

UPDATE ON RECENT MOA EFFORTS

FOR THE ANCHORAGE ASSEMBLY HOUSING AND HOMELESSNESS COMMITTEE



April 15, 2026

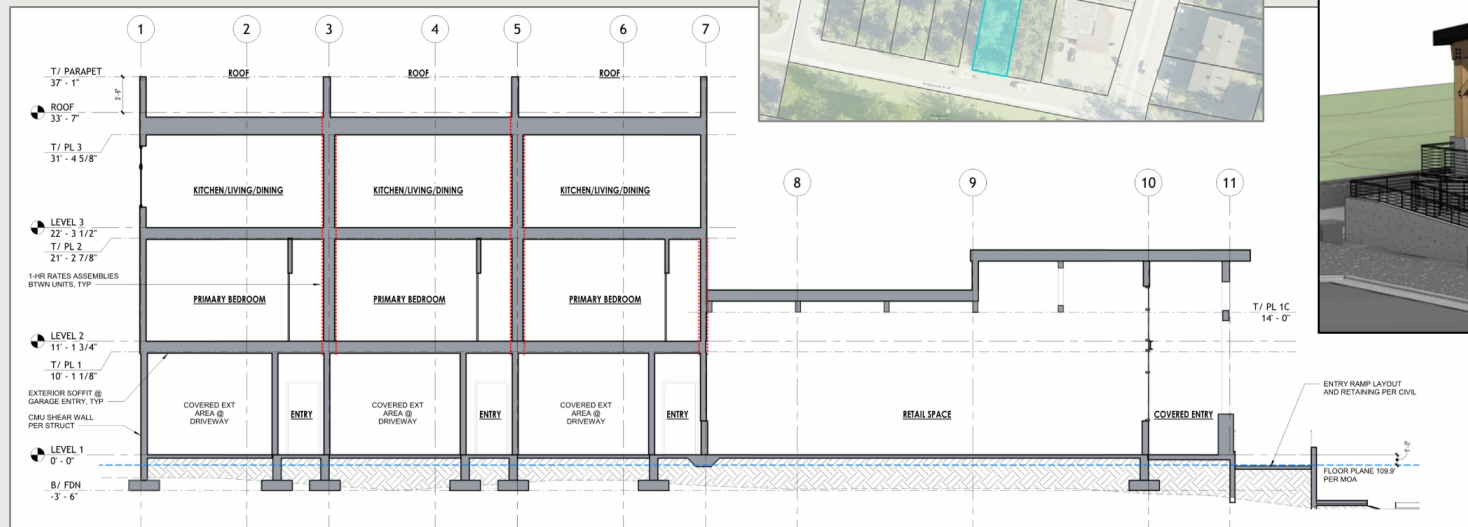
- Housing Production By The Numbers
- New Workforce Housing Coming Online
- Title 23 Updates to Reduce Costs
- Pre-Approved ADUs
- Habitat for Humanity Transfers
- 6721 Teshlar Drive ITB
- 4626 Thompson Avenue
- Persistent Focus and Synergized Efforts

NEW WORKFORCE HOUSING DOWNTOWN AT THE McKINLEY BLDG



MIXED USE DEVELOPMENT IN GIRDWOOD

- Three townhouse style apartments connected to retail space
- Located adjacent to Girdwood Townsquare Park
- Currently in permit review



