



MISSING MIDDLE HOUSING OVERLAY

AO 2025-85 WORKSESSION

Members Baldwin Day & Martinez

WHAT PROBLEM ARE WE TRYING TO SOLVE?

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HOUSING

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HOUSING

SUPPLY.

WHAT IS THE GOAL?



**MORE
HOUSING...**



**AT MORE
PRICE POINTS...**



**FOR MORE
PEOPLE.**

A WARNING FROM 2012:



“The study’s key finding is that *there is not enough buildable land to accommodate future housing demand under historical development patterns, current land-use policies and development options...*

The mismatch between future housing demand and land supply is serious and needs attention. If not properly addressed, the housing gap could affect population growth in Anchorage as well as decrease affordability...”

WHY ARE WE IN A HOUSING CRISIS?

e

LIMITED LAND

REGULATORY BARRIERS

AGING HOUSING STOCK

COST OF LABOR

INFRASTRUCTURE \$\$\$\$\$

COST OF MATERIALS

COST OF CAPITAL (12%)

RISING MORTGAGE RATES

WHY ARE WE IN A HOUSING CRISIS?

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~~COST OF LABOR~~

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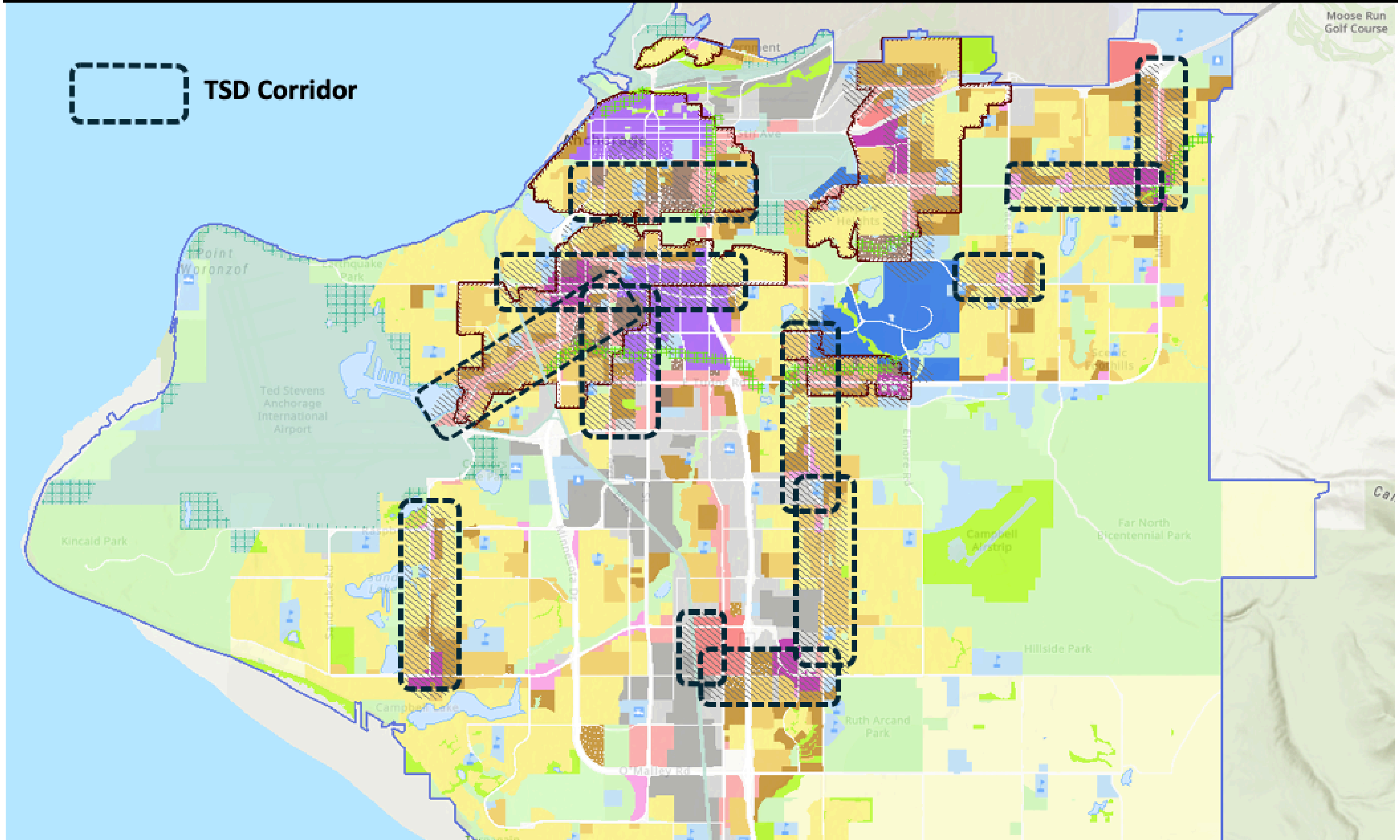
COST OF CAPITAL (12%) ?

