

Using Whitefish, MT as an example, provide a complete housing implementation plan for Girdwood, AK.

Using Whitefish, MT as an example, here's a comprehensive housing implementation plan for Girdwood, AK, taking into account its limited local governance authority within the Anchorage municipality:

Girdwood Housing Implementation Plan

1. Needs Assessment and Strategic Planning

- Conduct a thorough housing needs assessment to determine the current and projected housing requirements for Girdwood.
- Develop a Strategic Housing Plan, similar to Whitefish's, outlining specific goals and strategies to address housing needs over the next 5-10 years.

2. Establish a Housing Task Force

- Form a dedicated Housing Task Force or Committee to oversee the implementation of the housing plan.
- Include representatives from local businesses, residents, and the Girdwood Board of Supervisors.

3. Funding and Resources

- Explore funding options, including: Proposing a property tax levy specifically for affordable housing initiatives

4. Zoning and Land Use Updates

- Review and update zoning regulations to promote affordable housing development: Allow multi-family and mixed-use developments in appropriate zones

5. Development Partnerships

- Identify publicly-owned land suitable for affordable housing development.

- Partner with non-profit housing organizations or developers to create workforce housing projects.

6. Incentive Programs

- Develop incentives for developers and property owners, such as: Density bonuses for including affordable units.

7. Rental Assistance and Conversion Programs

- Explore a rental assistance program for immediate relief to workers struggling with housing costs.
- Consider implementing a rental conversion program to incentivize long-term rentals over short-term vacation rentals.

8. Community Engagement and Education

- Host regular community meetings and workshops to gather input and keep residents informed about housing initiatives.
- Develop educational resources about available housing programs and assistance.

9. Monitoring and Adaptation

- Establish key performance indicators to track the progress of housing initiatives.
- Conduct annual reviews of the housing plan and make adjustments based on changing needs and market conditions.

10. Collaboration with Anchorage Municipality

- Work closely with the Anchorage municipal government to align Girdwood's housing strategies with broader regional planning efforts.
- Advocate for policies and resources that support Girdwood's specific housing needs within the larger municipal framework.

By adapting strategies from Whitefish's successful approach and tailoring them to Girdwood's unique situation, this plan provides a comprehensive framework for addressing the community's housing challenges. The focus on partnerships, diverse funding sources, and flexible zoning can help Girdwood create more affordable and workforce housing options despite its limited governance authority.

Housing Action Plan for Girdwood, Alaska

Executive Summary

Girdwood, Alaska, a mountain resort community within the Municipality of Anchorage, faces a critical housing crisis driven by high demand for vacation homes, short-term rentals, and limited affordable housing options for its workforce. With median home prices around \$XXX,XXX and rising rental costs, many local workers, including teachers, firefighters, and service industry employees, struggle to find affordable housing. This plan outlines actionable strategies to address Girdwood's housing shortage, emphasizing collaboration between nonprofits, government entities, and private stakeholders to create sustainable, affordable housing solutions. The plan includes pathways for nonprofit and governmental participation to ensure a balanced approach that preserves Girdwood's community character while meeting housing needs.

1. Background and Context

Girdwood, a community of approximately 2,000 residents, is a vibrant ski resort town southeast of Anchorage, heavily reliant on tourism and seasonal employment. The influx of second homes and short-term rentals has significantly reduced the availability of affordable housing, forcing some workers to live in cars or tents. The controversial Holtan Hills project, a proposed development of over 100 homes, highlighted community concerns about affordability, infrastructure strain, and the lack of workforce housing guarantees. Despite its approval in January 2024, many residents fear it will primarily serve wealthier buyers rather than local workers. This plan aims to address these challenges through a multi-faceted approach involving nonprofits, government, and community stakeholders.

Goals:

- Increase the supply of affordable housing for Girdwood's workforce and year-round residents.
- Limit the proliferation of short-term rentals to prioritize primary residences.
- Foster collaboration between nonprofits, government, and private developers to ensure equitable housing solutions.
- Preserve Girdwood's unique community character and environmental integrity.

2. Nonprofit Pathway for Participation

Nonprofits, such as the Girdwood Community Land Trust and other housing-focused organizations, are well-positioned to lead affordable housing initiatives due to their community

ties and mission-driven focus. The following strategies outline how nonprofits can contribute:

2.1. Development of Affordable Housing Units

Nonprofits can leverage federal and state funding to develop affordable housing projects tailored to Girdwood's workforce.

Action: Partner with the Alaska Housing Finance Corporation (AHFC) to access GOAL program grants, Low-Income Housing Tax Credits, and HOME funds for constructing or rehabilitating affordable rental units. [](<https://www.ahfc.us/pros/homelessness/development-grants>)

Example: Develop small-scale projects like A-frame cabins or dry yurts near communal facilities, as proposed by the Girdwood Community Land Trust, to minimize infrastructure costs. [](<https://www.adn.com/alaska-news/anchorage/2023/02/15/a-major-girdwood-housing-proposal-is-dead-now-the-alaska-resort-community-wants-to-figure-out-its-own-solutions-to-its-housing-crisis/>)

Role: Nonprofits can manage construction, secure funding, and ensure units remain affordable through deed restrictions or long-term affordability covenants.

Timeline: Secure funding by Q3 2026; begin construction by Q2 2027.

2.2. Community Land Trust Model

A community land trust (CLT) can acquire land to hold in perpetuity, ensuring long-term affordability.

Action: The Girdwood Community Land Trust can work with the Municipality of Anchorage's Heritage Land Bank to transfer city-owned parcels for affordable housing development. [](<https://www.adn.com/alaska-news/anchorage/2023/02/15/a-major-girdwood-housing-proposal-is-dead-now-the-alaska-resort-community-wants-to-figure-out-its-own-solutions-to-its-housing-crisis/>)

Example: Use the CLT model to develop 10–20 units of workforce housing, prioritizing local employees and families with incomes below 80%–(120%) of the area median income (AMI).

Role: Nonprofits oversee land acquisition, community engagement, and resident eligibility screening.

Timeline: Finalize land transfer agreements by Q4 2026; complete initial units by Q4 2028.

2.3. Advocacy and Education

Nonprofits can educate residents and advocate for policies that prioritize affordable housing.

Action: Collaborate with the Girdwood Board of Supervisors (GBOS) to advocate for deed restrictions limiting short-term rentals and requiring primary residency.
(<https://www.adn.com/alaska-news/anchorage/2022/12/03/anchorage-assembly-to-vote-on-proposed-housing-development-in-girdwood-drawing-community-pushback/>)

Example: Host community workshops to gather input on housing needs and build support for affordable housing initiatives.

Role: Nonprofits act as community liaisons, ensuring resident voices shape development plans.

Timeline: Launch workshops in Q1 2026; advocate for policy changes by Q3 2026.

3. Governmental Pathway for Participation

The Municipality of Anchorage, the Girdwood Board of Supervisors (GBOS), and state agencies like the AHFC play critical roles in facilitating housing solutions through policy, funding, and oversight. The following strategies outline governmental participation:

3.1. Policy and Regulatory Reforms

Government entities can implement policies to incentivize affordable housing and limit speculative development.

Action: Enact zoning changes to allow higher-density housing, such as duplexes and multi-family units, and impose deed restrictions to prioritize primary residences.
(<https://www.alaskasnewsresource.com/2024/01/23/anchorage-assembly-revisit-controversial-girdwood-holtan-hills-housing-proposal/>)

Example: Adopt the GBOS's 2016 vote to expand local government powers to support housing development, enabling tax incentives or subsidies for affordable projects.
(<https://girdwoodinc.org/category/uncategorized/>)

Role: The Municipality of Anchorage and GBOS oversee zoning updates and enforce deed restrictions.

Timeline: Approve zoning changes by Q2 2026; implement deed restrictions by Q4 2026.

3.2. Public-Private Partnerships with Oversight

Government can partner with private developers while ensuring affordability goals are met.

Action: Require developers like CY Investments to allocate a higher percentage of units (e.g., 20%) for affordable housing in projects like Holtan Hills, with oversight by GBOS and a third-party consultant. (<https://alaskapublic.org/anchorage/2024-01-30/girdwood-housing->

[development-deal-greenlit-by-anchorage-assembly\)](#)

Example: Transfer additional Heritage Land Bank parcels to nonprofits for affordable housing, as mandated in the revised Holtan Hills deal. (<https://www.adn.com/alaska-news/anchorage/2024/01/24/anchorage-assembly-oks-holtan-hills-large-scale-housing-development-in-girdwood/>)

Role: Government provides land and funding while enforcing affordability requirements.

Timeline: Finalize partnership agreements by Q3 2026; monitor compliance through 2030.

3.3. Funding and Incentives

State and municipal governments can provide financial support to bridge affordability gaps.

Action: Allocate AHFC's Housing Choice Vouchers and Rural Professional Housing Grants to prioritize Girdwood's teachers, health professionals, and public safety workers. (<https://www.ahfc.us/tenants/programs-opportunities/privately-owned-rentals/anchorage-housing-choice-voucher/>)](<https://www.ahfc.us/pros/homelessness/development-grants/>)

Example: Offer subsidies or low-interest loans through the USDA Rural Development program to support self-help housing initiatives for low-income residents. (<https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants-19>)

Role: Government agencies distribute funds and monitor program compliance.

Timeline: Open voucher applications in Q2 2026; distribute grants by Q4 2026.

4. Integrated Solution Options

To maximize impact, nonprofits and government must collaborate on integrated strategies that address Girdwood's unique challenges. The following options combine both pathways:

4.1. Mixed-Use Workforce Housing Development

Develop a mixed-use project combining affordable housing with community amenities.

Nonprofit Role: Lead project management and secure AHFC grants for construction.

Government Role: Provide land from the Heritage Land Bank and streamline permitting processes.

Example: A 50-unit development with 30% affordable units, a daycare, and small retail spaces to support local businesses.

Timeline: Break ground by Q3 2027; complete by Q4 2029.

4.2. Short-Term Rental Regulations

Implement policies to curb the conversion of housing into short-term rentals (insert): or reduce impacts on neighbors of STR via registration requirement and expressed written community expectations.

Nonprofit Role: Advocate for community-supported regulations and educate residents on their benefits.

Government Role: Enforce homeowners' association bylaws and municipal ordinances limiting short-term rentals, as included in the Holtan Hills deal.

