

# UPDATE ON RECENT MOA EFFORTS

FOR THE ANCHORAGE ASSEMBLY HOUSING AND HOMELESSNESS COMMITTEE



MARCH 18, 2026

- MOA Acquired Parcels
- Habitat for Humanity
- Persistent Focus and Synergized Efforts
- Pre-Approved ADUs



# **MOA ACQUIRED PARCELS & HABITAT FOR HUMANITY**

# TRANSFER OF PROPERTIES TO MOA

**Lots 1A and 23A Justamere Ranch Subdivision No. 2  
Parcel id #005-042-01 and 005-042-23**

**MOA acquired these parcels for right-of-way for the Pine Street Improvement project – 6<sup>th</sup> Avenue to Glenn Highway in 1984. Since completion of the project, these parcels have been kept as open space.**

**Received assembly approval in 2019 (AO 2019-100) for the competitive disposal of these parcels. No bids or serious offers to purchase were received. Habitat has submitted a Letter of Interest for the purpose of developing two single family homes, to be completed no later than January 2031.**

Lot 1A



Lot 23A



# HABITAT FOR HUMANITY

605 N Lane St; Lot 18 Block 2 Nels Kleven Subdivision, Parcel id# 005-012-32

- MOA received this parcel via Clerk's Deed, signed on 12/14/2018, through tax foreclosure process
- Authorization to dispose of to Habitat approved 12/3/2019 (AO 2019-138)
- Condition of disposal to Habitat was demolition of existing structure within 3 years of Habitat ownership
- Habitat completed that demo and in 2025 completed the construction of a new duplex on the parcel
- Habitat for Humanity Anchorage is a non-profit organization that believes everyone should have a safe, affordable place to call home. Homes are built by partnering with volunteers and donating companies with the buyer of the home providing labor equity. After a Habitat home has been built, it is sold to the buyer with an affordable, no-profit mortgage and an affordable monthly payment.



**WHEREAS**, the Municipality of Anchorage proposes the disposal of real property, at less than fair market value, legally described as Lots 1A and 23A, Justamere Ranch Subdivision No. 2 (Plat P-186C) (PIDs 005-042-01 and 005-042-23) to Habitat for Humanity Anchorage, a nonprofit corporation, for the purpose of housing development.





**PERSISTENT FOCUS AND  
SYNERGIZED EFFORTS ON  
MOST DANGEROUS  
PROPERTIES**



# 3902 PETERKIN PRE-DEMO



# ■ 1020 EDWARD ST



# 1020 EDWARD ON MARCH 14, 2026



# MOA SYNERGIZED EFFORTS:





# **INCENTIVIZING ATTAINABLE HOUSING**





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### ADU

Permits

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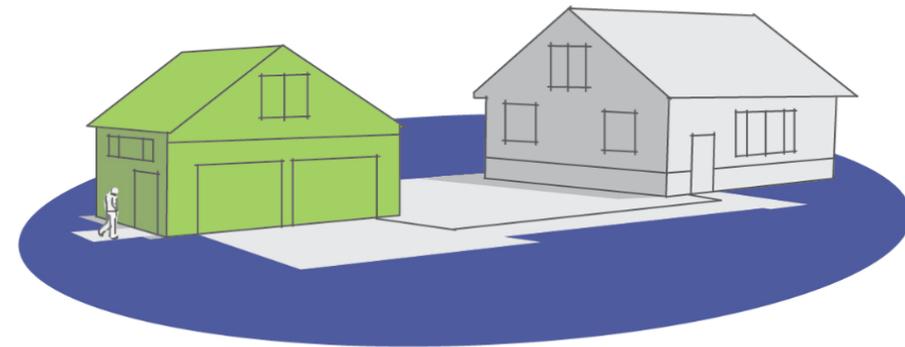
Plan Review

Forms

Permit Activity Reports

Dwelling Units Dashboard

Pre-approved ADU



## Pre-Approved ADUs

The Pre-Approved Accessory Dwelling Unit (ADU) program is launching in spring 2026 to make it easier for residents to build ADUs and add to Anchorage's housing stock to address the housing shortage crisis our community is facing. Through this program, you can select a plan (for free!) from a catalog of designs that have already been approved through the Municipality's permitting process.

Depending on your property, some other permits and reviews might be necessary, but the goal is to ease your way through the process to reduce the time needed to bring your ADU to completion.

### What is an ADU?

An Accessory Dwelling Unit (or ADU) is a separate unit on the same property as an existing dwelling that provides basic requirements 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 outside. ADUs can be attached, detached or internal to the main dwelling unit and are allowed in all

# ANY QUESTIONS?

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