~~RISING MORTGAGE RATES~~

SUPPLY + CHOICE = AFFORDABILITY



Transit-supportive development corridors in the adopted 2040 Land Use Plan

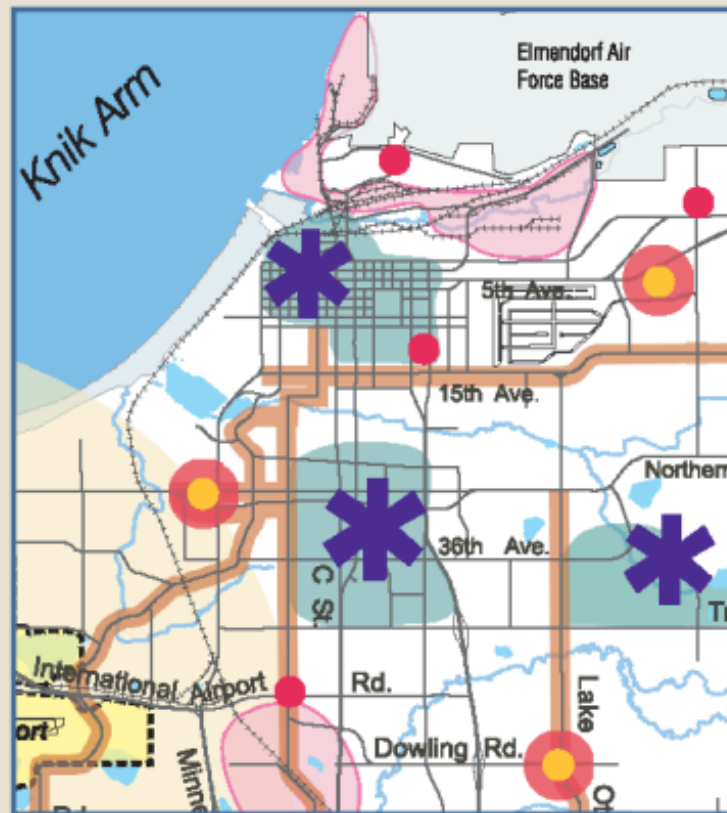


FROM PLANS TO... IMPLEMENTATION?

