



Mobile Dwelling Units

PZC Case Number 2025-0045

June 9, 2025 PZC Meeting



Municipal Clerk's Office
Amended and Approved
Date: **April 25, 2023**
Mayoral Veto Given
Date: **April 28, 2023**

Submitted By: Chair of the Assembly at the
Request of the Mayor
Prepared By: Office of Management & Budget
For Reading: April 25, 2023

ANCHORAGE, ALASKA
AR 2023 - 102 (S) as Amended with Mayor Vetoes

1 **A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE REVISING AND APPROPRIATING**
2 **FUNDS FOR THE 2023 GENERAL GOVERNMENT OPERATING BUDGET FOR THE MUNICIPALITY**
3 **OF ANCHORAGE**

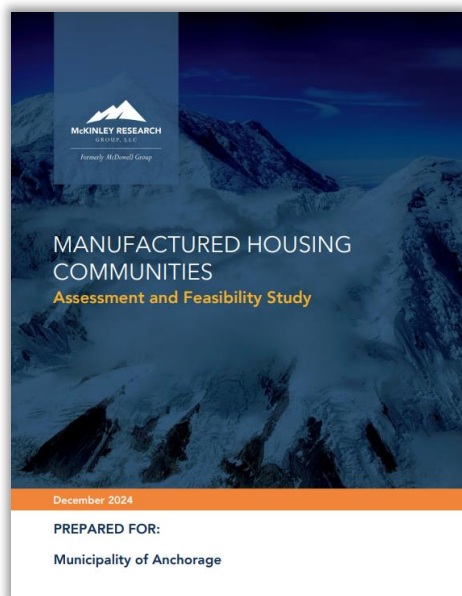
4
5 WHEREAS, the approved 2023 budget for the Municipality of Anchorage was adopted by AO 2022 - 87
6 as Amended with Mayor Vetoes and Overrides; and

7
8 WHEREAS, the Mayor has recommended revisions to departments and fund appropriations for 2023;
9 now, therefore,

10
11 **THE ANCHORAGE ASSEMBLY RESOLVES:**
12

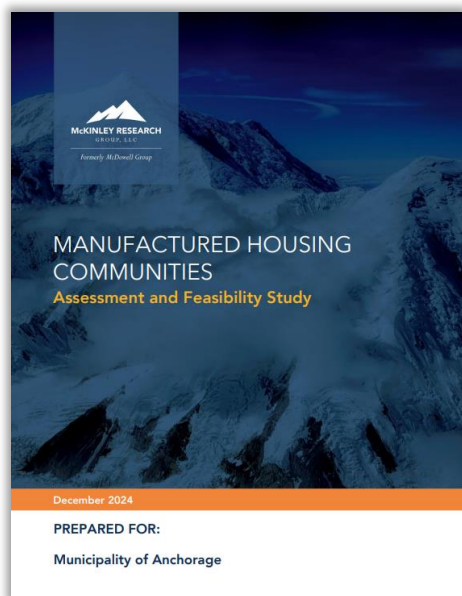
164	Fire	23 GG - Fire Station 1 parking at Museum	R	101000
165	Maintenance & Operatic	23 GG - Marked public access Campbell Lake	1	101000
166	Library	23 GG - Security Cameras at Loussac	1	101000
167	Assembly	23 GG - Labor adjustments and communications initiatives	R	101000
168	Assembly	23 GG - Recruitment services, RFPS, Legal	1	101000
169	Maintenance & Operatic	23 GG - Graffiti Busters Program	R	101000
170	Public Transportation	23 GG - Funds to leverage private, federal and state grant funding to restore some public bus services that were cut since 2017	R	101000
171	Public Transportation	23 GG - Project Manager, 1 FTE	R	101000
172	Assembly	23 GG - Contractual support and other costs related to the Housing Summit	1	101000
173	ACDA	23 GG - Municipal-wide housing study of short term rentals (STR)	1	101000
174	Planning	23 GG - Feasibility study for developing a manufactured housing communities throughout the Municipality	1	101000
175	Health	23 GG - Grant to the Anchorage Affordable Housing and Land Trust	1	101000
176	Mayor	15 GG - to hire a real estate consultant to protect the HLB interest in the	1	101000
177	Community Developmer	Holtan Hills land development deal funded with reduction of proposed	1	101000
178	Real Estate	Administrative Assistant position in the Mayor's office		101000
179	Finance	16 GG - Board of Equalization funded from reduction of Finance/Property	1	101000
180	Assembly	Appraisal labor	1	101000

Less Depreciation / Amortization - Information Te
2023 Revised General Government Operating Budget with S Version



