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The tables below reflect the updates in each action area of the Housing Action Plan from December 2023 to August 2026.

STRATEGY A: Remove Barriers to Infill and New Construction

	ACTION	PROGRESS	STATUS
1	Reduce costs and barriers to development of 3- and 4-plexes (AO 2023-103 and AO 2023-130).	AO 2023-103 and AO 2023-130 passed; looking into adding 3-plex to pre-approved plans; looking into simplifying fire protection for 4-plexes	In progress
2	Simplify residential zoning code to align with 2040 Land Use Plan (HOME Initiative, AO 2023-87(S)).	AO 23-87(S-1) – HOME passed; AO 2024-99 eliminates future special limitations; more work to do on T21; AO 2025-99 eliminated use of special limitations;	In progress
3	Encourage denser development (housing units per acre) by revising dimensional standards, minimum lot size and coverage, height limits, and other policies where appropriate.	AO 2026-85 Missing Middle Housing Overlay in front of Assembly in Sept 2026; Reducing minimum setbacks in R-6 and CE-R-6 via AO 2026-37; AO 2025-33 standardizing height limits in the R-2 zones; ADU reform through AO 2022-107 (AA) has yielded more permits every year - 2025 recorded 41 permits (up from 20); ACDA's 2023 Incentives for Market-Rate Attainable Housing Development report identified zoning and dimensional standards as development barriers and recommended changes to minimum lot size, setbacks and height requirements, along with reducing time and cost in permitting and entitlement	In progress
4	Simplify and reduce prescriptive regulations in zoning code (Title 21) and building code (Title 23) for attached housing.	AO 2024-16 reduces amount of open space required for certain residential development; AO 2024-104(S) Paused residential design standards until 1/31/28; AO 2024-83(S), AA streamlined planned unit development; AO 2024-102 simplified standards for housing in B-3 commercial zone; AO 2025-64, AA reduced site access	In Progress



	ACTION	PROGRESS	STATUS
		requirements; AO 2026-33, AA updates building code – includes single stair reform; AO 2026-46 sunset Urban Design Commission	
5	Encourage rezones to bring properties in line with 2040 Land Use Plan.	AO 2025-40(S): enabled abbreviated rezones. This year, the Planning Department has seen 19 applications for this new rezone type, and expects more. This has been a very popular tool with property owners. AO 2026-78 (AA) updated the future land use designations for properties across East Anchorage, allowing more property owners to take advantage of the Abbreviated rezone process. This will save St. Mary's for example, over \$20,000 in rezone fees for their affordable housing development. It will help local institutions upgrade and expand their facilities.	
6	Create and expand use of pre-approved building plans for housing units.	ADU designs released in 2026; looking into small multi-family for 2027	In progress
7	Remove zoning and building code (Titles 21 and 23) barriers to manufactured and prefabricated housing.	AO 2025-112 updated T21 to allow more flexibility for small forms of housing and relocatable dwelling units; MOA staff recently toured two manufactured housing production facilities in the Valley.	In progress
8	Encourage workforce development in skilled building trades.		
9	Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.	ASD land by Totem Theatre transferred to MOA; identifying other ASD land for transfer; Tozier Track land being reviewed; small HLB lots transferred for housing development	In Progress

STRATEGY B: Encourage Reuse and Redevelopment

	ACTION	PROGRESS	STATUS
1	Create a “code safe harbor” program and options to waive code compliance requirements for existing buildings, to reduce the effort and cost needed to rehabilitate and reuse aging buildings.	AO 2025-94 reduced the burdens for updating properties with zoning nonconformities.	
2	Encourage adaptive reuse by simplifying the change of use process for properties to become residential uses and subdivide properties into multiple units.	AO 2026-33, AA updates building code simplifies dwelling unit separation requirements for fire safety;	
3	Focus investment on re-use of vacant and abandoned nuisance properties identified by the Municipality.	See section D. Focus Incentives & Public Investment, 1.	
4	Explore code and policy changes needed to encourage more residential development in commercial zones.	AO 2024-102 simplified standards in B-3 commercial zones, PZC Cases 2026-0034 and 2026-0035 will be coming to an Assembly agenda soon.	