COMPREHENSIVE PLAN

Anchorage 2020

LAND USE POLICY MAP

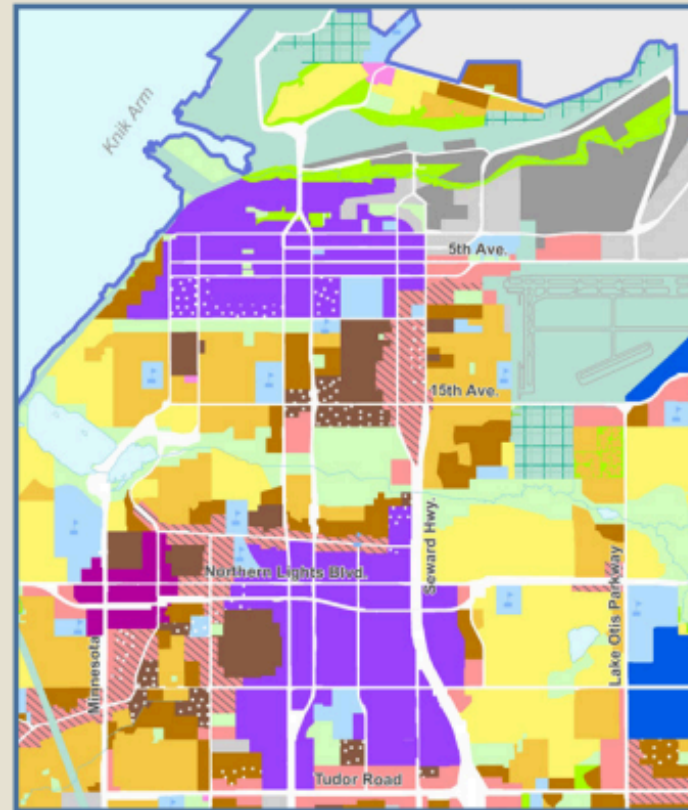


VISION

that sets overall growth concept

Anchorage 2040 LUP

LAND USE PLAN MAP



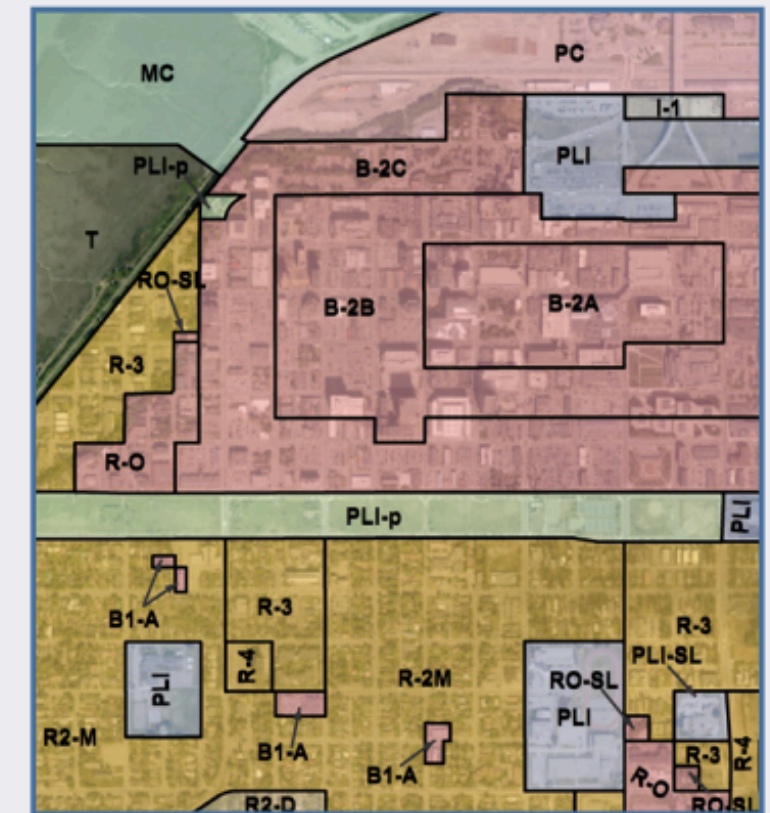
BLUEPRINT

that guides future use, intensity, and character of growth

MUNICIPAL CODE

Title 21 Land Use Code

ZONING MAP



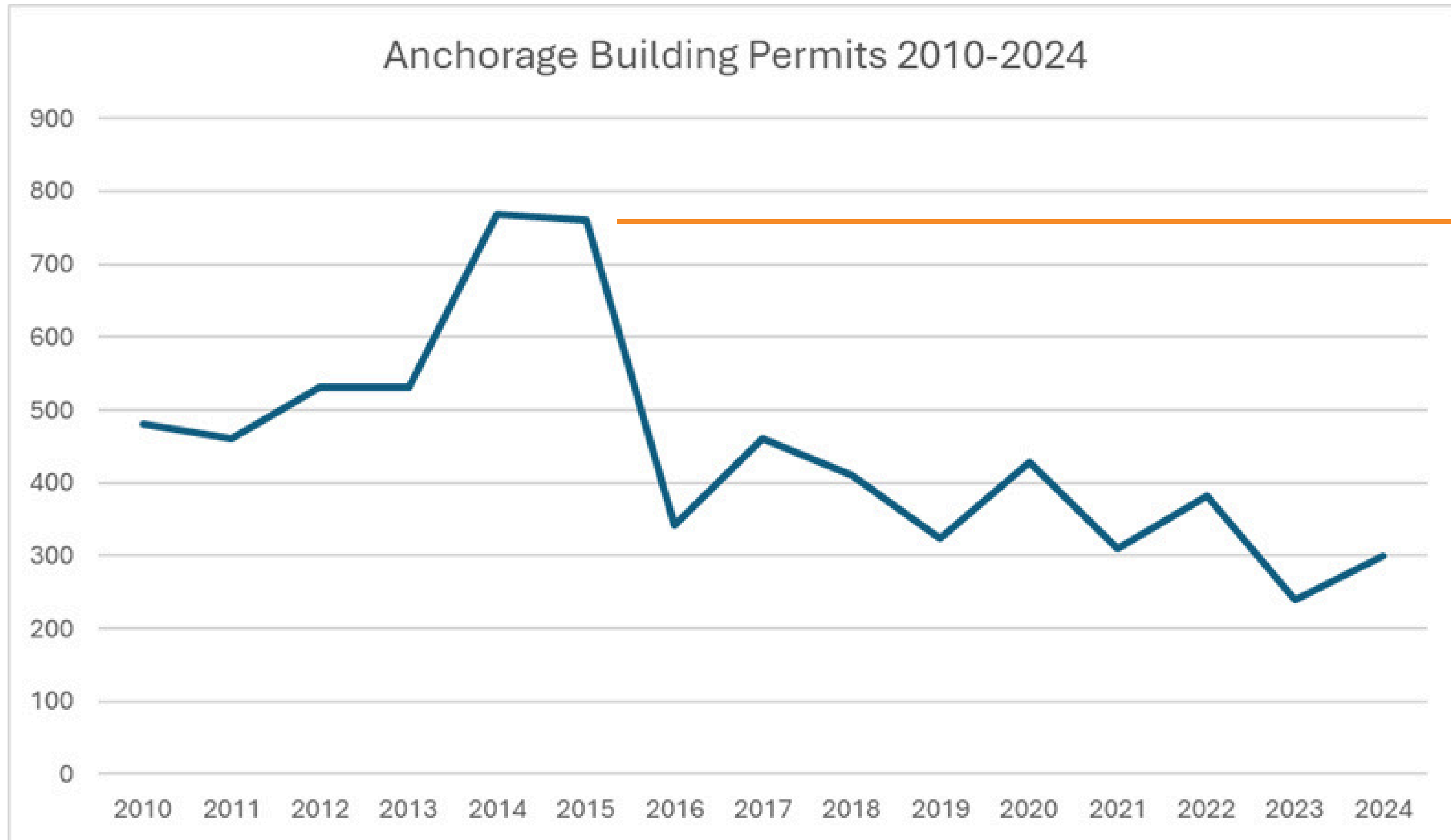
ACTION

that carries out the plan by regulating use of property

BUILDING ON PAST ZONING ACTIONS

- removed required parking minimums (2022)
- allowed ADU's in all residential zones (2023)
- allowed duplexes by-right everywhere in the Anchorage bowl (2024)
- reclassified 3- and 4-plexes from commercial to residential construction (2024)
- paused some residential design standards (2025)

REGULATORY BARRIERS



new Title 21
regulations
take effect

MMHOP MEANS FLEXIBILITY IN:



**BUILDING
PLACEMENT &
ORIENTATION**

**BUILDING
SIZE**



**NUMBER OF
UNITS**

**REMOVING
ROADBLOCKS**



HOW DOES IT DO THIS?

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional standards may apply. See district-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05.)

Use	Minimum lot dimensions ¹		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ²	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
R-1: Single-Family Residential District								
Residential uses	6,000	50	40% ³	20	5	10	2	Principal: 30 Accessory garages/carports: 25 Other accessory: 12
All other uses	6,000	50	40%	20	5	10	N/A	
R-1A: Single-Family Residential District (larger lot)								