(<https://alaskapublic.org/anchorage/2024-01-30/girdwood-housing-development-deal-greenlit-by-anchorage-assembly>)

Example: Cap short-term rentals at 10% of Girdwood's housing stock, prioritizing primary residences. (Insert: Start a STR registration process with fee. Accumulated fees are dedicated toward housing affordability solutions.)

Timeline: Pass regulations by Q4 2026; enforce by Q2 2027.

4.3. Community-Driven Comprehensive Plan (DONE!)

Develop a Girdwood-specific comprehensive plan to guide future housing development.

Nonprofit Role: Facilitate community input through workshops and surveys.

Government Role: Fund and adopt the plan, integrating it into municipal land-use policies.

Example: A plan prioritizing workforce housing, infrastructure upgrades, and environmental sustainability.

Timeline: Draft plan by Q4 2026; adopt by Q2 2027.

5. Implementation and Monitoring

Implementation Steps:

1. Q1–Q2 2026: Form a Girdwood Housing Task Force with representatives from nonprofits, GBOS, AHFC, and residents to oversee plan execution.
2. Q3 2026–Q4 2027: Secure funding, finalize land transfers, and begin construction on pilot projects.

3. Q1 2028–2030: Monitor project outcomes, adjust policies, and scale successful initiatives.

Monitoring Metrics:

- Number of affordable units built and occupied by local workers.
- Percentage of housing stock used as primary residences vs. short-term rentals.
- Community satisfaction ratings through annual surveys.

Funding Sources:

- AHFC GOAL program grants and Housing Choice Vouchers.
(<https://www.ahfc.us/pros/homelessness/development-grants>)
(<https://www.ahfc.us/tenants/programs-opportunities/private-owned-rentals/anchorage-housing-choice-voucher>)
- USDA Rural Development loans and grants. (<https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants-19>)
- Municipal bonds or tax increments for infrastructure improvements.

6. Conclusion

Girdwood's housing crisis requires immediate, collaborative action to ensure its workforce and residents can afford to live in the community they sustain. By leveraging nonprofit expertise in affordable housing development and community engagement, alongside governmental authority in policy, funding, and land management, this plan provides a roadmap for sustainable growth. The proposed strategies balance affordability, community input, and environmental considerations, ensuring Girdwood remains a vibrant, inclusive place to live and work. Through ongoing collaboration and monitoring, Girdwood can address its housing challenges while preserving its unique character.

GIRDWOOD HOUSING ACTION PLAN

Creating Sustainable Housing Solutions Through Nonprofit and Government Partnership

Prepared: June 2025

INTRODUCTION

Girdwood, Alaska is a unique mountain community within the Municipality of Anchorage, facing acute housing challenges. Seasonal tourism, limited land availability, and infrastructure constraints have led to rising costs, constrained supply, and significant pressure on working families. This Housing Action Plan outlines a collaborative strategy to address housing shortages and affordability through aligned actions by local government, nonprofit organizations, and community stakeholders.

GOALS

- Increase the supply of year-round housing for local workforce and families.
- Preserve long-term affordability through nonprofit landholding and deed restrictions.
- Leverage public and private resources to support housing development.
- Ensure community character and sustainability guide all housing initiatives.

STRATEGY OVERVIEW

To achieve these goals, the Housing Action Plan is structured around three strategic pillars:

- Land Access and Control
- Funding and Financing
- Policy and Partnership Alignment

1. LAND ACCESS AND CONTROL

1.1 Public Land Utilization

The Municipality of Anchorage should identify and dedicate underutilized public land for housing development within Girdwood, such as parcels within the South Townsite. Prioritize land transfers or leases to mission-driven nonprofit housing developers (e.g., community land trusts or housing authorities).

1.2 Community Land Trust Model

Support the Girdwood Community Land Trust in acquiring land and maintaining long-term affordability through 99-year ground leases. Establish shared-equity models allowing homeowners to build wealth while keeping homes affordable to future buyers.

1.3 Land Bank Feasibility Study

Conduct a feasibility study for a local or regional land bank to acquire, hold, and prepare land for development in partnership with nonprofits.

2. FUNDING AND FINANCING

2.1 Capital Stacking for Development

Use layered financing (e.g., grants, low-interest loans, philanthropy) to reduce project costs. Nonprofits should pursue:

- HUD HOME and CDBG Funds
- Alaska Housing Finance Corporation (AHFC) grants
- Federal programs such as USDA Rural Development and LIHTC
- Municipal bonding or tax incentives

2.2 Housing Trust Fund

Establish a Girdwood Housing Trust Fund with initial municipal investment and philanthropic matching. This fund would support predevelopment, infrastructure, and gap financing for nonprofit-led projects.

2.3 Infrastructure Cost-Sharing

Work with the Municipality to create a cost-sharing program to cover utility expansion, roads, and water/sewer needed for new developments.

3. POLICY AND PARTNERSHIP ALIGNMENT

3.1 Zoning and Code Updates

Work with the Anchorage Planning Department to revise Girdwood's zoning code to allow:

- Smaller lot sizes and cluster housing
- Multi-unit buildings (duplexes, fourplexes)
- Form-based code alternatives that preserve alpine character

3.2 Short-Term Rental Regulation

Implement a permitting system with caps or fees on short-term rentals. Redirect a portion of STR revenue to the Girdwood Housing Trust Fund.

3.3 Public-Private Development Partnerships (P3)

Establish frameworks for the Municipality or Land Trust to issue RFPs for nonprofit or mixed-income housing projects on public land. Provide long-term lease options to reduce development costs while retaining public interest.

IMPLEMENTATION TIMELINE

Phase | Action Items | Lead Entities | Timeline

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Phase 1 | Land inventory, zoning review, trust fund establishment | MOA, Land Trust, GBOS
| 6–12 months

Phase 2 | RFP issuance, funding applications, infrastructure planning | Nonprofits, MOA,
AHFC | 1–2 years

Phase 3 | Groundbreaking, STR policy enacted, capital campaign launched | Developers,
Trust, Philanthropy | 2–3 years

GOVERNANCE & ACCOUNTABILITY

Create a Girdwood Housing Task Force composed of:

- Local government representatives (MOA, GBOS)
- Nonprofit housing organizations (GCLT, RurAL CAP, Habitat for Humanity)
- Community members
- Real estate and construction professionals

This Task Force will:

- Monitor implementation progress
- Update policies annually
- Report to the community through public meetings and newsletters

CONCLUSION

Girdwood's housing crisis requires bold and cooperative action. By aligning public tools with nonprofit capacity and community priorities, Girdwood can build a resilient housing system that supports year-round residents, families, and the broader economy. This action plan provides a framework—but real change depends on political will, local leadership, and sustained investment.

Submitted by: Assembly Member Volland
Assembly Chair Constant
Prepared by: Assembly Counsel's Office
For reading: August 26, 2025

ANCHORAGE, ALASKA
AO No. 2025-_____

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

WHEREAS, Short-Term Rentals (STR) is a relatively new rental housing market that has grown exponentially in recent years through rental hosting platforms such as AirBnB, VRBO, and others; and

WHEREAS, the Municipality of Anchorage is facing a housing shortage and is working to increase housing supply in the Municipality through a variety of measures, including the Anchorage Assembly's commitment to increase housing development and fund initiatives and plans supporting these efforts; and

WHEREAS, and Short-Term Rentals have shown to be a factor in the housing crisis in some communities in the United States both for the positive and for the negative, and the Municipality has been significantly impacted; and

WHEREAS, the Anchorage Assembly passed and approved AO 2023-110(S-1), As Amended, on March 19, 2024, by a vote of 7-5, intended to regulate STR's within the Municipality by requiring a license and insurance coverage, to ensure compliance with applicable provisions of Municipal Code for land use, fire, health and other regulations, but it was vetoed by the Mayor and no vote to override was taken; and

WHEREAS, Anchorage Municipal Code section 12.20.031 requires a hosting platform for STRs to register with the Finance Department to collect the Municipality's room tax and remit to the Department on behalf of all operators for which it provides that service, reporting it in an aggregate amount only; and

WHEREAS, in the past the registered hosting platforms have taken a position that identification of each individual operator using its service and their individual room rental and collection information is considered proprietary information by platform hosts and is not provided to the Municipality; and

WHEREAS, if the voters of the Municipality authorize the additional room tax levied on only STRs through this proposed Charter amendment, it is the intent of the Assembly to utilize the existing system of hosting platforms to collect and levy all room tax from their operators-both the current total 12% room tax plus this additional 5% room tax levied on STRs-in order to efficiently and effectively build a housing fund for the dedicated net proceeds and offset the negative impacts of STRs on the housing market and inventory; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Pursuant to state law and the Anchorage Municipal Charter, a ballot proposition in substantially the following form shall be placed on the ballot and submitted to the qualified voters of the Municipality at the next regular municipal election on April 7, 2026.

PROPOSITION NO. ____**CHARTER AMENDMENT TO AUTHORIZE A 5% TAX ON SHORT-TERM RENTAL TRANSACTIONS.**

The proposed Charter Amendment would authorize and enact a five percent (5%) tax on each transaction for a short-term rental within the Municipality of Anchorage, in addition to any other room tax applied to such transactions, which is currently a 12% tax.

The Anchorage Municipal Charter would be amended by adding the following new section to Article XIV:

Section 14.08 Short-term rentals transactions tax.

- (a) *Five percent room tax on short-term rentals.* The assembly is hereby authorized to levy, to the extent provided by law, a five percent (5 %) tax on each short-term rental transaction for residential units within the municipality. The assembly shall levy this tax as soon as practicable, but no later than July 1, 2026. This tax shall be separate from and in addition to any and all other taxes imposed on a short-term rental sales transaction.
- (b) *Dedication to housing and infrastructure.* The net receipts from the tax levied under this section, after payment of the costs of tax administration, collection, and audit to the municipality, are dedicated to and shall be available to use only for the purpose of supporting development of housing and related infrastructure. The assembly will determine the fund or establish a new fund for the dedicated tax proceeds.
- (c) *Exemptions and implementation.* The assembly may prescribe exemptions to the tax imposed by this section by ordinance. The assembly may enact by ordinance such additional provisions, not inconsistent with this section, as necessary or desirable to implement this section.
- (d) *Tax Cap Exclusion.* The tax levied by this section is excluded from the tax increase limitation calculation in section 14.03.
- (e) *Definitions.* For purposes of this section, the following definitions apply:

- (1) "Residential unit" means a separate and distinct living unit, which may be a condominium, town home, house, studio unit, condominium unit, bedroom or any such other similar unit, but does not include a room rental at a hotel, motel, or bed and breakfast.
- (2) "Short-term rental" or STR means the rental of a residential unit to any person, who, for consideration, uses, possesses or has the right to use or possess such residential unit for a period of less than thirty (30) consecutive days.