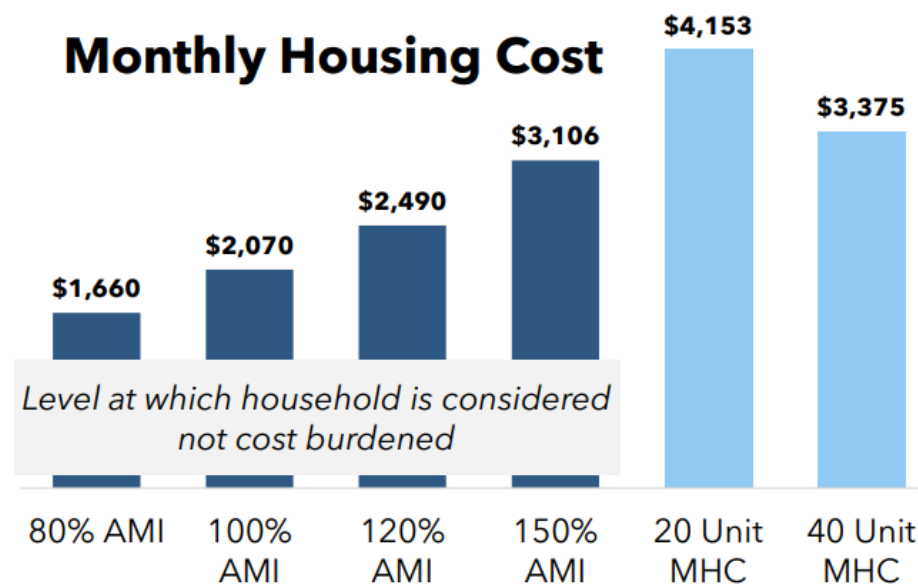
Key Considerations in Anchorage

- No prefabricated home manufacturers operate in Alaska
 - Requires costly transportation from Lower 48
 - Warranty considerations
- Wind and snow loads require different building standards
- Anchorage zoning has created significant restrictions on where MHCs can be built, limiting new developments to only a few lots around town
- Title 21 rewrite also added requirements for infrastructure development, landscaping, aesthetics, and driveways that make development more costly than in the past



Conclusion

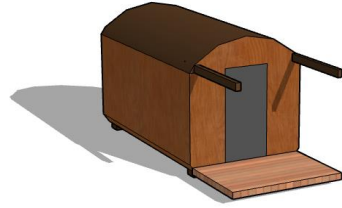
- New units in a new MHC are **not likely to meet affordable housing cost thresholds** for low- or middle-income households in Anchorage
- Costs are prohibitive for builders, particularly if land acquisition required
- Cost drivers include
 - Transportation from Lower 48
 - Site preparation adds considerably to unit cost, with a tax implication
 - Density restrictions constrain numbers of units over which developers can spread fixed costs



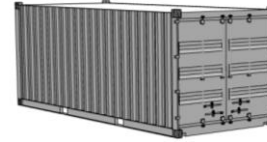
Existing



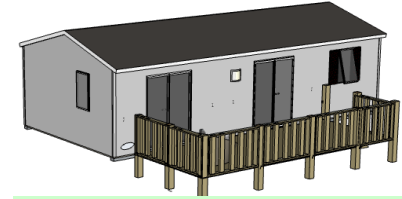
RV: certified safe by Federal Motor Vehicle safety standards. Not considered housing.



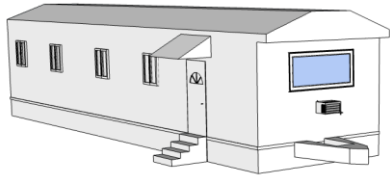
Tiny home “shed on a sled” under 100 SF (or 400SF): Not technically a dwelling unit. Requires special exemption for Title 21.



Connex: Not currently regulated as a dwelling unit under Title 21.



Modular housing on a foundation: can be certified as safe under building code. Currently regulated as a dwelling unit under Title 21



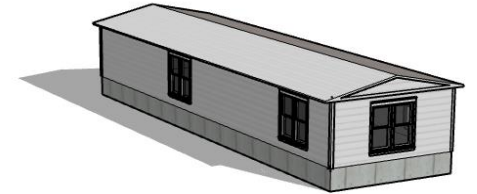
Pre1976 Mobile home: cannot be moved, not certifiable



Yurt: Not necessarily certified by building code or Title 21.



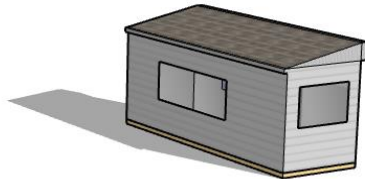
Tiny home on a foundation that meets building code: can be certified as safe under building code. Currently regulated as a dwelling unit under Title 21.



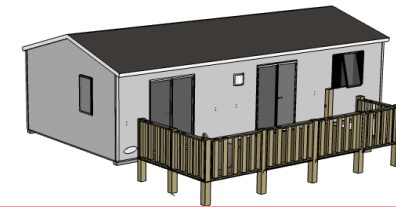
Post 1976 Mobile home/Manufactured home (HUD code): certified safe by HUD. Currently allowed in R-5 and MHCs by Title 21.



