Anchorage: Assembly Members
Long Range Planning Department

RE: 2022-0090 Title 21.05.070.D. Proposed Amendments to ADU (Accessory Dwelling Unit) Regulations

The Abbott Loop Community Council has the following comments on the Proposed Assembly Resolution and Title 21 changes:

It's understood that the goal of the proposed ADU amendments is to increase available housing in Anchorage and we agree there is a big need, especially for more affordable housing in Anchorage.

However, the proposed changes to the regulations for ADU’s appear to conflict with key sections of the Anchorage 2040 Land Use Plan as follows:

LUP Section 2.2 Land Use Designations:

- Large Lot Residential: 1 housing unit or less per gross acre
- Single Family and Two Family: 3-5 housing units or less per gross acre and 5-8 housing units per gross acre.
- Compact Mixed Residential-Low: 5-15 housing units per gross acre.
- ADU’s have compatible character and intensity of use (with the existing neighborhood).
- Coordinate development/redevelopment incentives and public infrastructure investments with development entitlements to enhance walkability, quality of life and to support the development of new homes, shops and workplaces.

While the proposed changes to the ADU regulations have the potential to significantly increase the number of housing units, the changes as written, come with significant long-term costs to current and future residents of Anchorage.

The amendments as written would allow random doubling of housing density which conflicts with key goals of the 2040 LUP for the targeted development required to support:

- the mass transit that is needed in concert with proposed reduction in residential parking requirements;
• access to open public spaces that support informal contact between neighbors and neighborhoods and build the social glue that bonds community, supports public health and deters crime;
• provision of efficient, cost-effective municipal services including emergency and utilities.

The Abbott Loop Community Council asks that the proposed Amendments the ADU regulations be modified to allow the proposed changes only in areas identified in the 2040 LUP plan of targeted infill and there is public investment in infrastructure and services.

The ALCC also strongly supports required counting of ADU’s for purposes of assessing housing density.

Finally, approximately one-third of the ADU survey comments received cited construction costs as the reason for not building an ADU. We request that the Anchorage Planning Department work with the public and the Alaska Cold Climate Housing Research Center to develop several standard ADU plans including panelized or modular structures which meet code requirements that are pre-approved and available at low or no cost for property owners.

Signed:

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