STRATEGY C: Develop Funding Streams for Infrastructure and Public Utilities

	ACTION	PROGRESS	STATUS
1	Increase utilization of Infrastructure Coordination Agreements (ICAs) by developers in partnership with AWWU.	AWWU signed an ICA with CIHA for development at 56th and Cordova.	
2	Increase shared public-private responsibility for the cost of offsite improvements: water and sewer utility extensions, road and drainage	Collaborative Assembly-Administration site access fix in 2024 undid onerous requirements and created an administrative variance process to prevent “sidewalks to nowhere.” But code remains clear: new construction is expected to pay for offsite improvements. In Fall/Winter	

	upgrades, and public infrastructure required of new development.	2026, staff will develop reform proposal to lessen burdens when building on existing infrastructure; Design Criteria Manual update also ongoing	
3	Prioritize infrastructure expansion as part of developing new neighborhoods (e.g., Eklutna 770 and Powder Reserve).	Administration working closely with Eklutna, Inc. Also coordinating with JBER to assess housing needs for planned \$8B investment, and identify Federal resources to meet the increased need.	
4	Create an infrastructure bank, a revolving loan fund program established and administered by the municipality to provide low-cost loan financing for infrastructure for housing development.	Administration and ACDA advocated at state level for funds to support lending for construction and utilities.	

STRATEGY D: Focus Incentives & Public Investment to Increase Housing Stock

	ACTION	PROGRESS	STATUS
1	Continue investments in vacant and abandoned properties for housing (2023: \$1.3M matching funding to Anchorage Affordable Housing & Land Trust).	ACDA and AWWU pursuing funding; AO 2025-84(S), AA tax exemption for redevelopment of vacant & abandoned properties; ACDA developed map layer to ID vacant, abandoned properties and moved it to Development Services for long-term management of the tool.	In Progress
2	Evaluate existing incentive programs to identify areas for improvement, or alternatives for new programs, to increase program results, leverage existing infrastructure, and maximize public benefit.	Fairview abatement renewed AO 2024-63; transit-supportive corridors AO 2024-111, AA; AO 2025-35(S-1), AA rewrote tax incentives for 8+ unit housing; AO 2025-84(S), AA tax exemption for redevelopment of vacant & abandoned properties; ACDA's housing research includes the 2023 Incentives for Market-Rate Attainable Housing Development report and the 2026	In Progress



		Anchorage Housing Development Strategic Report. The 2023 report identified financial incentives, process improvements, zoning changes and sustainable attainability as key areas for action.	
3	Identify realistic qualification criteria and performance metrics to evaluate projects eligible for incentives (tax abatement, etc.), to ensure public resources are invested with reasonable expectation of public benefit.	Look into https://www.urbanthree.com/	
4	Work with Planning staff to review recommendations from a planned targeted housing market study, including analysis of infrastructure costs and impact on development feasibility, accessibility and affordability.	AR 2024-201 calls for a targeted plan review of 2020 Comp Plan, 2040 LUP and associated comp plan elements; ACDA has completed housing and development research available through its Resources page, including the 2026 Anchorage Housing Development Strategic Report, the 2023 Incentives for Market-Rate Attainable Housing Development report, and the Midtown Housing & Economic Analysis. These studies identify development barriers and opportunities that can inform municipal housing policy and implementation.	
5	Explore incentives for prevailing wage and apprenticeship utilization for projects that receive municipal tax incentives or direct capital investment.		
6	Enact any code changes needed to support innovative housing models, such as community land trusts.	AO 2025-112 simplified the process for establishing manufactured housing communities in the Anchorage Bowl; AO 2024-83(S) significantly simplified the process for creating a planned Unit Development; PZC Case	

		2026-0069 to expand where unit-lot subdivisions are allowed will be on an Assembly agenda soon.	
7	Increase local control of federal housing dollars; explore creation of an Anchorage Housing Authority.		
8	Create an Anchorage weatherization assistance home upgrade program.	See Strategy E: Expand housing affordability, 9.	

STRATEGY E: Expand Housing Affordability, Accessibility and Stability

	ACTION	PROGRESS	STATUS
1	Identify impact of short-term rentals on housing availability and affordability, and potentially regulate (AO 2023-110).	AO 2025-225(S-2) establishes licensing program for STRs	Licensing complete – need to review data
2	Support local enforcement of the Fair Housing Act and develop reporting system to reduce housing discrimination.		
3	Explore policies to protect and preserve current affordable housing stock, such as owner- and renter-occupied units in mobile home parks.	Admin delivered report on market feasibility of manufactured home parks to CEDC in January 2025; AO 2025-93 requires landlords to provide financial support to tenants when units deemed uninhabitable; allocated funding in 2026 HUD Action Plan for a new Mobile Home Displacement Assistance Program.	
4	Collaborate with landlords, housing and service providers, legal aid programs, and other stakeholders for education about fair housing, tenants' rights, emergency assistance and	Working group led by Ombudsman is drafting a guide for mobile home owners and residents. Alaska Mobile Home Owners and Residents Association (AMHORA) and Alaska Legal Services Corporation are participants.	