Tiny home on wheels: Not necessarily certified by building code or vehicle code



Tiny home w/o foundation over 200 SF: must be certified by the building code. Not currently regulated as a dwelling unit under Title 21

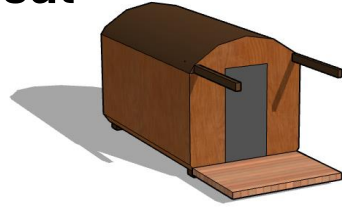


Manufactured housing without a foundation: could potentially be certified as safe under building code. Possibly allowed in R-5 and MHCs by Title 21.

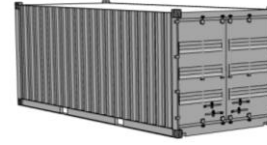
Potential Under Proposal



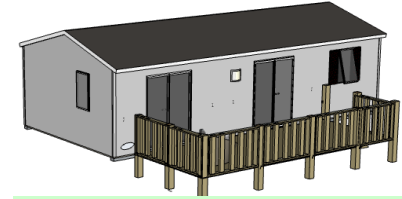
RV: certified safe by Federal Motor Vehicle safety standards. Not considered housing.



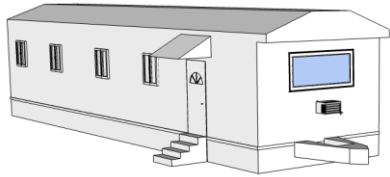
Tiny home “shed on a sled” under 100 SF (or 400SF): Not technically a dwelling unit. Requires special exemption for Title 21.



Connex: could potentially be certified as safe under building code. Not currently regulated as a dwelling unit under Title 21.



Modular housing on a foundation: can be certified as safe under building code. Currently regulated as a dwelling unit under Title 21



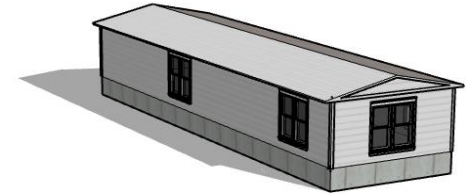
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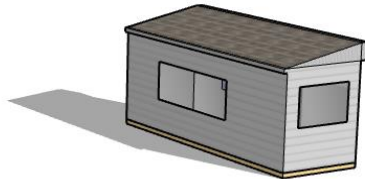
Tiny home on a foundation that meets building code: can be certified as safe under building code. Currently regulated as a dwelling unit under Title 21.



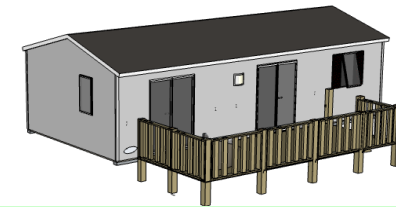
Post 1976 Mobile home/Manufactured home (HUD code): certified safe by HUD. Currently allowed in R-5 and MHCs by Title 21.



Tiny home on wheels: Not necessarily certified by building code or vehicle code. Could potentially be placed in a MDUC.



Tiny home w/o foundation over 200 SF: must be certified by the building code. Not currently regulated as a dwelling unit under Title 21. Could potentially be placed in a MDUC.



Manufactured housing without a foundation: could potentially be certified as safe under building code. Would be allowed in MDUCs

Policy or Technical Guidance	Excerpt
Anchorage 2020 Plan (2001):	<ul style="list-style-type: none"> • “Public comments received during the review of ANCHORAGE 2020 expressed a need to retain mobile home parks as a housing choice within the Bowl.” • Policy #58: Encourage more affordable housing, including home ownership opportunities for low-income residents. • Policy #59: Recognize mobile home parks, co-ops, and common ownership interests as viable, affordable housing choices and neighborhood lifestyle options.
Anchorage 2040 Plan (2017):	<ul style="list-style-type: none"> • 2040 LUP Action 4-8 Evaluate and monitor barriers to fair housing in Anchorage, and establish goals and actions to overcome those barriers. • 2040 LUP Action 4-12 Work jointly with the manufactured housing industry/community and affordable housing advocates to develop an affordable housing redevelopment displacement mitigation strategy. • 2040 LUP Action 4-17 Amend Title 21 to allow small-lot subdivisions enabling more forms of small-lot housing as an alternative to large multi-unit buildings in multifamily districts.
Anchorage Assembly Housing Action Plan (2024)	<ul style="list-style-type: none"> • Goal #4: 4. Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents. • Strategy A “Remove Barriers to Infill and New Construction” # 7: Remove zoning and building code (Titles 21 and 23) barriers to manufactured and prefabricated housing. • Strategy E “Expand Housing Affordability, Accessibility and Stability”-- #4 Explore policies to protect and preserve current affordable housing stock, such as owner- and renter occupied units in mobile home parks.
2024 Manufactured Housing Feasibility Report (2024)	<ul style="list-style-type: none"> • “Increasing the allowable density of MHCs to 10, 12, or 14 units per acre would still provide room for individual units to have meaningful lot sizes and space around them.”
2024 Annual CDBG Action Plan (2024):	<ul style="list-style-type: none"> • “Does the Municipality’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production? No. While the municipality allows prefabricated housing under the existing building code, however HUD-code manufactured housing is prohibited as a standalone structure in all zones except for R-5, CE-R5, and CE-R5A. HUD-code manufactured housing is prohibited everywhere in Girdwood.”
2025 Annual CDBG Action Plan(2025):	<ul style="list-style-type: none"> • “Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment: During the period of this Action Plan and the 2023-2027 Consolidated Plan, the Municipality will continue to take action to reduce barriers to affordable housing. This includes: • Simplifying the rezone process to allow more property to reach its designation in the future land use map (2040 plan) • Simplifying how the zoning code regulates small forms of housing such as manufactured homes and tiny homes.”