And amend Anchorage Municipal Charter Article II (4), Charter § 14.01(b), and Charter § 14.03(b), as follows (additions shown in **underline and bold**, deletions indicated by **[brackets, strikeouts in bold]**):

ARTICLE II BILL OF RIGHTS

This Charter guarantees rights to the people of Anchorage that are in addition to rights guaranteed by the Constitution of the United States of America and the Constitution of the State of Alaska. Among rights guaranteed by this Charter are:

- *** *** ***
- (4) The right of immunity from sales taxes, except upon approval by three-fifths ($\frac{3}{5}$) of the qualified voters voting on the question except the taxes imposed by Charter ~~§ [Section]~~ 14.05, ~~§ [and Section]~~ 14.07, **and § 14.08** shall be effective if approved by a majority (50 percent + one) of the qualified voters voting on the question.

*** *** ***

Section 14.01 Taxing Authority

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- (b) The right of immunity from sales taxes, except upon approval by three-fifths ($\frac{3}{5}$) of the qualified voters voting on the question except the ~~taxes~~ imposed by Charter ~~§ [Section]~~ 14.05, ~~§ [and Section]~~ 14.07, **and § 14.08** shall be effective if approved by a majority (50 percent + one) of the qualified voters voting on the question.

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Section 14.03. Tax increase limitation.

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- (b) The limitations set forth in subsection (a) do not apply to the following:
- (1) Taxes on new construction or property improvements which occur during the current fiscal year.
- (2) Taxes required to fund additional services mandated by voter approved ballot issues.

- (3) Special taxes authorized by voter approved ballot issues.
- (4) Taxes required to fund the costs of judgments entered against the municipality or to pay principal or interest on bonds, including revenue bonds.
- (5) Taxes required to fund the cost of an emergency ordinance enacted pursuant to 10.03 of the Municipal Charter.
- (6) Taxes imposed pursuant to Charter § 14.06 prior to 2022.
- (7) Taxes imposed pursuant to Charter § 14.08.**

*** *** ***

If approved by more than 50% of the qualified voters voting on the question at the April 7, 2026 Regular Election, the Charter amendments will become effective 30 days after certification of the election.

Shall the Charter be amended as shown above and become law, authorizing a dedicated 5% tax on short-term rental transactions?

YES [] NO []

Section 2. The Administration is directed to prepare and submit an ordinance to amend the Anchorage Municipal Code to implement and codify provisions necessary and reasonable to administer and collect the new short-term rental tax. Such ordinance should be introduced to the Assembly at a regular meeting as soon as practicable, but no later than 45 days before the required date of levy set out in Charter 14.08(a). Such ordinance shall include the following:

1. Exemptions identical to the exemptions provided in AMC chapter 12.20, Room Tax.
2. Integrate into AMC Chapter 12.20 and rely on as much of existing municipal code as possible to compel compliance, collection and remittance.
3. Designation of a fund, existing or newly established, to which the revenues from this new 5% STR tax are deposited, with parameters restricting use of the money only to support housing developments and related infrastructure. The net receipts from the dedicated tax shall never lapse to the general government operating fund.

Section 3. The Charter amendments set forth in the proposition in Section 1 of this ordinance and Section 2 of this ordinance shall become effective 30 days after certification of the election, if and only if, said proposition is approved by a majority of the qualified voters of the Municipality voting on the proposition during the regular Anchorage Municipal election held on April 7, 2026. The remainder of this ordinance shall be effective upon passage and approval by two-thirds of the total membership of the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

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ATTEST:

Chair

Municipal Clerk

Proposed Amendment #1 to AO 2025-97

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

Submitted by: Assembly Member Johnson

PROPOSED AMENDMENT

Purpose/Summary of Amendment: The intent of this amendment is to place in the Charter language a requirement that the STR tax revenue must be spent in the community where it is collected. Specifically, this will ensure money raised from STR's in Girdwood is used towards housing and related infrastructure in Girdwood.

The general rationale for this tax is STRs impact communities and should therefore help pay for mitigating efforts (namely, building more affordable housing). That logic leads to the conclusion that the impacted community should be the community that benefits, to the degree it is affected. Three distinct communities can be easily delineated and the STR tax income identifiable from them: Girdwood & Turnagain Arm, the Anchorage Bowl, and the Eagle River, Chugiak, and Birchwood regions. Precise boundaries can be set out in the implementing ordinance.

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

AO Section 1, p. 2, beginning at line 39, amending as follows:

- (b) *Dedication to housing and infrastructure.* The net receipts from the tax levied under this section, after payment of the costs of tax administration, collection, and audit to the municipality, are dedicated to and shall be available to use only for the purpose of supporting development of housing and related infrastructure. The assembly will determine the fund(s) or establish [a] new fund(s) for the dedicated tax proceeds. To the maximum extent feasible, the tax on STR transactions in these regions of the municipality should be expended for the dedicated purposes only in their respective regions:
- (1) Anchorage Bowl,
 - (2) Girdwood and Turnagain Arm, and
 - (3) Eagle River, Chugiak and Birchwood.

Agenda Item No. 14.E.
Johnson Amendment No. 1

AND AO Section 2, p. 4, beginning at line 40, amending to add a new paragraph as follows:

- 4. Delineation of specific boundaries of the separate regions for revenue and expenditure of the dedicated funding and directive for segregating the revenues by region.**

Will there be any public or private economic effect to the proposed amendment?
☐ YES ☒ NO (check one) **If yes, please detail below.**

Proposed Amendment #2 to AO 2025-97

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE A BALLOT PROPOSITION AMENDING THE HOME RULE CHARTER TO AUTHORIZE A TAX ON SHORT-TERM RENTALS.

Submitted by: Assembly Chair Constant and Member Volland

PROPOSED AMENDMENT

Purpose/Summary of Amendment:

This amendment will include in the Section 2 directive to the Administration to prepare an implementing ordinance that an owner-occupied exemption shall be included. The criteria can be determined later in the implementing ordinance, but may be similar to the "at least 185 days of occupancy" required for the senior and disabled veteran exemptions for real property taxes. (AMC 12.15.015C.1.-2.)

TEXT OF AMENDMENT

(adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~])

AO Section 2, p. 4, beginning at line 41, amending as follows:

... Such ordinance shall include the following:

1. Exemptions identical to the exemptions provided in AMC chapter 12.20, Room Tax, and an exemption for STRs in an owner-occupied dwelling used as a primary residence and permanent place of abode.

Will there be any public or private economic effect to the proposed amendment?
☒ YES ☐ NO (check one) If yes, please detail below.

Reduces the base for this tax by excluding some STRs in residential buildings that are also owner-occupied. Unable to quantify the effect or reduction estimate at time of publishing this amendment.



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 757-2025

Meeting Date: October 7, 2025

FROM: MAYOR LAFRANCE; ASSEMBLY MEMBERS BALDWIN DAY, JOHNSON, AND VOLLAND

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM RENTALS, AMENDING REQUIREMENTS RELATED TO TAX REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

This ordinance accomplishes four things.

First, it codifies the status quo of short-term rentals in Anchorage by adding “short-term rentals” as a defined use type in Title 21 and allowing that use in all zoning districts where housing is permitted.

Second, the proposed ordinance would remove most reporting requirements placed on hosting platforms like AirBnB from the tax code, Title 12. Hosting platforms have reported that some of the information required by current Title 12 (such as whether a rented unit “is a room or an entire dwelling unit, and if an entire dwelling unit, whether it is a single-family home, duplex, triplex, accessory dwelling unit, or multifamily construction”) is not actually known to them. In sum, achieving compliance with the existing Title 12 provisions from hosting platforms has proved contested and difficult.

Third, the proposed ordinance would enact a modest STR-registration requirement, requiring owners of short-term rentals to provide basic information about their rentals to the Municipality:

- A. The street address of the short-term rental,
- B. The type of living unit in which the short-term rental is located (such as a bedroom, single-family house, townhouse, duplex, or condominium),
- C. The name(s) of the owner(s),
- D. The name and phone number of a local contact person responsible for the short-term rental,
- E. Whether the owner resides in the building where the short-

- 1 term rental is located,
- 2 F. Whether the living unit is rented out on a short-term basis throughout
- 3 the year or only seasonally (such as only during summer or only
- 4 during winter), and
- 5 G. Whether the living unit was rented out on a long-term basis (meaning
- 6 30 or more consecutive nights to the same person or group of
- 7 people) in the past year.
- 8

9 Lastly, because the new definition of the “short-term rental” use type encompasses

10 the current “bed and breakfast” accessory use type, the bed and breakfast

11 accessory use is removed from Title 21. The bed and breakfast use type is

12 removed to avoid redundancy between use types that could make it difficult for

13 Planning Department staff to decide which use category to apply to an activity

14 when conducting zoning reviews.

15

16 Pursuant to AMC 2.30.053, a summary of economic effects is not required

17 because the proposed ordinance has no private sector economic effects, and

18 local government effects are less than \$30,000.