	ACTION	PROGRESS	STATUS
	eviction prevention, and language access resources.	Long Range Planning providing assistance when needed.	
5	Explore policies to mitigate rapid increases in housing costs.		
6	Support expansion of low-barrier, rapid response programs for emergency rental assistance and preventing eviction.	Negotiating agreement with AHFC for voucher set-aside for people with existing homelessness with case management. Allocated funding in 2026 HUD Action Plan for additional homelessness prevention rental assistance.	
7	Remove barriers for people exiting the corrections system to secure permanent housing.		
8	Increase number of supportive housing units operating in the Municipality, to help people live independently.		
9	Encourage investments in residential energy efficiency and weatherization for rental properties and homeowners.	Developing Housing Redevelopment Program with a repair component for low-income homeowners to improve their homes.	
10	Work on recommendations to address Girdwood's unique housing challenges in the updated Girdwood Comprehensive Plan and future housing plans.	AO 2024-114(S), AA Girdwood Comp Plan update	Complete

**STRATEGY F: Streamline Municipal Processes**

	ACTION	PROGRESS	STATUS
1	Develop an implementation strategy for the Housing Strategic plan, with annual review of progress.	Admin issued 10K Homes in 10 Years in 2024; Housing Action Plan progress reports in Dec 2024 and Aug 2026 – worksession on 8/28/26 to figure out next steps for Housing Action Plan	In Progress
2	Create housing dashboard, track Muni investment in housing & how units performing.	Admin and iTeam have improved housing dashboard – bigger improvements expected with the new permitting system in 2027; Legislative Services tracks stats for the Housing Action Plan.	In Progress- Needs improvement
3	Increase predictability throughout the entitlement and development process.	ACDA has established a Land Development & Investment Inquiry process and Development Team as a one-stop resource to help development projects get started, including guidance through project review, tax incentives and next steps.	
4	Implement findings and recommendations of the Bendon Adams report (2015) to improve performance, expedited timelines, and customer satisfaction with permitting.	Improvements expected with the new permitting system in 2027	
5	Support a customer-focused redesign of the permitting and development review process to reduce time and confusion between submittal and approval of a permit application.	Improvements expected with the new permitting system in 2027	
6	Support implementation of a streamlined online permit system, with robust data reporting.	Admin is working on bringing on a new permitting system for 2027	In progress
7	Create a project advocate (staff) function to assist development	ACDA's Development Team currently provides a point of contact for developers through its Land Development	

	ACTION	PROGRESS	STATUS
	customers in navigating the process, and interface across departments and with all entities in the permitting process.	& Investment Inquiry process, helping guide projects through review, tax incentives and next steps. This existing function can support the Housing Action Plan's project-advocate objective while permitting and code authority remain with the appropriate municipal departments.	
8	Broaden community engagement and involvement in housing policy.	Members regularly conduct town halls/outreach for housing legislation; Assembly housing section on website is updated regularly.	In Progress



Metrics

#	Indicator	3-5 Year Target	Data Source	2018	2019	2020	2021	2022	2023	2024	2025
1	# of new housing units permitted: > Detached (single family) housing > Duplex, triplex and fourplex (units) > Multi-unit (5+) buildings (units)	Increase	Building Services	330 185 107 38	298 188 110 0	437 208 119 110	286 195 68 38	399 166 77 156	261 187 14 60	289 201 54 34	399 165 68 166
1a	Number of new ADUs permitted	Increase	Planning	22	16	13	23	21	21	28	40
2	Number of renovated housing units	Increase	Building Services	N/A	N/A	N/A	N/A	N/A	24	87	55
3	Number of housing units created from conversion and reuse of existing properties	Increase	Building Services	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	Number of subdivided residential lots	Increase	Planning	16	20	14	14	21	62	63	*
4a	Newly platted residential lots	Increase	Planning							98	67
5	Subsidized housing waitlists, Anchorage > Alaska Housing Finance Corporation > Housing Choice Voucher applicant households (will start tracking in 2026)	Decrease	AHFC and CIHA	2,075	2,001	no opening	4,235	no opening	3,747	no opening	4,426
6	Rental market vacancy rate	5%	AK Dept of Labor	6.2	5.2	5.7	4.3	3.2	4.1	4.6	5.6
7	Median listing price of housing in December	Increase no more than CPI inflation	FRED	299,999	311,500	328,450	374,500	439,000	425,000	447,625	457,250
8	Number of housing units for sale under median listing price	Increase	FRED	173	175	191	214	234	247	247	350