Residential uses	8,400	70	40% ³	20	5	10	2	Principal: 30 Accessory garages/carports: 25 Other accessory: 12
All other uses	8,400	70	40%	20	5	10	N/A	
R-2A: Two-Family Residential District (larger lot)								
Dwelling, single-family detached	7,200	60	40%	20	5	10	1	Principal: 30 Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	8,400	70	40%	20	5	10	2	
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40%	20	N/A on common lot line; otherwise 5	10	1	
All other uses	7,200	60	40%	20	5	10	N/A	
R-2D: Two-Family Residential District								
Dwelling, single-family detached	6,000	50	40%	20	5	10	1	Principal: 30 Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	6,000	50	40%	20	5	10	2	
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40%	20	N/A on common lot line; otherwise 5	10	1	
All other uses	6,000	50	40%	20	5	10	N/A	

HOW DOES IT DO THIS?

Uses	Minimum lot dimensions ¹⁴		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
MMHOP: Missing Middle Housing Opportunity Overlay							
All	As required by <u>21.08.030.K</u>	As required by <u>21.08.030.K</u>	70	N/A	5, or N/A on common lot line or an alley.	10, or N/A on common lot line or an alley.	40, or 30 if the underlying zone is R-1.

 FLEXIBILITY

 RISK REDUCTION

 EFFICIENCY

MMHOP OUTCOMES



GOAL

POLICY

OUTCOME(S)

efficient land use

no static minimum lot size

affordable starter homes

more units possible within a SFH-style footprint

incremental height increase

neighborhood-scale multi-family housing

design for “eyes & feet on the street”