19

20 **The Administration recommends approval. The Assembly sponsors**

21 **request your support for the ordinance.**

22

- 23 Prepared by: Allison B. Lang, Assistant Municipal Attorney
- 24 Approved by: Eva Gardner, Municipal Attorney
- 25 Concur: Erin Baldin Day, Assembly Member
- 26 Concur: Zachary Johnson, Assembly Member
- 27 Concur: Daniel Volland, Assembly Member
- 28 Concur: Mélisa R.K. Babb, Planning Director
- 29 Concur: Lance Wilber, Director, Planning, Development, &
- 30 Public Works
- 31 Concur: Ona R. Brause, Director, OMB
- 32 Concur: William D. Falsey, Chief Administrative Officer
- 33 Concur: Rebecca A. Windt Pearson, Municipal Manager
- 34 Respectfully submitted: Suzanne LaFrance, Mayor

ANCHORAGE, ALASKA
AO No. 2025-115

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO**
2 **ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM**
3 **RENTALS, AMENDING TITLE 12 REQUIREMENTS RELATED TO TAX**
4 **REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO**
5 **EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING**
6 **DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND**
7 **BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND**
8 **ZONING COMMISSION REVIEW.**
9

10
11 **WHEREAS**, short-term rental is not currently a defined use type in the Anchorage
12 Municipal Code's Title 21 – Land Use Planning, which produces confusion about
13 whether and where short-term renting of dwelling units is permitted; and,
14

15 **WHEREAS**, residential properties ranging from single-family homes to townhouses
16 to condominiums throughout the Municipality, from Girdwood to Downtown to
17 Chugiak, are currently rented for short-term occupancy to travelers, temporary
18 workers, and new arrivals; and,
19

20 **WHEREAS**, the Municipality collects its bed tax from hosting platforms through
21 which guests book short-term rental accommodations, which signals to the public
22 that short-term rentals are allowed in the Municipality; and,
23

24 **WHEREAS**, these code changes codify the status quo for short-term rentals by
25 allowing them in all zoning districts where housing is permitted while also providing
26 the elements of code necessary for the Assembly to regulate short-term rentals in
27 the future, such as by restricting short-term rentals to certain zoning districts,
28 structure types, or owner-occupied residences; and,
29

30 **WHEREAS**, information about the number and locations of short-term rentals in
31 Anchorage will help assess their impact on Anchorage's economy and housing
32 availability, and will inform potential future regulations of short-term rentals;
33

34 **WHEREAS**, the definition of the new short-term rental use type encompasses bed
35 and breakfasts, eliminating the need for the separate bed and breakfast accessory
36 use type in Title 21; and,
37

38 **WHEREAS**, this ordinance will not have significant economic effects; now,
39 therefore,
40

41 **THE ANCHORAGE ASSEMBLY ORDAINS:**
42

43 **Section 1.** Anchorage Municipal Code title 10 is hereby amended by adding a

new chapter 10.90, Registration of Short-Term Rentals, to read as follows:

CHAPTER 10.90 REGISTRATION OF SHORT-TERM RENTALS

10.90.010 Definitions.

For the purposes of this chapter, the following words and phrases shall mean:

Owner. Any person who, alone or with others, has an ownership interest in a short-term rental or the lot on which the short-term rental is located. A person whose interest in a proposed short-term rental is solely that of a tenant, subtenant, lessee, or sublessee shall not be considered an owner.

Short-term rental. A separate and distinct living unit, which may be a house, town home, condominium, studio unit, bedroom or any such other similar unit, offered for overnight occupancy in exchange for a fee and that is available for rent for fewer than 30 consecutive days.

10.90.020 Short-term Rental Registration Requirements.

No person or business may own a short-term rental in the Municipality of Anchorage without registering the short-term rental with the Municipality.

A. When registering a short-term rental, the owner must provide all the following information about each short-term rental owned within the Municipality of Anchorage:

1. The street address of the short-term rental;
2. The type of living unit in which the short-term rental is located (such as a bedroom, single-family house, townhouse, duplex, or condominium);
3. The name(s) of the owner(s);
4. The name and phone number of a local contact person responsible for the short-term rental;
5. Whether the owner resides in the building where the short-term rental is located;
6. Whether the living unit is rented out on a short-term basis throughout the year or only seasonally (such as only during summer or only during winter); and
7. Whether the living unit was rented out on a long-term basis (meaning 30 or more consecutive nights to the same person or group of people) in the past year.

B. The registration required by this section must be annually renewed. At the time of annual renewal, the owner must either update the registration information or affirm that all registration information is accurate and up to date.

1. The owner is responsible for reporting changes to items listed in subsection A.1-A.5 above, to the Municipality within 30 days.

C. If approved as a short-term rental by the Municipality, the short-term

rental shall be assigned an individual permit number that shall be listed
with the short-term rental on any hosting platform. Only registered
short-term rentals shall be listed on hosting platforms.

Section 2. Anchorage Municipal Code section 12.20.031 is hereby amended to
read as follows (*the remainder of the section is not affected and therefore not set
out*):

12.20.031 Registered hosting platforms.

*** *** ***

G. A registered hosting platform shall submit tax returns and remit tax
payments in accordance with sections 12.20.050 and 12.20.053,
except that the tax return shall set forth or include the aggregate
amounts of all rents earned by and taxes due from the operators who
use the hosting platform to rent or offer to rent rooms through the
hosting platform. To the extent a hosting platform collects taxes on
behalf of an operator, the operator's liability for those taxes shall be
deemed satisfied.

[1. IN ADDITION TO THE FOREGOING TAX RETURN
INFORMATION, A REGISTERED HOSTING PLATFORM
SHALL SUBMIT CONTEMPORANEOUSLY WITH THE TAX
RETURN A LIST OF ALL ROOMS RENTED FROM
OPERATORS WHO USED THE HOSTING PLATFORM TO
RENT OR OFFERED TO RENT THOSE ROOMS AND FOR
WHICH THE HOSTING PLATFORM COLLECTED TAXES.
NOTWITHSTANDING SECTION 12.20.060, THE
STATISTICAL INFORMATION DERIVED FROM THESE
SUPPLEMENTAL ROOM INFORMATION REPORTS IS
PUBLIC. THE SUPPLEMENTAL ROOM INFORMATION
SUBMITTAL SHALL INCLUDE:

- A. THE NUMBER OF OPERATORS THE TAXES ARE
SUBMITTED ON BEHALF OF.
- B. FOR EACH ROOM RENTED DURING THE
REPORTING PERIOD: THE LOCATION
INFORMATION THAT IS DISPLAYED ON THE
PUBLIC LISTING ON THE HOSTING PLATFORM,
WHETHER IT IS A ROOM OR AN ENTIRE
DWELLING UNIT, AND IF AN ENTIRE DWELLING
UNIT WHETHER IT IS A SINGLE-FAMILY HOME,
DUPLEX, TRIPLEX, ACCESSORY DWELLING UNIT,
OR MULTIFAMILY CONSTRUCTION.
 - I. THE LOCATION INFORMATION MAY BE
REPORTED IN AN AGGREGATED METHOD
BY A GEOGRAPHIC AREA DELINEATION AS
DETERMINED BY THE CHIEF FISCAL
OFFICER.
- C. PRESENTATION OF THE DATE REQUIRED BY A.
AND B. SEPARATELY FOR EACH MONTH IN THE
TAX REPORTING PERIOD.]

*** *** ***

Section 3. Anchorage Municipal Code section 21.03.030, Administrative Permits, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out and note that the formatting below is based on the code as hosted by Planning*):

[illegible]

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.																						
		RESIDENTIAL														COMMERCIAL				***		
Use Category	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	MC	***	Definitions and Use-Specific Standards
	Extended-stay lodgings							C	C	S												21.05.050J.2.
	Hostel					C	S	S	S	S												21.05.050J.3.
	Hotel/motel							C	C	S												21.05.050J.4. 21.05.020A.
	Inn							S		S								P				21.05.050J.5. 21.05.020A.
	Recreational and vacation camp											C		C	C	C						21.05.050J.6.
	Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
*** **																						

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24)

Section 5. Anchorage Municipal Code section 21.05.030, subsection B.4 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.030 Residential uses: Definitions and use-specific standards.

*** **

B. Group Living

*** **

4. Roominghouse.

- a. *Definition.* Any dwelling or establishment in which four or more guestrooms are available for compensation that is paid on a daily, weekly, or monthly basis. A roominghouse may offer dining services only to its tenants and their guests. This definition does not include [BED-AND-BREAKFAST ESTABLISHMENTS, WHICH ARE CLASSIFIED IN THIS TITLE AS AN

ACCESSORY USE UNDER SECTION 21.05.070, OR]
a hostel or short-term rental, which are [IS] classified
as a “visitor accommodation” under subsection
21.05.050J.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-
20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17;
AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-
24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24; AO No. 2023-87(S-1), §
5, 6-25-24)

Section 6. Anchorage Municipal Code section 21.05.050, subsection J is hereby
amended to read as follows (*the remainder of the section is not affected and
therefore not set out*):

21.05.050 Commercial Uses: Definitions and Use-Specific Standards.

*** *** ***

J. Visitor Accommodations

This category includes visitor-serving facilities that provide temporary
lodging in guest rooms or guest units, for compensation, and with an
average length of stay of less than 30 days. Accessory uses may
include pools and other recreational facilities for the exclusive use of
guests, limited storage, restaurants, bars, meeting facilities, and
offices. Specific use types include:

1. Camper Park

a. Definition

A lot or parcel of land, or portion thereof, temporarily
occupied or intended for temporary occupancy by
recreational vehicles or tents for travel, recreational, or
vacation usage for short periods of stay, and containing
a potable water source and washroom facilities. These
establishments may provide laundry rooms, recreation
halls, and playgrounds. These uses are not intended for
vehicle storage.

b. Use-Specific Standards

i. Location and Access

No entrance to, or exit from, a camper park shall
be through a residential district or shall provide
access to any street other than a collector or
street of greater capacity.

ii. Occupancy and Length of Stay

Spaces in camper parks may be used by
campers, recreational vehicles, equivalent
facilities constructed on automobiles, tents, or
short-term housing or shelter arrangements or
devices. The occupants of such space shall
remain in that space a period not to exceed 30
days.

2. Extended-Stay Lodgings

a. Definition

A visitor lodging establishment with six or more guest rooms offering suites with kitchens, business traveler communications conveniences, and intended primarily for periods of stay of one week or more. This definition does not include short-term rental [BED-AND-BREAKFASTS] which is [ARE] classified as a[N] “visitor accommodation” under subsection 21.05.050J.7 [ACCESSORY USE UNDER SECTION 21.05.070].

b. Use-Specific Standards

- i. A kitchen area shall be provided in all guest rooms.
- ii. The facility shall provide a lobby area with a minimum of 750 square feet.
- iii. In the R-4 district, extended-stay lodgings shall have a minimum lot size of 14,000 square feet and shall have principal access from a street of collector class or greater.

