

10,000 HOMES IN TEN YEARS

THE PROBLEM

We aren't building enough housing, and we need more. Housing in Anchorage is expensive, and there aren't enough options for young adults, families, elders, and households with lower incomes. The housing we do have is old, and many properties need renovation to be safe and healthy places to live.

HOW LACK OF HOUSING HURTS US

Without enough housing, working families can't settle here and businesses can't attract workers. Younger residents can't stay in the community, and older residents can't downsize into smaller homes. Rents rise, contributing to outmigration and homelessness. This hurts our economy and our community.

WHERE WE CAN MAKE A DIFFERENCE

We're a local government, not a construction company: We can't solve this problem alone. What we can do is provide the vision and clear the way. We've set an ambitious goal, brought partners together, and created a roadmap to success, knowing we'll continue to adapt as we go.

WHAT WE WILL DO

Four specific strategies will immediately help. We can ensure our regulations make it easier, not more difficult, to build housing. We can streamline our Municipal permitting and approval processes to make them predictable and consistent for all users. We can incentivize property owners to repair and renovate existing housing, and developers to build new housing. And we can enforce consequences to get neglected properties back on the market.

Anchorage needs 10,000 new and rehabilitated homes in the next 10 years.



Cut red tape. Remove regulatory barriers to help build and repair housing.



Streamline Municipal processes. Unlock housing by increasing speed, efficiency, and predictability.



Incentivize construction and repair. Bring Municipal resources to the table to support housing.



Remediate neglect. Hold owners accountable for dangerous and vacant properties.

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Bring Municipal resources to the table to promote housing.

Remediate neglect.



Hold owners accountable for dangerous and vacant properties.

- Convene collaborative working groups to revise rules that increase costs. Ensure rules balance community desire with economic reality.
- Allow denser development where plans call for it, such as Downtown, Midtown, town centers, and transit-supportive corridors.
- Create flexibility to waive or reduce offsite infrastructure requirements placed on infill development.
- Legalize smaller, cheaper, and innovative housing types like manufactured, mobile, modular, and even 3D-printed homes.
- Hire and support employees. Continuously improve systems. Provide training and resources to retain excellent employees.
- Modernize permitting software to allow online applications and payment; increase transparency across departments and the public; and increase staff efficiency.
- Reform public processes, such as the Planning and Zoning Commission, to increase efficiency while promoting public participation. Communicate more clearly, more often.
- Prevent the abuse of processes, like zoning or platting board appeals, which block housing at high taxpayer expense.
- Expand property tax abatements for new multi-family rental housing; to rehabilitate deteriorated housing; and for owner-occupied housing.
- Build infrastructure that supports housing. For example, prioritize bond funding for streets with plans for infill development; advocate for state law changes allowing AWWU to provide low-cost loans for sewer and water connections.
- Create public-private partnerships that leverage Municipal land or capital to produce the max number of units while paying prevailing wages.
- Get creative to find more federal, state, and private dollars for affordable projects that prioritize very low income units, such as hotel conversions.
- Enforce code to collect fines and fees. Use funds to support repairs, demolitions, and more housing.
- Participate in demolitions and then lien to require rebuilding.
- Fully map dangerous and abandoned properties prioritized by risk level.
- Increase landlord accountability to provide alternate housing to enforce code without causing evictions.

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