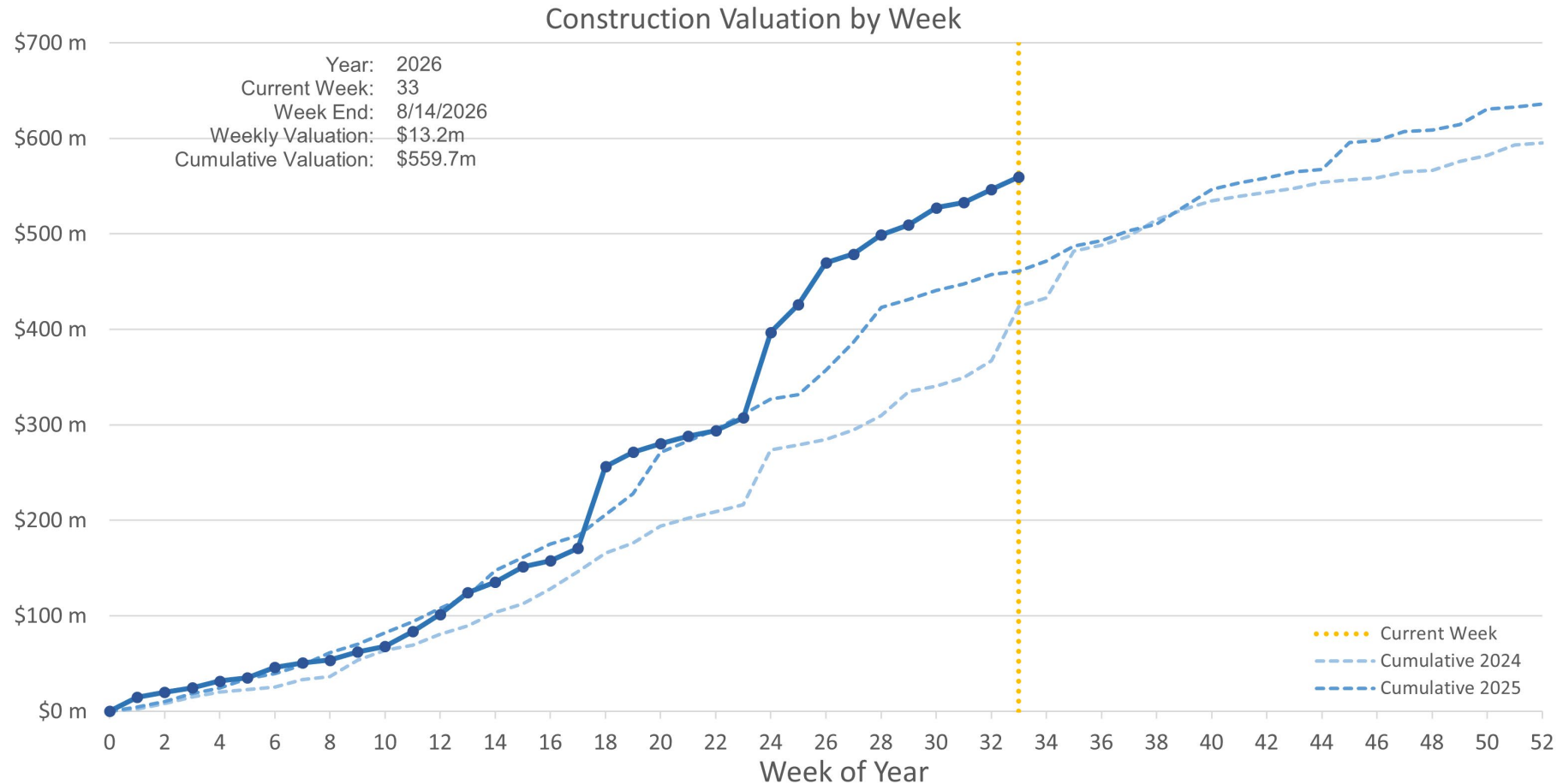


Anchorage is building more housing, and more types of housing.

33% growth in new dwellings permitted comparing 2024 to 2025.
Surpassed 2024 total in July, surpassed 2025 total in August.



Construction valuations continue to rise



2026 thus far:
\$577.5 million
22.5% / \$106M
ahead of the
same time last
year.



New tax incentives make development pencil

In 2025, the Mayor and Assembly created two new incentives:

1. Multifamily Tax Abatement. Up to 28 years on new units. Directly responsible for 386 new units in last two years.
2. Rehab Tax Abatement. Up to 10 years for units that had been vacant or abandoned. Supported 10 rehab projects in last two years.
Example: new ownership of two long-vacant Nunaka Valley homes.

