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November 11, 2022

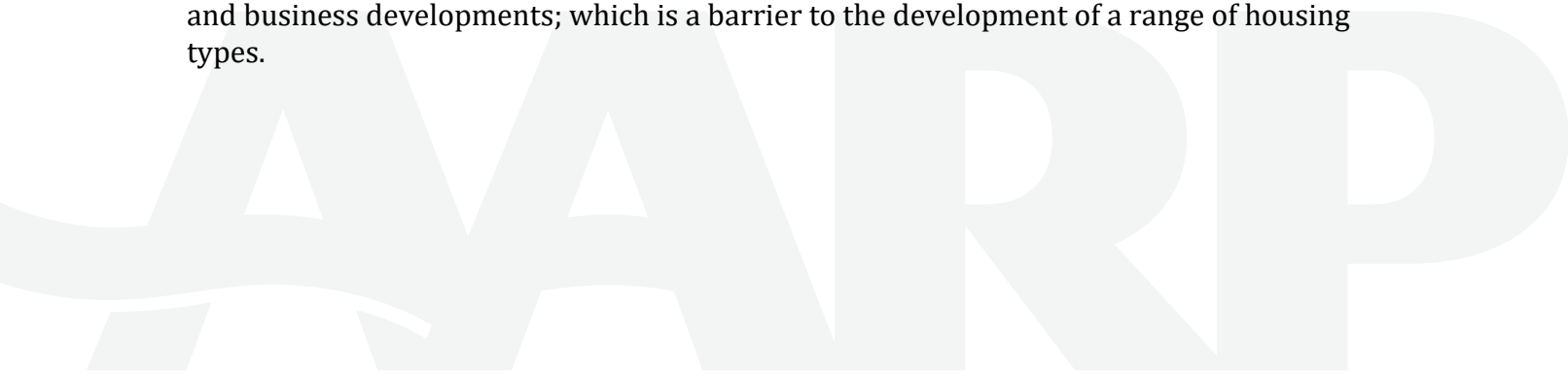
Dear Anchorage Assembly Members and Mayor Bronson:

Age-friendly communities consider the needs of people at all life stages. Age-friendly communities benefit everyone, including residents and visitors to our city. Age-Friendly initiatives make communities safer and easier to live healthfully, get around, and engage in community life. We know Anchorage needs to make changes to our land use rules to promote construction of critically needed housing as well as to make Anchorage a safer and more walkable community. AARP Alaska supports the proposed changes in AO 2022-80(S) as one step toward an Age Friendly Anchorage.

Anchorage is experiencing a housing shortage because of demographic changes and a lack of new housing supply, especially mid-level housing and multi-unit housing. The housing crunch is a growing problem for Alaska, which has the fastest growing senior population in the country per capita. Parking spaces are expensive to build and contribute to higher rents and housing prices. AO 2022-80(S) will allow developers to build adequate parking, without overbuilding to meet the code requirements.

Currently, the Title 21 zoning code requires parking minimums based on lot use type. While Title 21 provides options to reduce parking requirements, the code requires discretionary approval which is difficult to obtain. Also, the zoning code only requires bike parking for lots with more than 40 car parking spaces. AO 2022-80(S) will eliminate car parking requirements for the entire municipality, leaving decisions about how much parking is needed to the developer or builder. AARP Alaska also strongly supports the amendment to accessible parking ratios when parking is provided, based on current prevalence of mobility disabilities.

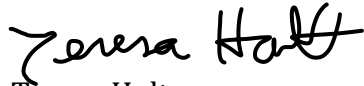
The changes in AO 2022-80(S) also support the overarching aims of the 2040 Comprehensive Plan. AARP Alaska is especially interested in supporting Goal 4 of the 2040 Plan, which establishes Anchorage's neighborhoods as the targets for a range of housing options to meet the needs of residents of all income levels and household types. AO 2022-80(S) will be a foundational step in working toward creation of needed housing given that off-street parking minimums and driveway access standards are often the costliest and most land-consuming zoning requirements for multi-unit housing, mixed-use properties, and business developments; which is a barrier to the development of a range of housing types.



We urge the Assembly and Mayor to support lifting parking mandates through AO 2022-80(S). We applaud Anchorage for taking this important step to address the housing shortage and create safer more walkable streets.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Teresa Holt". The signature is written in a cursive style with a large initial "T" and "H".

Teresa Holt
AARP Alaska State Director