3. Hostel

a. Definition

An overnight lodging facility in which beds (pillows), rather than rooms, are rented. Sleeping accommodations are primarily dormitory-style and shared kitchen facilities may be available to the guests.

b. Use-Specific Standards

- i. Hostels in the R-2M shall contain no more than 20 pillows. Hostels in the R-3, R-4, and R-4A shall contain no more than 40 pillows.
- ii. Hostels in residential zones require an administrative permit pursuant to subsection 21.03.030

4. Hotel/Motel

a. Definition

Any building containing 20 or more guestrooms, rented for compensation by the day or week, and offered for use by the general public in conjunction with subordinate services and facilities, such as restaurants and meeting rooms. Meeting facilities designed to accommodate 1,500 or more persons shall constitute a separate principal use and be classified as “civic/convention center” under this title. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- ii. Establishments in the R-4 and R-4A districts shall have all their guestrooms accessible by means of interior corridors.
- iii. Establishments whose rooms are individually accessible from the outdoors shall have frontage on a major arterial or street of greater classification. This restriction shall not apply in the GRST-1 and GRST-2 districts.
- iv. In the R-4 district, hotels shall have a minimum lot size of 14,000 square feet and shall have principal access from a street of collector class or greater.

5. Inn

a. Definition

A building or group of buildings containing between six and 19 guest rooms, or up to 60 pillows, for overnight lodging for compensation, where at least one meal per day may be provided to the guests, there is a central meeting room or lounge available to all of the guests, and there are no shared kitchen facilities. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- ii. Inns in the R-4A district shall be subject to the multifamily building design standards in section 21.07.110C. In the R-4A district, inns shall adhere to the maximum floor area ratio permitted for multi-family dwellings.

6. Recreational and Vacation Camp

a. Definition

An overnight recreational camp, such as a children’s camp, family vacation camp, or outdoor retreat. These establishments provide accommodation facilities, such as cabins and fixed camp sites, and incidental recreational and educational facilities.

7. Short-Term Rental

a. Definition

A furnished dwelling unit, or portion thereof, that is rented out for compensation on a temporary basis, to a single person or group, for a period of fewer than 30

*** **

D. Definitions and Use-Specific Standards for Allowed Accessory Uses
and Structures

*** *** ***

3. Short-Term Rental

- a. A short-term rental as an accessory use shall meet the
requirements of subsection 21.05.050J.7.b.

[BED AND BREAKFAST

- A. DEFINITION. A BED AND BREAKFAST IS A PRIVATE
RESIDENCE THAT OFFERS OVERNIGHT
ACCOMMODATIONS AND LIMITED FOOD SERVICE
TO OVERNIGHT GUESTS, FOR WHICH
COMPENSATION IS PAID ON A DAILY OR WEEKLY
BASIS.

B. USE-SPECIFIC STANDARDS

I. GENERAL STANDARDS

- (A) BED AND BREAKFAST
ESTABLISHMENTS ARE ALLOWED
ONLY IN ATTACHED OR DETACHED
SINGLE-FAMILY AND TWO-FAMILY
DWELLINGS, NOT INCLUDING MOBILE
HOMES.
- (B) THE HOST-OPERATOR OF THE BED
AND BREAKFAST ENTERPRISE SHALL
ESTABLISH AND MAINTAIN THE
SINGLE-FAMILY OR THE BED AND
BREAKFAST UNIT OF A TWO-FAMILY
STRUCTURE AS HIS OR HER PRIMARY
DOMICILE AT ALL TIMES WHILE IT IS
OPERATED AS A BED AND
BREAKFAST.
- (C) A BED AND BREAKFAST MAY HAVE
UP TO FIVE GUESTROOMS, AS
ALLOWED BY TABLE 21.05-3, TABLE
21.09.050-2, AND TABLE 21.10-5. IF AN
ADU ALSO EXISTS ON THE
PREMISES, THE ADU SHALL COUNT
AS ONE OF THE ALLOWED
GUESTROOMS. NO MORE THAN THE
PERMITTED NUMBER OF
GUESTROOMS SHALL BE OFFERED
FOR USE AT ANY ONE TIME.
- (D) ONLY ONE DAILY MEAL SHALL BE
OFFERED TO GUESTS AT ANY BED
AND BREAKFAST ESTABLISHMENT.
- (E) INDIVIDUAL GUESTS ARE
PROHIBITED FROM STAYING AT A

PARTICULAR BED AND BREAKFAST
ESTABLISHMENT FOR MORE THAN 30
CONSECUTIVE DAYS.

(F) A BED AND BREAKFAST SHALL NOT
BE PERMITTED CONCURRENTLY ON
ANY LOT WITH A CHILD OR ADULT
CARE FACILITY, OR ASSISTED LIVING
FACILITY.

(G) THE ACCESSORY USE SHALL
PROTECT AND MAINTAIN THE
INTEGRITY OF THE RESIDENTIAL
NEIGHBORHOOD. A BED AND
BREAKFAST SHALL NOT DETRACT
FROM THE PRINCIPAL USE IN THE
DISTRICT AND SHALL NOT PLACE A
BURDEN ON ANY PRIVATE OR PUBLIC
INFRASTRUCTURE (I.E., STREETS OR
UTILITIES) GREATER THAN
ANTICIPATED FROM PERMITTED
DEVELOPMENT.

(H) EVERY BED AND BREAKFAST
SUPPORTED BY ON-SITE WELL AND
WASTEWATER DISPOSAL SYSTEMS
SHALL CONFORM TO THE
REQUIREMENTS OF AMC CHAPTER
15.65, PERTAINING TO WASTEWATER
DISPOSAL REGULATIONS, AND SHALL
OBTAIN A ONE-TIME ONLY HEALTH
AUTHORITY CERTIFICATE.

II. ADMINISTRATIVE PERMIT

A BED AND BREAKFAST SHALL REQUIRE AN
ADMINISTRATIVE PERMIT PURSUANT TO
SECTION 21.03.030. AN APPLICATION FOR A
BED AND BREAKFAST PERMIT SHALL NOT
BE COMPLETE UNLESS IT IS ACCOMPANIED
BY PROOF OF A CURRENT BUSINESS
LICENSE, A CERTIFICATE OF ON-SITE
SYSTEMS APPROVAL (FOR ON-SITE
SYSTEMS ONLY), AND A SITE PLAN AND
BUILDING FLOOR PLANS MEETING THE
REQUIREMENTS OF THIS TITLE.]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,
1-12-15; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16; AO No. 2016-3(S), §
10, 2-23-16; AO No. 2016-136, § 3, 11-15-16; AO No. 2017-10, § 1, 1-24-
17; AO No. 2017-160, § 2, 12-19-17; AO No. 2017-176, § 5, 1-9-18; AO
No. 2018-43(S), §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38, § 6, 5-28-
20; AO No. 2021-26, § 1, 3-9-21; AO No. 2021-89(S), §§ 3—8, 21, 2-15-22;

AO No. 2022-107, § 1, 2-7-23; AO No. 2023-77, § 8, 7-25-23; AO No. 2024-24, § 3, 4-23-24)

Section 8. Anchorage Municipal Code Table 21.09-2: Table of Allowed Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use regulations.

A. Table of allowed uses.

5. Table of Allowed Uses.

TABLE 21.09-2: TABLE OF ALLOWED USES															
<i>P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table</i>															
<i>For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts</i>															
Use Category	Use Type	Residential							Commercial					Definitions and Use Specific Standards	
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	***	gC 3	gC 4	gC 5	gC 6	***		gC 10
*** **															
Visitor Accommodations	Hostel (small)	M			M	M									21.09.050B.4.c.
	Hostel (large)	C				C									21.09.050B.4.c.
	Hotel/motel														21.09.050B.1.a
	Inn	M			M										21.09.050B.4.d. 21.09.050B.1.a
	Lodging Reservations/ Auto Rental Check-In														21.09.050B.4.e.
	<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>21.05.050J.7.</u>
*** **															

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), §§ 6, 7, 6-21-16; AO No. 2016-3(S), §§ 12—14, 2-23-16; AO No. 2017-68, § 1, 4-25-17; AO No. 2020-53, § 1, 6-2-20; AO No. 2021-89(S), § 16, 2-15-22; AO No. 2021-112, § 1, 3-1-22; AO No. 2022-67, § 1, 7-26-22; AO No. 2023-24, § 1, 3-21-23; AO No. 2024-24, § 7, 4-23-24)

Section 9. Anchorage Municipal Code Table 21.09-3: Table of Accessory Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use Regulations

C. Accessory Uses

1. Table of Allowed Accessory Uses

b. Table of Allowed Accessory Uses

TABLE 21.09-3: TABLE OF ACCESSORY USES															
<i>P = Permitted; S = Administrative Site Plan Review; M = Major Site Plan Review; C = Conditional Use For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts</i>															
Accessory Uses	Residential						Commercial								Definitions and Use Specific Standards
	gR 1	gR2	gR 2A	gR3	gR4	gR5	***	gC3	gC 4	gC 5	gC 6	***	gC 10	***	
Accessory dwelling unit (ADU)	P	P	P	P	P			P	P		P				21.05.070D.1 21.09.050C.2.a
<u>Short-term rentals</u>															
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P		P[S]	P[S]		P[S]		P[S]		21.05.070D.3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[M]	[M]	[M]	[M]	[M]			[S]	[S]		[S]				[21.05.070D.3.]
Beekeeping	P	P	P	P	P										21.05.070D.4.
*** **															

AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14;
AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16;
AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 215-22; AO
2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-
24, 4-23-24; AO 2024-121, 1-7-25)

Section 10. Anchorage Municipal Code Table 21.10-4: Table of Allowed Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use regulations.