smaller front setbacks

connected, walkable, safer neighborhoods

more flexible building & parking design

smaller side setbacks

townhomes & cottage courts

promote infill development

increase allowable lot coverage

add incremental density, develop odd-shaped lots

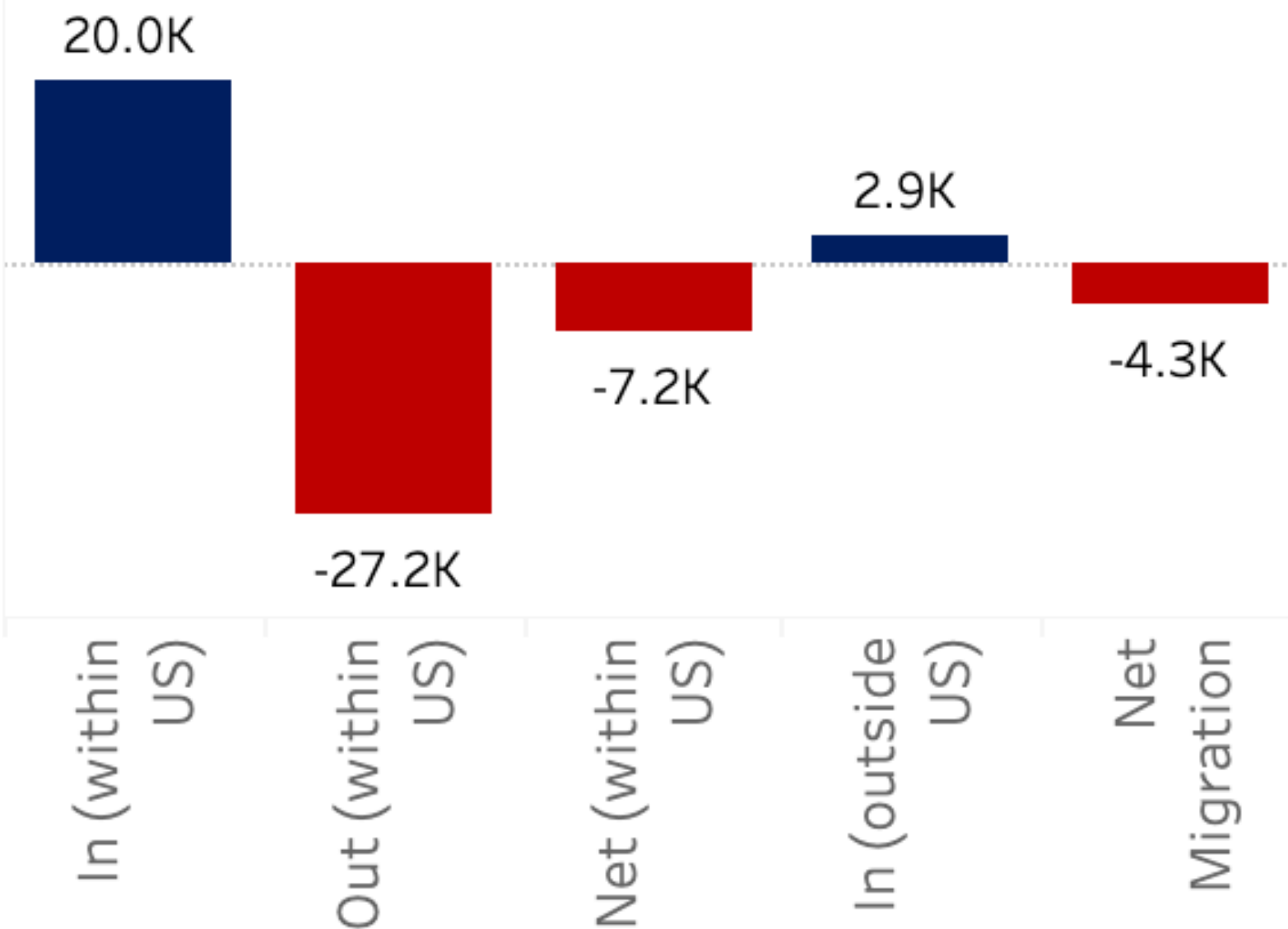
reduce infrastructure costs

build where facilities exist

lower prices for buyers/tenants

BUT AREN'T PEOPLE LEAVING?

Annual Migration Flows
(Population migration between 2016-2020)