DEVELOPMENT SERVICES MEASURES TO INCREASE FLEXIBILITY AND DECREASE COST

- **Assembly Considered Title 23 Update Last Night**
- **Pre-approved ADU's:** Permittable as any type of dwelling unit (ADU or single family) as allowed by zoning, these plans will streamline permitting and remove an expensive roadblock (paying for designs) to property owners and small developers.
- **More pre-approved on the way:** Two more plans have been commissioned through UAA's civil engineer senior design class, and the option has been opened to designers or contractors seeking pre-approval and "free advertising" on the DSD webpage.
- **Shop fabricated options:** Working with contractors on a simplified path for local shop-fabrication of dwellings.
- **Alaska Lumber Grading:** New policy under way to allow Alaska Lumber to be graded locally and used for residential (triplex or less) construction. Training for inspectors will be April 28th and is open to the public.
- **Fill and Grade Partial:** In working with AHBA, DSD is working on a new policy to approve "at-risk" permitting for issuance of fill and grade permit for residential (triplex or less) projects without any reviews. "At-risk" will require the contractor to correct any actions taken in error; DSD is investigating the risks associated.

PRE-APPROVED ADU PLANS ON THE DEVELOPMENT SERVICES WEBSITE

The Williwaw



The Nearpoint





MOA ACQUIRED PARCELS



TRANSFER OF PROPERTIES TO HABITAT FOR HUMANITY

**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 – 6th 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. Assembly considered last night, April 14 2026

Lot 1A



Lot 23A



6721 TESHLAR DRIVE ITB


Lot 5 Block 2 Dawn Village Subdivision, Parcel id# 014-061-43

- MOA received this parcel via a Deed from LakeView Loan Servicing LLC in lieu of Code Enforcement fines
- MOA posted this property for sealed competitive bid on Thursday, April 9 with bidding closing at 2pm on Tuesday, June 2.
- Condition of disposal is demolition of existing structure within 120 days of deed recordation, redevelopment of the property to be comprised of three dwelling units consisting of a duplex and an accessory dwelling unit within 5 years of deed recordation and approval by the assembly.

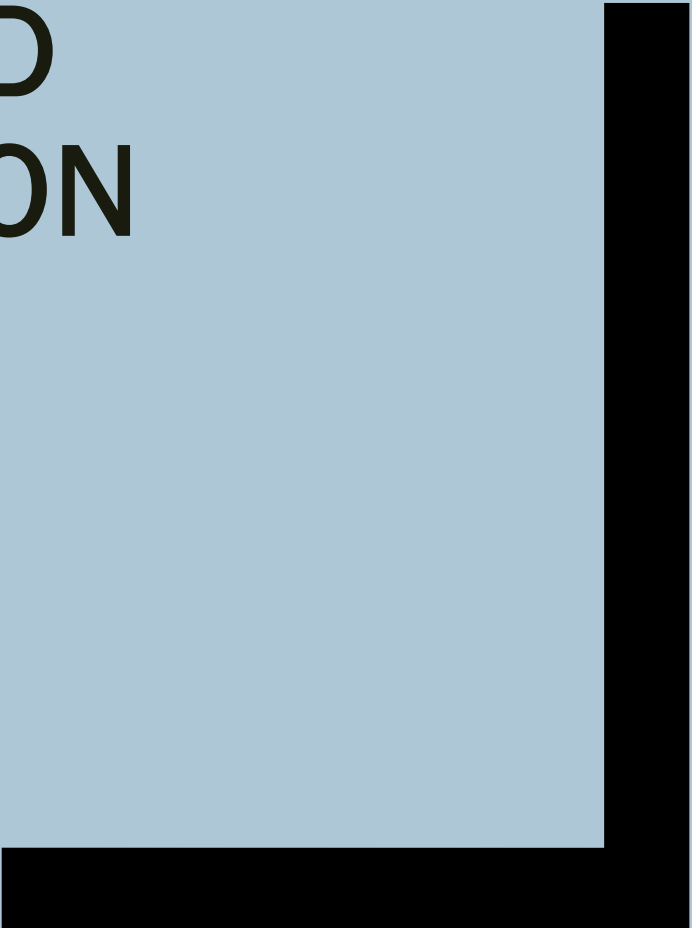


NEWEST MOA PARCEL 4626 THOMPSON AVENUE





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



1306 CHUGACH WAY



MOA SYNERGIZED EFFORTS:



ANY QUESTIONS?

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