Section	Overview of proposed changes
<u>Section 1:</u> 21.03.115 Small Area Implementation Plan	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit.
<u>Section 2:</u> 21.04.020 Residential Districts	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit.
<u>Section 3:</u> 21.05.010 Table of Allowed Uses	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit. Allow mobile dwelling units on a foundation in all residential zones. Allow mobile dwelling unit communities as a use permitted by administrative site plan review, rather than a conditional use.
<u>Section 4:</u> 21.05.030 Residential Uses: Definitions and Use Specific Standards	<ul style="list-style-type: none"> Define "mobile dwelling unit" and include clarification about what this term means. Update language from "mobile/manufactured" to mobile dwelling unit. Remove the restriction that MDUs can only be sited on their own in R-5 zoning. Allow MDUs on temporary foundations as ADUs. Update the definition of a mobile dwelling unit community to be more than four units rather than more than two units. Update standards for space in a Mobile Dwelling Unit community. Increase the allowable density to match with the minimum lot size of 1,750 SF. Reduce minimum lot size from 3,500SF to 1,750 SF for a single MDU, reduce minimum lot size from 5,000SF to 2,500SF for a duplex MDU (retains separation distances between MDUs for fire safety).
<u>Section 5:</u> 21.05.050 Commercial Uses: Definitions and Use Specific Standards	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit.
<u>Section 6:</u> 21.05.070 Accessory Uses and Structures	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit. Allow an MDU to be used as an ADU. Allow a shipping container/context to be used as a dwelling unit, if certified as safe. Also exempt shipping container dwelling units from the specific design standards for shipping containers used for other purposes.
<u>Section 7:</u> 21.05.080 General Temporary Use Standards	<ul style="list-style-type: none"> Allow an MDU to be used as temporary housing.
<u>Section 8:</u> 21.06.020 Dimensional Standard Tables	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit.
<u>Section 9:</u> 21.07.020 Natural Resource Protection	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit.
<u>Section 10:</u> 21.10.020 Chugiak-Egle River Application of Chapter 21.10	<ul style="list-style-type: none"> Clarify how to navigate differences in terminology when using Eagle River Code.
<u>Section 11:</u> 21.11.050 Downtown Use Table	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit.
<u>Section 12:</u> 21.13.020 Nonconformities section	<ul style="list-style-type: none"> Update language from "mobile/manufactured" to mobile dwelling unit.
<u>Section 13:</u> 21.15.040 Definitions for Residential Uses	<ul style="list-style-type: none"> Add definition of MDU

June 6, 2025



Additional proposal

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
For uses allowed in the A, TA, and TR districts, see section 21.04.060.
All other uses not shown are prohibited.

Use Category	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific							
	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2 ¹		MI	AF	DR	PR	PLI	W	
RESIDENTIAL USES																															
Household Living	****	****	****																												
	Dwelling, mobile dwelling unit (HOME)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														P	21.05.030A.7.
	Mobile Dwelling Unit (MANUFACTURED HOME) community					S-C	S-C		S-C	S-C	S-C																			P	21.05.030A.8.

Group Living	****	****	****																												
	Habilitative care facility medium, (9-25 residents)	C	C	C	C	C	P	P	P	P	C	C	C					P	P	P										P[C]	21.05.030B.3.
	Habilitative care facility, large (26+ residents)						P	P	P	P								P	P	P										P[C]	21.05.030B.3.
	Transitional Living Facility						P	P	P	P								P	P											P[C]	21.05.030B.5.

PLI ZONING

RIGHT OF WAY

RIGHT OF WAY

**B-3 SL
ZONING**

PLI ZONING

Questions?

Thank you