POPULATION PROJECTED

291K

79%

HOUSEHOLDS PROJECTED

108K

87%

**2020 Comprehensive Plan
estimates for 2001 - 2020**

20 YEARS BEHIND THE CURVE

18,184

***NEW* HOUSING UNITS NEEDED: 2010-2030**
PER 2012 HOUSING MARKET ANALYSIS

6,207

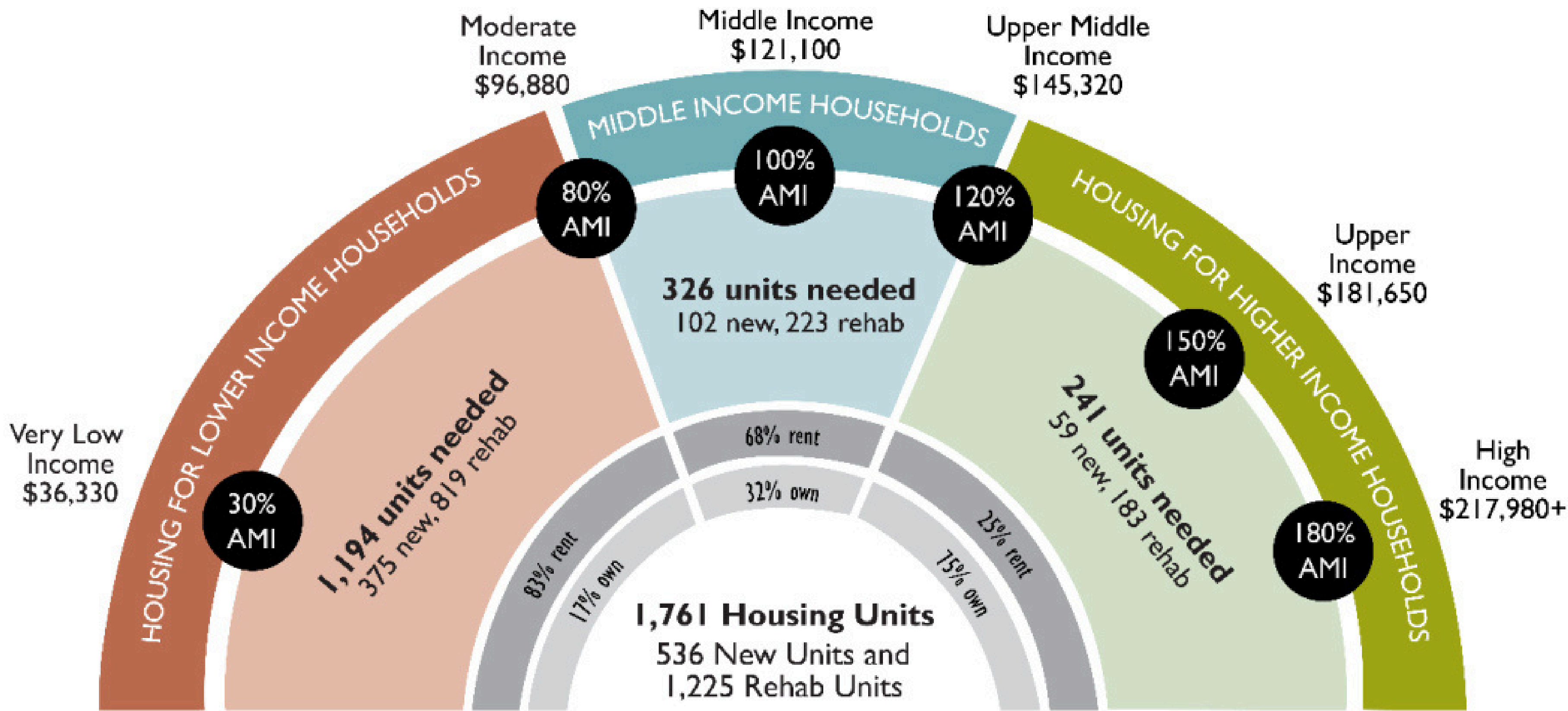
**dwelling units
permitted
2011 - 2025**