9	Rate of average annual rent increase	Increase no more than CPI inflation	AK Dept of Labor	3	3	2.8	3	14.2	5	3.9	4.3
10	Proportion of resident-occupied housing units compared with all housing units	Increase	Census	60.9%	61.3%	5yr estimate 62.2%	62.9%	63.8%	63.7%	63.9%	*
11A	Number of vacant and abandoned (VNA) properties identified by MOA	Decrease	Building Services	N/A	N/A	N/A	N/A	N/A	N/A	389	*
11B	Number of VNA properties registered with MOA	Decrease	Building Services	215	451	640	608	255	228	237	*
12A	Median days between submitting an application and receiving a residential permit (ePlans only)	Decrease	Building Services	N/A	16.7	21.5	21.0	23.7	25.6	22.2	*
12B	Time with review staff (ePlans only)	Decrease	Building Services	N/A	7.2	8.9	7.8	10.9	8.9	6.0	*
13	Number of households who are rent/mortgage burdened	Decrease	FRED	32.78%	31.77%	32.04%	32.15%	32.45%	32.14%	31.11%	*
14	Number of evictions (FED cases disposed with judgement for possession)	Decrease	Alaska Court System	793	924	699	531	629	704	699	620
14A	Approximate eviction rate relative to known rental units	Decrease	Census, Alaska Court System	1.85%	1.99%	1.57%	1.21%	1.49%	1.58%	1.52%	*
15	New investments in housing > Public funding / > Philanthropic funding	Increase		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Note 1 CPI calculation available here: https://www.bls.gov/regions/west/news-release/consumerpriceindex_anchorage.htm

Note 2 * = Data not yet available for most recent year

Data Sources

1	Dwelling Units - Dwelling unit dashboard	https://app.powerbigov.us/view?r=eyJrljoiN2YzMjQxZmEtYTcyNy00ZDEwLTljMWMtYjc0MTlkOWUzOGRmliwidCI6IjE5N2E3OGNiLTE5YzUtNDZjYS1iMTFmLTg3YzMzYzQ5YTkwNyJ9
1a	ADUs	from internal INFOR data at Planning - will be public with new permit system next year
	Renovated housing units - Dwelling Unit Dashboard,	https://app.powerbigov.us/view?r=eyJrljoiN2YzMjQxZmEtYTcyNy00ZDEwLTljMWMtYjc0MTlkOWUzOGRmliwidCI6IjE5N2E3OGNiLTE5YzUtNDZjYS1iMTFmLTg3YzMzYzQ5YTkwNyJ9
2	Permit Activity Report	
3	Housing conversions	There isn't a current reliable source for this
4	Subdivided residential plots	Unclear where 2018-2023 data came from; Development Services is tracking newly platted residential lots starting in 2024, so that was added to this table
	Housing voucher waitlist - direct request to Stacey	The provided the number of applicants for the Anchorage Housing Choice Voucher waitinglist for each year it was opened
5	Barnes at AHFC	Did not have past data, but provided this: June 2026: 1274 Unique Households / Applications; totaling 2949 individuals/community members.
	Housing voucher waitlist - direct request to Devin Kelly at CIHA	https://live.laborstats.alaska.gov/housing/rentall.html
6	Rental vacancy rate	https://fred.stlouisfed.org/series/MEDLISPRI11260
7	FRED median listing	
	FRED for median listing + Realtor.com for units under	https://fred.stlouisfed.org/series/ACTLISCOU11260
8	that amount	
9	Alaska Economic Trends Magazine - annual rent report	https://datausa.io/profile/geo/anchorage-municipality-ak
10	US Census through DataUSA	This goal isn't quite right, because we'll likely see an increase as MOA gets more properties registered, and then a later decrease as they are dealt with; a better number would be properties that have been cleaned up - Development Services is working to track this
11	VNA	Properties identified or assumed VNA, includes all the registered properties. Includes open investigations, assumed by lack of activity, properties identified as VNA but not registered.
11a	VNA	This number varies depending on the time the permit seeker takes between steps; there might be a better number to track
12	Permit times from E-Plans	https://fred.stlouisfed.org/series/DP04ACS002020
13	FRED	Records request
14	Alaska Court System	Could not find a reliable way to look this up
15	Housing investments	