*** **

A. Table of allowed uses

*** **

5. Table of Allowed Uses

*** **

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																					
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040. All other uses not shown are prohibited.																					
		RESIDENTIAL												***	OTHER		OV				
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	***	CE-DO ³	CE-EVO	Definitions and Use-Specific Standards	
*** **																					
Visitor Accommodations	Camper park						C									C			C	21.05.050J.1.	
	Extended-stay lodgings															P		S	P	21.05.050J.2.	
	Hostel					C	C									P		S	P	21.05.050J.3.	
	Hotel/motel															P		M	P	21.10.050E.9. 21.05.050J.4. 21.05.020A.	
	Inn															P		S	P	21.05.050J.5. 21.05.020A.	
	Recreational and vacation camp									C		C	C	C							21.05.050J.6.
	<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **																					

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, § 2, 1-28-14; AO No. 2014-40(S), §§ 2(Att. A), 3, 4, 5-20-14; AO No. 2014-58, § 4(Att. C), 5-20-14; AO No. 2015-133(S), § 5, 2-23-16; AO No. 2015-142(S-1), §§ 8, 9, 6-21-16; AO No. 2016-3(S), §§ 15—17, 2-23-16; AO No. 2016-54, § 1, 6-7-16; AO No. 2016-136, § 4, 11-15-16; AO No. 2017-10, § 2, 1-24-17; AO No. 2017-57, § 2, 4-1-17 AO No. 2017-160, § 6, 12-19-17; AO No. 2019-11, § 5, 2-12-19; AO No. 2021-89(S), § 17, 2-15-22; AO No. 2022-107, § 2, 2-7-23; AO No. 2023-77, § 16, 7-25-23; AO No. 2024-24, § 8, 4-23-24)

Section 11. Anchorage Municipal Code Table 21.10-5: Table of Accessory Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use Regulations

*** **

G. Accessory uses and structures

*** **

2. Table of Allowed Accessory Uses and Structures

TABLE 21.10-5: TABLE OF ACCESSORY USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																				
P = Permitted					S = Administrative Site Plan Review								C = Conditional Use Review							
	RESIDENTIAL												***	OTHER			OV			
Accessory Uses	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	***	CE-DR	CE-PR	* * *	CE-DO ³	CE-EVO	Definitions and Use- Specific Standards
Accessory dwelling unit (ADU)	P ⁴	P ⁴	P	P	P		P	P	P	P	P	P	P			P				21.10.050H .1. 21.05.070. D.1.
<u>Short-term rentals</u>																				
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P[-R]	P	21.05.070D .3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]		[S]	[S]	[S]	[S]	[S]	[S]	[S]		[S]	[S]		[S-R]	[S]	[21.05.070 D.3.]
Beekeeping	P	P	P	P	P		P	P	P	P	P	P	P			P				21.05.070D .4.
*** **																				

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12-19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-23-24; AO 2025-41(S), 4-22-25)

Section 12. Anchorage Municipal Code Table 21.11-2: Table of Allowed Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 – Table of Allowed Uses – Table 21.11-2

*** **

A. Table of Allowed Uses.

*** **

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS					
P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES					
*** **					

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS					
P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Visitor Accommodations	Camper park			C	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	P	P	P	21.05.050J.4., 21.05.020A.
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				
	<u>Short-Term Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **					

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

Section 13. Anchorage Municipal Code Table 21.11-3: Table of Accessory Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 Use Regulations.

*** **

H. Table of Accessory Uses.

*** **

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS				
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES				
*** **				
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.
Skywalk	C	C	C	21.11.050I.5.
<u>Short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.070D.3.</u>
Telecommunications antenna only, large ¹	P/C	P/C	P/C	21.05.040K.

Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower ¹	P/C	P/C	P/C	21.05.040K.
*** **				

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

Section 14. Planning and Zoning Commission review of this Title 21 text amendment is waived under AMC 21.03.210C., As Amended by AO 2024-64; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 15. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk

Girdwood Short-Term Rental Registration & Regulation Framework

Introduction

The Girdwood Housing and Economic Committee (GHEC) recognizes the importance of Short Term Rentals (STR) as an integral part of our resort community. However, to ensure the sustainability of our local housing market and to mitigate the impact on workforce housing, we propose a comprehensive framework and code revisions to regulate STRs in the Girdwood Valley Service Area. This framework aims to balance the economic benefits of STRs with the need to maintain community standards and support local residents.

The Girdwood Housing and Economic Committee recommends the following framework, regulations, and restrictions on short-term rentals within the GVSA. Upon approval of this framework by GHEC, we request GBOS retain necessary legal counsel to finalize development of the recommended necessary code change under Anchorage Municipal Code Title 21 Chapter 9.

The Girdwood Board of Supervisors is fully authorized and empowered to develop, recommend code changes to the Anchorage Assembly, implement, and enforce short-term rental regulations squarely within the GVSA and GBOS Housing and Economic Stability service area authority passed under Proposition 7 in 2023 and defined in AMC 27.20.110.

Objectives

1. **Regulate STR Activity:** Establish clear and enforceable regulations for STR operations to minimize negative impacts on neighbors and the community.
2. **Require Registration:** Ensure all STR operators register with the Girdwood Valley Service Area for proper monitoring, compliance, and safety.
3. **Enforce Compliance:** Implement mechanisms for effective enforcement of STR regulations, including penalties for non-compliance.
4. **Economic Balance:** Foster an environment where STRs can operate without creating hurdles for Girdwood residents while addressing the workforce housing crisis.

Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9

Within Title 21 Chapter 9, the best place for short-term rental regulations is within section 21.09.050 Use Regulations. The below framework outlines which sections of code should be updated to include short-term rental use regulations.

Add New Allowed Use in Table 21.09-2: Table of Allowed Uses

Add a new row and applicable code sections to allow for "Short-Term Rental" under "Commercial" > "Visitor Accommodations"

Add "Permitted (P)" to all zoning districts within this table

Add New Chapter 9 Definitions

21.09.050.D.12	Short Term Rental (STR): A dwelling unit that is rented to an occupant for a period of less than 30 consecutive days.
21.09.050.D.13	Short Term Rental Operator: The owner or designated agent responsible for operating the STR.
21.09.050.D.14	Short Term Rental Owner: The individual or entity holding the title to the property being used as a STR.

Add New Short-Term Rental Regulation Provisions

The below section outlines example code that may be considered for development and adoption.

21.09.050.E.1 General Provisions

- A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease, or rent a dwelling unit within any zoning district defined in 21.09.040 for short-term rental occupancy except:
 - 1. A dwelling for which there is a short-term rental permit issued to the owner of that dwelling by the Girdwood Valley Service Area Board of Supervisors; or
 - 2. A property which is exempt from registration upon the owner attesting that the property has been used less than 14 days cumulative as a STR in the preceding 12 months.
- B. Permit Posting. The STR permit shall be posted within the dwelling unit in a clear and conspicuous place.
 - 1. Posting of public safety and operator contact information shall also be prominently displayed within the dwelling unit.
- C. Insurance Required. The owner and/or operator of the STR shall maintain liability insurance that also covers STR activities.

- D. Administration. The Girdwood Board of Supervisors shall retain staff and/or pursue retention of a third-party contract to administer short-term rental registration, education, investigation and administration.
- E. Funding shall be provided by the Girdwood Valley Service Area Housing and Economic Stability fund.

21.09.050.E.2 Registration

- A. All land use encompassing short term rental operations within the Girdwood Valley Service Area must register annually with the Girdwood Valley Service Area and obtain a license to operate.
- B. Registrants must pay an annual registration fee to the service area.
- C. A full listing of active short term rental registrations shall be made available to the Girdwood Volunteer Fire Department and Whittier Police Department on an annual basis, and updated as necessary.

21.09.050.E.3 Enforcement, Fees and Penalties

- A. The Girdwood Valley Service Area shall enforce STR regulations. All enforcement actions in the Girdwood Valley Service Area will be performed by municipal employees through the existing code enforcement mechanisms, reporting channels, adjudication and abatement.
- B. Complaints. Complaints may be submitted by GVSA to municipal code enforcement after preliminary investigation by GVSA employees or contractors, or by any member of the public through the existing municipal complaint request process.
- C. Penalties. Fines for non-compliance shall be levied upon the property owner.
- D. Collection. The Girdwood Valley Service Area shall use any legal means necessary to collect outstanding fines, including but not limited to a lien against the real property.
- E. All collected funds from levied fines shall be revenue within the Girdwood Valley Service Area for use in providing housing and economic stability goals.
- F. All GVSA fees and penalties are enumerated in the GVSA STR fee schedule;

FEE SCHEDULE TABLE

Item	Term	Fee
Registration	annual	\$150
Registration, Owner Occupied	annual	\$75
Renewal Registration; 1-3 validated complaints in prior 12 months	annual	\$300
Renewal Registration; 4+ validated complaints in prior 12 months	annual	\$600

Failure to register, 1st offense	Per occurrence	\$300
Failure to register, 2nd offense	Per occurrence	\$400
Failure to register, 3rd offense +	Per occurrence	\$500

Items Not Developed in this Code Change

Considerations within this framework that are not written include:

- Administrative review for grievances and appeals beyond existing code complaint framework
- Employee authorization for service area program management

Conclusion

The GHEC believes this framework offers a balanced approach to managing STRs in the Girdwood Valley Service Area. By regulating STR activity, requiring registration, and enforcing compliance, we aim to support the economic vitality of our community while preserving the quality of life for residents.

Next Action

The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.

Housing Goals - Girdwood Comprehensive Plan – Action / Implementation Plan DRAFT

Topic: Housing

Vision: The range of housing options in Girdwood allows residents the opportunity to live and work in Girdwood. The cost of housing in Girdwood balances employment and income distribution.

Action: Issue RFP for Consultant for Housing Action/Implementation Plan

Action: Issue RFP for re-write of Title 21 Chapter 9 to be in alignment with Girdwood Comprehensive Plan

Action: Get a Letter of Intent with HLB for commitment to support a community-led development on Ruane/Alyeska Parcel

Goal H1: Maximize use of existing housing inventory

H1.1 Develop strategies and best practices to maximize use of existing housing

Adopt policies that encourage housing development: reduce minimum lot sizes, remove ADU barriers, eliminate low density single-family zoning, convert districts to form-based code, etc.

Implementors/Partners: MOA Planning Department; GBOS

H1.2 Acknowledge need for short-term rental market while minimizing impacts

Revise land use regulations, develop comprehensive short-term rental regulations, minimize negative impact of commercial rentals.

Implementors/Partners: MOA Planning Department; GBOS

Action: Create Registration Mechanism for STR – incorporate what Bed and Breakfasts require such as life/health/safety (Lisa Miles) – Collect Funds via Registration Fee – Offer incentive to register.

H1.3 Encourage long-term rentals via incentives

Develop incentive tax structure for long-term rentals. Work with legislators to amend state-level policies.

Implementors/Partners: MOA Planning Department; GBOS; State Legislators

H1.4 Encourage property renovations that increase density

Encourage renovations through regulatory changes, tax or financial incentives where zoning allows.

Implementors/Partners: MOA Planning Department; GBOS

Goal H2: Encourage broad range of new housing development

H2.1 Encourage mixed-use residential and multi-family housing

Revise land use restrictions to allow more multifamily dwellings and by-right opportunities.