Two additional incentives are currently before the Assembly:

1. *First-time home-buyer incentive.*
2. *Mixed-use / condo incentive*



Zoning code, Title 21, is shrinking

The Mayor and Assembly have taken significant steps to reduce the complexity of code.

For example:

1. Design standard pause reduced costs, uncertainty, and review times.
2. Streamlined rezone process allows property owners to upzone for just \$200, if supported by the Comp Plan.
3. You don't have to pave your driveway if you want to fix your bathroom. Changed rules for "non-conformities" to encourage rehabilitation and not require fixes to unrelated issues.

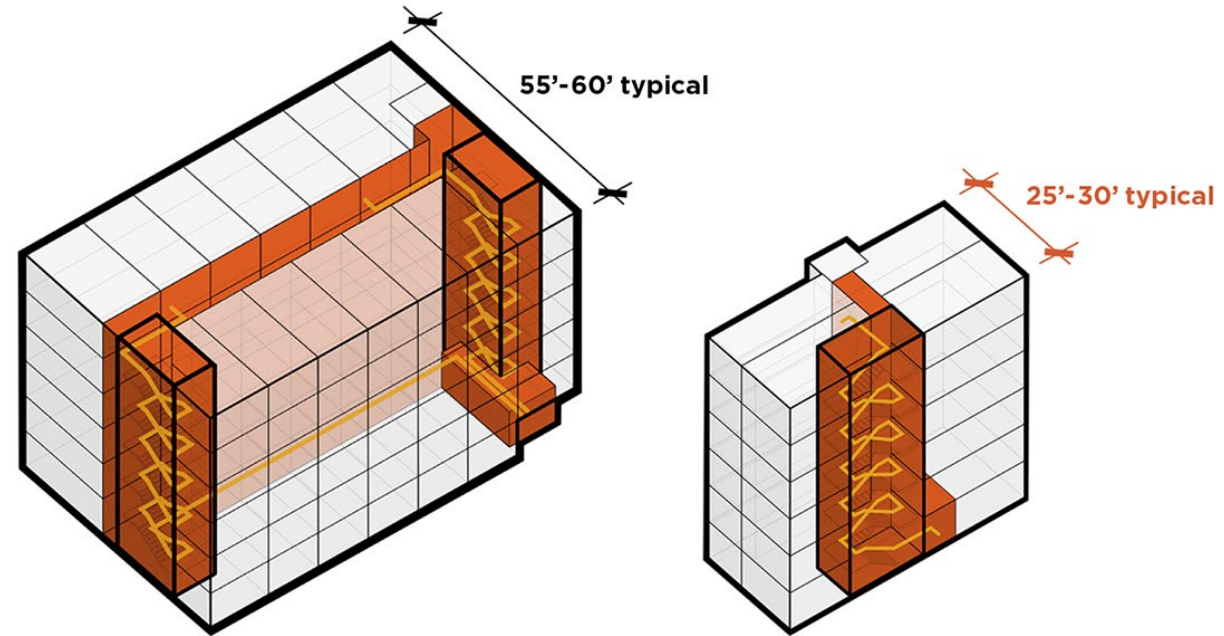
Next Step: Relook variances that the Director can resolve.



Modernized Building Safety, Title 23

Over 100 industry professionals and community members helped participate in the process of updating Title 23 to the 2024 international standards. Specifically incorporated optional appendices to encourage innovation.

Next steps: policies to reduce costs, e.g. provisional trades licensing.



Lowering Ongoing Costs

Modern codes, rigorous seismic standards, qualified staff, and consistent enforcement ensure that Anchorage maintains a high **ISO rating**, which lowers the cost of private home and commercial insurance.

The ISO rating for building safety had dropped to 5. Was raised back to 3 after adopted of up-to-date building code, addressed staff continuing education.

Next step: increased public outreach.

Waste-to-energy project will reduce energy costs and expand landfill capacity, including for hazardous waste.