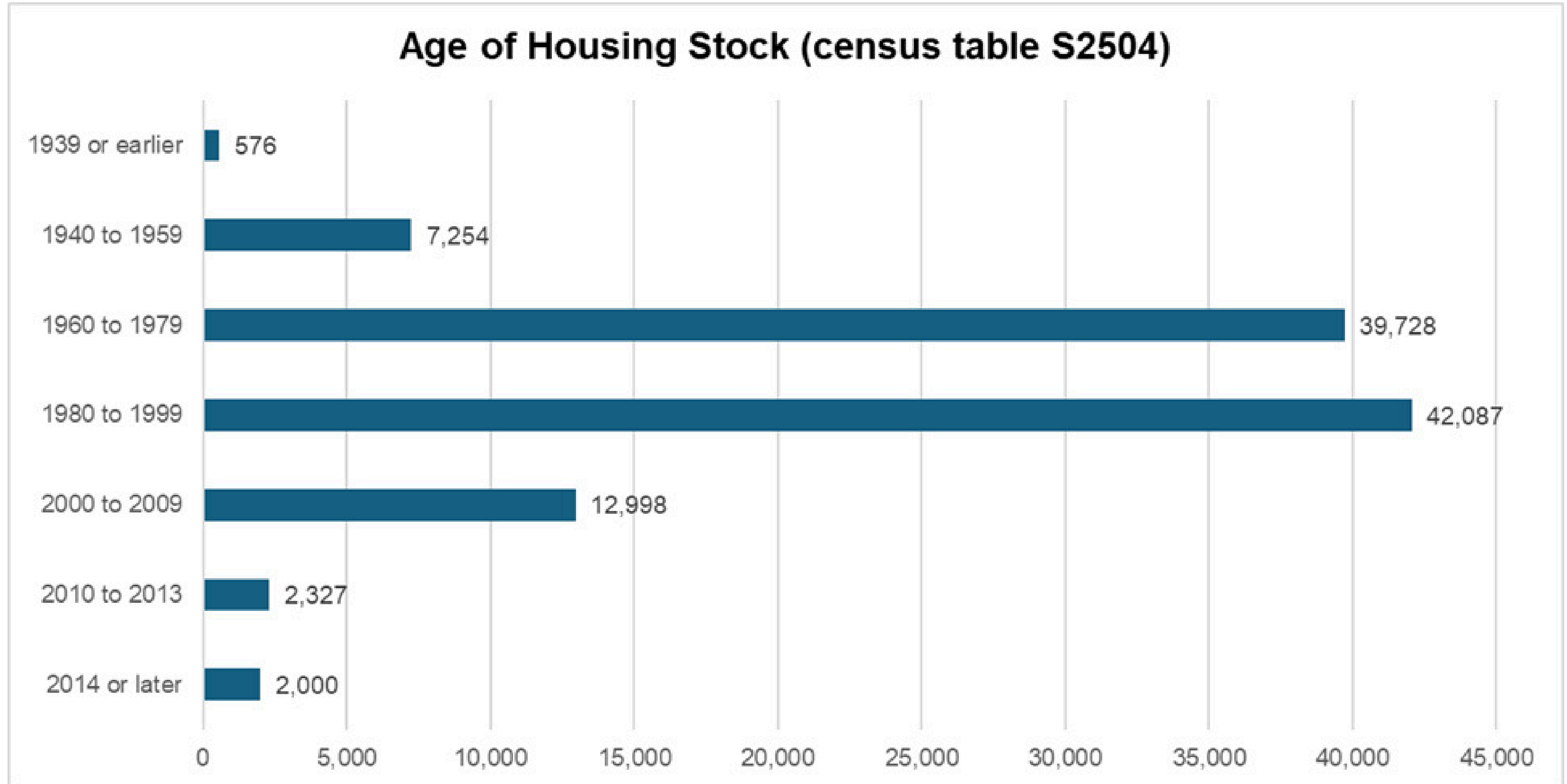
11,977

missing new units
as of 2025:
**10,419 if adjusted
for real # of
households**

HOUSING NEEDS: MIDTOWN ALONE



AGING HOUSING STOCK



PURCHASING POWER IN DECLINE

	2010	2019	2024	% CHANGE
AVERAGE HOME PRICE (SFH & CONDOS)	\$266,908	\$320,479	\$501,968	88.1%
MEDIAN RENT	\$1042	\$1165	\$1565	50.2%
AREA MEDIAN INCOME (AMI)	\$70,524	\$82,512	\$93,881 (2023)	33.1%

STARTING OUT IN 2025

ASD

57K



APD

79K



RN's

63K



AFD

56K



PURCHASING CHOICE @ \$75K

In 2019, a household making \$75K could afford of all properties on the market.