Implementors/Partners: MOA Planning Department; GBOS

Action Items: Match zoning to Girdwood Comprehensive Plan Land Use Plan

Action Items: Request GBOS for GHEC to attend joint GBOS/MOA meeting to provide presentation with intentions – October 27th 2025

H2.2 Allow duplexes and targeted multi-family housing

Revise land use codes to reflect this policy, encourage infill development.

Implementors/Partners: MOA Planning Department; GBOS

H2.3 Encourage ADUs

Revise ADU standards, expand allowance for attached and interior ADUs in all residential zones.

Implementors/Partners: MOA Planning Department; GBOS

H2.4 Explore non-conventional residential alternatives

Encourage tiny homes, alternative construction, and pre-manufactured homes.

Implementors/Partners: MOA Planning Department; GBOS

H2.5 Explore affordable housing alternatives

Reduce lot sizes, change zoning, implement shared-equity models for middle-income residents.

Implementors/Partners: MOA Planning Department; GBOS

H2.6 Fund infrastructure improvements

Work with municipal entities to fund water, sewer, roads to reduce development costs.

Implementors/Partners: AWWU; MOA Project Management and Engineering; GBOS/GVSA

H2.7 Develop community-supported senior housing

Form working group, explore public-private partnerships.

Implementors/Partners: GBOS; Senior Housing Subcommittee

H2.8 Encourage mixed-use & attainable housing

See Appendix 5 - HLB Conditions for 'The Mitten'.

Implementors/Partners: HLB; MOA Planning Department

Goal H3: Develop organizational capacity for housing

H3.1 Support funding for housing

Develop a Housing Action Plan, research funding streams, collaborate with developers.

Implementors/Partners: GBOS; MOA Planning Department; Affordable Housing Developers; HLB; Affordable Housing Non-profits

H3.2 Create housing coalition

Create coalition of residents, businesses, and entities to raise funds and build capacity.

Implementors/Partners: GBOS; HLB; MOA Planning Department; Affordable Housing Non-profits

Action: Hosting a developers listening session to learn what would bring developers interest to build workforce housing

H3.3 Market Girdwood to housing developers

Attract community-oriented housing developers with creative financing.

Implementors/Partners: Affordable Housing Non-profits

Action: Hosting a developers listening session to learn what would bring developers interest to build workforce housing

H3.4 Include HLB as stakeholder

Ensure HLB plays major role in Housing Action Plan.

Implementors/Partners: GBOS/GVSA; HLB

Goal H4: Collect and analyze housing data

H4.1 Develop process to collect housing market data

Strategy for ongoing collection and management of data as part of Housing Action Plan.

Implementors/Partners: GBOS

H4.2 Develop housing strategy and needs assessment

Incorporate into Housing Action Plan.

Implementors/Partners: GBOS; HLB; MOA Long Range Planning

H4.3 Develop performance measures

Incorporate into Housing Action Plan.

Implementors/Partners: GBOS

H4.4 Develop property tax incentive program

Incorporate into Housing Action Plan.

Implementors/Partners: MOA Finance Department; GBOS

Need listed in Girdwood Housing - GAP

- About **242 new housing units** will be needed in Girdwood over the next 10 years.
- **Breakdown of demand:**
 - **Population growth:** ~200 additional residents expected → requires **100 new housing units**.
 - **Overcrowding relief: 67 units** needed to address overcrowding of existing housing.
 - Overcrowding is a sign of pent-up demand in the housing market.
 - **Workforce housing: 75 units** needed to meet immediate workforce housing needs, based on employer interviews.

Current Proposed Projects:

Alyeska Workforce Housing Building 3 – Phase 1 - 60 units

Phase 2 & 3: 42 more units each (total 84 units)

Holton Hills:

Phase 1: 50 lots, XXXX Units (more information at upcoming Sept 23 meeting?)

ANCHORAGE, ALASKA
AO No. 2025-112

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 21.03, 21.04, 21.05, 21.06, 21.07, 21.10, 21.11, 21.13, and 21.15 TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND RELOCATABLE DWELLING UNITS IN MANUFACTURED HOME PARKS AND ALL RESIDENTIAL ZONES.

(Planning and Zoning Commission Case No. 2025-0045)

WHEREAS, the Assembly commissioned a study on the feasibility of new manufactured home communities, which indicated that this type of development is no longer an affordable option; and,

WHEREAS, the study noted that no new manufactured home communities have been built in Anchorage since 1990, and the development of individual manufactured houses, such as for use on individual lots, has decreased from over 128 per year in 2014 to just 3 in 2023; and,

WHEREAS, the study also stated that zoning restrictions play a significant role in the decline of manufactured home community development; and,

WHEREAS, one of the goals of the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* is for a balanced, diverse supply of affordable, quality housing, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage’s varied social, cultural, and physical environment; and,

WHEREAS, Policy #59 of the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* calls for the Municipality to recognize mobile home parks, co-ops, and common ownership interests as viable, affordable housing choices and neighborhood lifestyle options; and,

WHEREAS, Goal #3 of the *Anchorage 2040 Land Use Plan* calls for Anchorage’s neighborhoods to provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities; and,

WHEREAS, Action 4-12 of the *Anchorage 2040 Land Use Plan* calls for the Municipality to work jointly with the manufactured housing industry/community and affordable housing advocates to develop an affordable housing redevelopment displacement mitigation strategy; and,

WHEREAS, allowing more flexibility with how land can be used within existing manufactured housing communities but maintaining the protections of the building

code can both allow people to improve their living conditions and also provide more options for current residents; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.03.115, Review and Approval Procedures, Small Area Implementation Plan, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out, additionally formatting in all sections below is based on Planning's hosted code.*)

21.03.115 SMALL AREA IMPLEMENTATION PLAN

*** **

G. Compliance with Small Area Implementation Plan.

*** **

2. The provision in G.1. shall not apply to the following use categories and types when conditional use approval is required in the applicable Title 21 tables of allowed uses:

a. Relocatable dwelling unit[MANUFACTURED HOME] communities;

*** **

(AO 2021-46(S), 6-8-21; AO 2024-24, 4-23-24; AO 2025-40(S), 4-22-25)

Section 2. Anchorage Municipal Code section 21.04.020, Zoning Districts, Residential Districts, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.020 RESIDENTIAL DISTRICTS

*** **

K. R-5: Low-Density Residential District.

1. Purpose.

The R-5 district is intended primarily for single- and two-family residential areas with gross densities up to five dwelling units per acre.[MOBILE HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN THIS DISTRICT.]

*** **

(AO 2012-124(S), 2-26-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2019-58, 5-7-19; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-50, 7-11-23; AO 2023-103(S), 12-18-23; AO 2025-33AA, 4-16-25; AO 2025-64AA, 6-10-25)

Section 3. Anchorage Municipal Code section 21.05.010, Use Regulations, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.010 TABLE OF ALLOWED USES

*** **

E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts.

1

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.																				
RESIDENTIAL											OTHER									
Use Category	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				
																		AF	DR	PR
																			PLI	W
																				Definitions and Use-Specific Standards
RESIDENTIAL USES																				
Household Living	***	***	***																	
	Dwelling unit, relocatable [MOBILE HOME]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Household Living	Relocatable dwelling unit [MANUFACTURED HOME] Community					S	S	S	S	S	S									
						C	C	C	C	C	C									P
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]
Group Living	Habilitative care facility large (26+ residents)						P	P	P	P							P	P	P	P[C]
Transitional Living Facility							P	P	P	P							P	P		
																				P[C]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25)

Section 4. Anchorage Municipal Code section 21.05.030, Use Regulations, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to

read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.030 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** *** ***

A. Household Living.

*** *** ***

7. Dwelling Unit, Relocatable[MOBILE HOME].

a. Definition.

A form of transportable housing that can be certified as safe for habitation by the MOA Building Official. This includes dwellings that meet federal requirements for manufactured housing, sometimes referred to as "mobile homes" or "manufactured homes."[, FACTORY-BUILT DWELLING UNIT DESIGNED AND INTENDED TO BE USED AS A YEAR-ROUND DWELLING, AND BUILT PRIOR TO THE ENACTMENT OF THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS ACT OF 1976.]

b. Use-Specific Standard.

[ONLY ONE MOBILE HOME IS ALLOWED PER LOT IN THE R-5 DISTRICT, UNLESS THE LOT IS WITHIN A MANUFACTURED HOME COMMUNITY.]A relocatable dwelling unit[MOBILE HOME] shall be placed on a permanent foundation unless it is located within a relocatable dwelling unit[MANUFACTURED HOME] community.

8. Relocatable Dwelling Unit Community (RDUC) [MANUFACTURED HOME COMMUNITY (MHC)].

a. Definition.

Any parcel or adjacent parcels of land in the same ownership that are utilized for occupancy by two relocatable dwelling units[MOBILE HOMES, OR MANUFACTURED HOMES]. This term shall not be construed to mean tourist facilities for parking of travel trailers or campers, which are classified under "camper park."

b. Use-Specific Standards.

All RDU[MH]Cs within the municipality, except for those located within the PLI district, shall be constructed, operated, and maintained in accordance with the general standards listed below.

*** *** ***

- iv. Maximum Site Density.
Gross density for RDU[MH]Cs shall not exceed 25[EIGHT] units per acre. Relocatable Dwelling Unit Community owners shall ensure that private infrastructure systems can adequately and safely serve all units within that RDU community.
- v. Impermanent Foundations.
No relocatable dwelling units[MOBILE HOMES AND MANUFACTURED HOMES] within an MDU[H]C shall be placed on a permanent foundation.
- vi. Relocatable Dwelling Unit Spaces. [MOBILE HOME OR MANUFACTURED HOME SPACES]
- (A) Occupancy.
No relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] space shall contain more than one relocatable dwelling unit [MANUFACTURED HOME, HOME, OR DUPLEX MOBILE HOME OR MANUFACTURED HOME.] [NO OTHER DWELLING UNIT SHALL OCCUPY A MOBILE HOME OR MANUFACTURED HOME SPACE].
- (B) Minimum Size.
In relocatable dwelling unit [MANUFACTURED HOME] communities created after January 1, 2014, all single relocatable dwelling unit [MOBILE HOME OR MANUFACTURED HOME] spaces shall have a minimum of 1,750[3,500] square feet of land area and all duplex relocatable dwelling unit [MOBILE HOME OR MANUFACTURED HOME] spaces shall have a minimum of 2,500[5,000] square feet of land area.
- (C) Relocatable Dwelling Unit[MOBILE HOME OR MANUFACTURED HOME] Separation.
- (1) No part of any relocatable dwelling unit[MOBILE HOME,

MANUFACTURED HOME], accessory building, or its addition shall be placed closer than 15 feet from any other relocatable dwelling unit[MOBILE HOME, MANUFACTURED HOME], or its addition, or no closer than ten feet if that relocatable dwelling unit [MOBILE HOME, MANUFACTURED HOME], accessory building, or its addition being placed meets building code, NFPA (National Fire Protection Act) 501A and HUD #24 CFR 3280 standards.