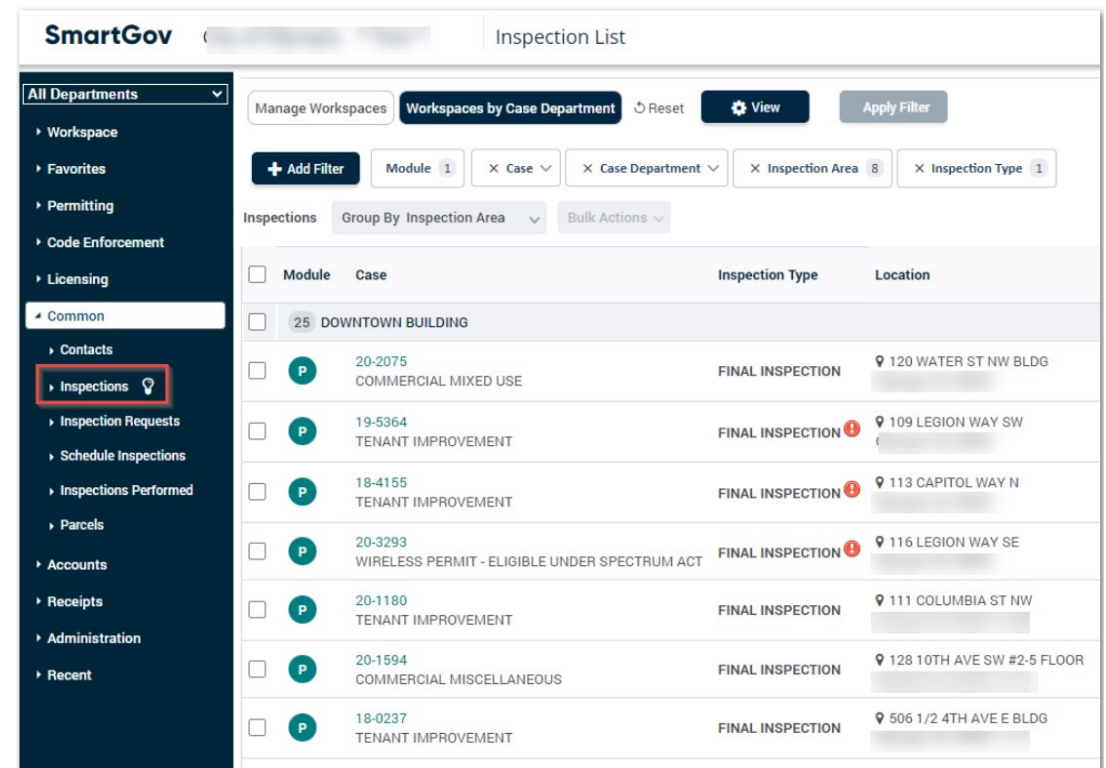


New permitting software

Current software is significantly out-of-date.

- Permit/land use systems
- No plan review interface
- No online payment
- Lack of management tools

New software will improve transparency: providing better data and speeding up permits.



Module	Case	Inspection Type	Location
	25 DOWNTOWN BUILDING		
P	20-2075 COMMERCIAL MIXED USE	FINAL INSPECTION	120 WATER ST NW BLDG
P	19-5364 TENANT IMPROVEMENT	FINAL INSPECTION	109 LEGION WAY SW
P	18-4155 TENANT IMPROVEMENT	FINAL INSPECTION	113 CAPITOL WAY N
P	20-3293 WIRELESS PERMIT - ELIGIBLE UNDER SPECTRUM ACT	FINAL INSPECTION	116 LEGION WAY SE
P	20-1180 TENANT IMPROVEMENT	FINAL INSPECTION	111 COLUMBIA ST NW
P	20-1594 COMMERCIAL MISCELLANEOUS	FINAL INSPECTION	128 10TH AVE SW #2-5 FLOOR
P	18-0237 TENANT IMPROVEMENT	FINAL INSPECTION	506 1/2 4TH AVE E BLDG

Interagency collaboration focuses effort on the most dangerous properties



**Anchorage
Health
Department**

Real Estate
Services



Case Study: Big Timber Motel

Significant nuisance since at least 2011.

Repeated citations for lack of heat, flooding, lack of maintenance, dangerous features.

Repeatedly failed to secure building or register as vacant from 2017 to 2025.



Recent Municipal involvement

- 2025: Unsuccessful attempt to negotiate stipulated agreement with owners.
- 2026: Nuisance continues. Dangerous and unsecured.
- April-May 2026: Municipality issues notice to demolish. Owner fails to comply.
- June-August 2026: Hazardous materials removed. Building demolished. Municipality records lien to recover expenses.



Next Steps

- Continued interagency coordination
- Continued persistent focus on most problematic properties
- Pursuing more efficient and fair means of connecting owners of homes in distress with buyers.
- Working with AHD to work with owners of properties before they are beyond point of no return.
- Better policies to address manufactured home repairs.
- Code changes to better protect buildings from trespasser damage.



Obtaining and releasing land for development



Figure ES.2 D Street Vision Plan

Proposed swap with State of Alaska: Tozier Tract for Block 102 (pictured from the D Street Plan).

Will likely be disposing of or redeveloping excess Anchorage School District parcels.

RFPs to sell Archives, Totem sites recently closed.



Questions?

Robert.A.Doehl@anchorageak.gov