49%

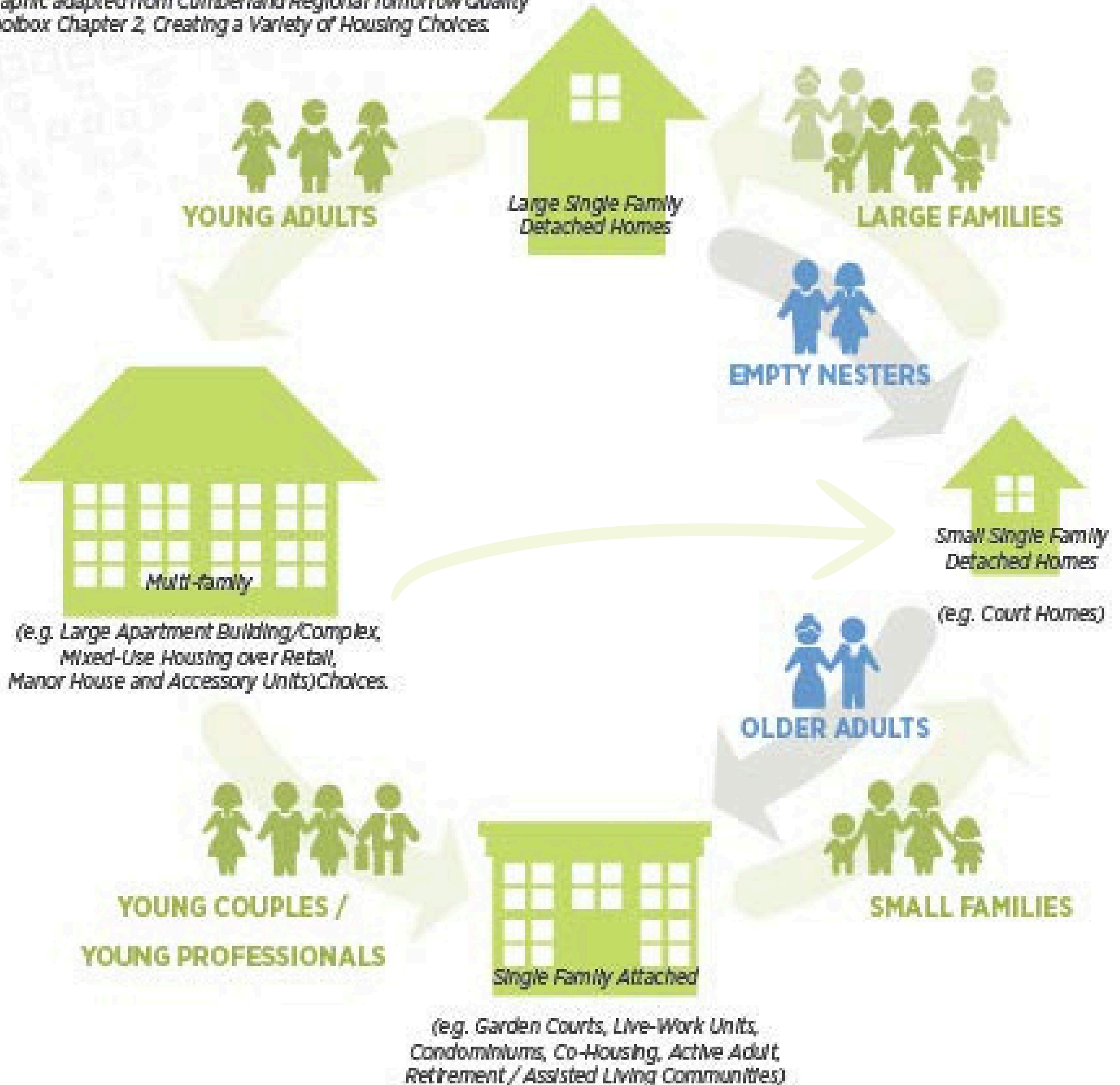


By 2025, that share had dropped to just

21%

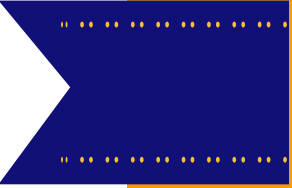
FIGURE 5.18 LIFE-CYCLE HOUSING AND NEEDS

Source: Graphic adapted from Cumberland Regional Tomorrow Quality Growth Toolbox Chapter 2, Creating a Variety of Housing Choices.



LIFE-CYCLE HOUSING MODEL

LET'S REVIEW



**WOULD-BE BUYERS
RENTING (OR LEAVING)**



OVERCROWDING AT 7%



HOUSING CYCLE STALLED



RENTAL OCCUPANCY AT 95%



TAX BASE SHRINKING



**HOMES BUILT...
ELSEWHERE**

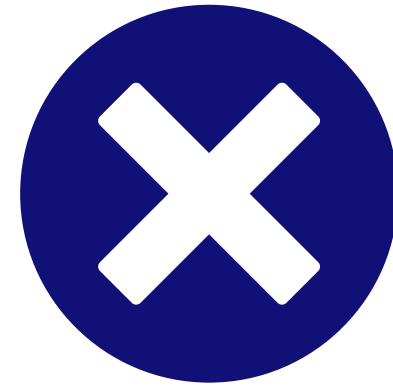
WHAT ELSE IS HAPPENING?

- property tax abatement for multi-family construction and dilapidated building renovation
- relocatable dwelling units allowable on foundations
- duplex + ADU allowed by-right on all residential properties in the Anchorage bowl
- nuisance property abatement & demolition
- permitting modular housing (in progress)
- review & digitization of permitting process (in progress)
- parking & right-of-way management studies (in progress)
- creative infrastructure financing (in progress)
- property tax abatement for first-time homebuyers (in progress)

MMHOP IS NOT...



**A NEW
CONCEPT**



**A MASS
REZONE**



**A SILVER
BULLET**

MMHOP IS A...



**DECADE +
OVERDUE**



**PROVEN
CONCEPT**



**DECISION
POINT**

ZONING IS ONE OF MANY LEVERS THAT WE **MUST** PULL IF WE WANT MORE PEOPLE TO CALL ANCHORAGE “HOME”.



QUESTIONS?

INFLUENCES ON HOUSING SUPPLY