- (2) The requirements of sections 21.06.030C.2., Projections into Required Setbacks, and 21.05.070, Accessory Uses and Structures, shall not apply to RDU[MH]Cs. All relocatable dwelling units[MOBILE HOMES, MANUFACTURED HOMES], and accessory structures shall be placed at least five feet from the front space line. Steps shall not be considered in determining the separations required by this subsection.

(D) Access.

Each relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] space shall have direct success to an internal street. Direct access to exterior public streets is prohibited.

vii. Streets and Drainage Facilities.

All streets within an RDU[MH]C shall comply with the following standards:

*** *** ***

viii. Water and Sewage Systems.

All dwelling units[HOMES] in RDU[MH]Cs shall be connected to water and sewage systems approved by the appropriate governmental body before they may be occupied.

ix. Landscaping.

*** *** ***

(B) All areas not devoted to relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] spaces, structures, drives, walks, off-street parking facilities, or other required landscaping shall be planted with site enhancement landscaping.

x. Additions to relocatable dwelling units[MOBILE HOMES OR MANUFACTURED HOMES]; Accessory Buildings.

(A) Generally.

All additions and accessory buildings shall be subject to the spacing and setback requirements for relocatable dwelling units[MOBILE HOMES AND MANUFACTURED HOMES]. Any addition or accessory building shall be constructed in accordance with building safety code regulations pertaining to temporary structures, provided that additions will not be required to have a permanent foundation.

(B) Height.

The height of accessory buildings is limited to that of the underlying zoning district. In the case of districts where the height is unrestricted, the maximum height of accessory structures shall be 12 feet. The height of additions to relocatable [MOBILE] dwelling units[MOBILE HOMES OR MANUFACTURED HOMES] is limited to that of the underlying zoning district. The use of any area created above the original roof line of the relocatable dwelling unit[MOBILE HOME] or manufactured home as living space is prohibited.

(C) Exits.

The number of exterior exits from additions shall be equal to or greater than the number of exits leading from the relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] to the addition. When two exterior exits are required from additions, they shall be

placed a distance apart equal to one-fifth of the total perimeter of the addition.

*** *** ***

- xiii. Campers and Travel Trailers. Occupied campers and travel trailers are not subject to paragraphs 8.b.vi., Relocatable Dwelling Unit[MOBILE HOME OR MANUFACTURED HOME] Spaces, and 8.b.viii., Water and Sewage Systems, of this subsection. Any permitted spaces intended for occupied campers and travel trailers shall be placed in an area segregated from permanent relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] spaces. Any area within an RDU[MH]C that is occupied by campers and travel trailers shall be served by a service building containing public toilet facilities and water supply.

*** *** ***

- xv. Convenience Establishments in RDU[MH]Cs. Convenience establishments of a commercial nature, including stores, coin-operated laundry, beauty shops and barbershops, may be permitted in RDU[MH]Cs subject to the following restrictions. Such establishments and the parking lot primarily related to their operations shall not occupy more than ten percent of the area of the community, shall be subordinate to the residential use and character of the park, shall be located, designed and intended to serve frequent trade or service needs of persons residing in the community, and shall present no visible evidence of their commercial character from any portion of any district outside the community. Such convenience areas shall be considered accessory uses to the principal use of relocatable dwelling units[MOBILE HOMES OR MANUFACTURED HOMES], may be permitted without a zoning change, and shall be discontinued if the RDU[MH]C is discontinued.

- xvi. Sites in Flood Hazard Area. The following requirements shall apply to all RDU[MH]Cs, any portion of which are within a flood hazard area:

- (A) Over-the-top ties shall be provided at each of the four corners of the relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] and two ties per side at intermediate locations.

1 Relocatable dwelling units[MOBILE
2 HOMES] more than 50 feet long shall
3 require one additional tie per side.
4

5 (B) Frame ties shall be provided at each
6 corner of the frame, and five ties per side
7 at intermediate points. Relocatable
8 dwelling units[MOBILE HOMES OR
9 MANUFACTURED HOMES] more than 50
10 feet long shall require four additional ties
11 per side.
12

13 (C) All components of the anchorage system
14 shall be capable of carrying a force of
15 4,800 pounds.
16

17 (D) Any additions to the relocatable dwelling
18 unit[MOBILE HOME OR
19 MANUFACTURED HOME] shall be
20 similarly anchored.
21

22 (E) All applications for a conditional use for an
23 RDU[MH]C shall include an evacuation
24 plan indicating alternate vehicular access
25 and escape routes during times of
26 flooding.
27

28 xvii. Sites in Floodplain. No relocatable dwelling
29 units[MOBILE HOMES OR MANUFACTURED
30 HOMES] shall be placed within the regulatory
31 floodplain, except that RDU[MH]Cs existing
32 before September 25, 1979, shall be permitted to
33 place relocatable[MOBILE] dwelling
34 units[HOMES OR MANUFACTURED HOMES]
35 within existing unit spaces.
36

37 xviii. Nonconforming RDU[MH]Cs.
38

39 (A) Those RDU[MH]Cs situated within the
40 boundaries of the former City of
41 Anchorage which existed prior to August
42 30, 1977, are not subject to paragraphs
43 8.b.vi., Relocatable dwelling unit[MOBILE
44 HOME OR MANUFACTURED HOME]
45 Spaces, and 8.b.vii., Streets . Drainage
46 Facilities, of this subsection, provided that
47 such communities meet the standards set
48 forth in the former City of Anchorage

Municipal Code sections 6.60.010 through 6.60.110.

(B) Those RDU[MH]Cs situated in any area of the municipality other than that described in paragraph i. above, which existed prior to 1966, are not subject to the requirements of paragraphs 8.b.vi., Relocatable dwelling unit[MOBILE HOME OR MANUFACTURED HOME] Spaces, 8.b.vii., Streets and Drainage Facilities, and 8.b.x., Additions to Mobile Dwelling Units[HOMES OR MANUFACTURED HOMES]; Accessory Buildings, of this subsection, within the area and to the extent that it was constructed, operated or maintained prior to that date.

(C) Any RDU[MH]C exempt from certain requirements of this subsection 21.05.030A.8., Relocatable Dwelling Unit[MANUFACTURED HOME COMMUNITY], as provided in paragraphs xviii.(A) and (B) above, shall conform to all provisions of this subsection 21.05.030A.8. within any area first constructed, operated, or maintained after the specified date or within any area that is substantially altered, remodeled, reconstructed, or rebuilt after that date.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2017-160, 12-19-17; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24)

Section 5. Anchorage Municipal Code section 21.05.050, Use Regulations, Commercial Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** *** ***

I. Vehicles and Equipment.

*** *** ***

5. Vehicle-Large, Sales and Rental.

a. Definition.

An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles, and boats less

than 30 feet in length and/or less than 12,000 lbs. Vehicles include, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, and relocatable dwelling units[MOBILE HOMES].

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023- 77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25; AO 2025-36, 4-16-25)

Section 6. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

C. Table of Accessory Uses

*** *** ***

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted

S = Administrative Site Plan Review

C = Conditional Use Review

	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER										
Accessory Uses	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	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards
***	***	***																											
Intermodal shipping container (other than for residential use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D.12.
***	***	***																											

*** *** ***

D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

*** *** ***

3. Bed and Breakfast

*** *** ***

b. Use-Specific Standards.

i. General Standards.

(A) Bed and breakfast establishments are allowed only in attached or detached single-family and two-family dwellings, not including relocatable dwelling units[MOBILE HOMES].

*** *** ***

12. Intermodal Shipping Container (Connex Unit) as Storage.

*** *** ***

b. Use-Specific Standards.

Except when used as dwelling unit, t[T]he use of a connex unit is allowed in all zoning districts subject to the following:

*** *** ***

iii. In residential districts, connex units used for non-residential use are only permitted on lots equal to or greater than 40,000 square feet. Except as restricted in b.vii. below, connex units existing as of January 1, 2014 on any size lot may continue as long as the screening requirements of b.i. above and the number limitations of b.iv. below are met within one year of January 1, 2014, in which case such connex unit(s) shall be deemed conforming. Failure to comply with this provision shall not result in a legal nonconformity, but rather shall result in an illegal structure.

*** *** ***

E. Prohibited Accessory Uses and Structures.

*** *** ***

**4. Use of Relocatable Dwelling Unit[MOBILE HOME],
Recreational Vehicle, or Travel Trailer as Residence.**

Except as allowed by 21.05.080B.3.d., in all zoning districts, [MOBILE HOMES,] recreational vehicles[,] and travel trailers may not be used as an accessory use for a permanent or temporary residence. However, an RV or travel trailer may be used as visitor accommodation for not more than 90 days in any calendar year. Relocatable dwelling units may be used as an accessory dwelling unit only if placed on a permanent foundation.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-2024; AO 2025-72(S)AA, 6-24-25)

Section 7. Anchorage Municipal Code section 21.05.080, Use Regulations, Temporary Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.080 TEMPORARY USES AND STRUCTURES

*** *** ***

B. General Temporary Use Standards.

*** *** ***

3. Other Uses and Structures Allowed.

The following temporary uses and structures shall be allowed in any zoning district or as specified below, in accordance with the standards of this section.

*** *** ***

- d. Temporary Living in a Relocatable Dwelling Unit [MOBILE HOME], Motor Home, or Other Recreational Vehicle.

Notwithstanding title 23, one relocatable dwelling unit[MOBILE HOME], motor home, or other recreational vehicle with a fully operable self-contained sanitation system may be used on a lot in the R-5, R-6, R-7, R-8, R-9, R-10, and TA districts as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired, if the following requirements are met:

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2024-24, 4-23-24)

Section 8. Anchorage Municipal Code section 21.06.020, Dimensional Standards, Dimensional Standards Tables, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.06.020 DIMENSIONAL STANDARDS TABLES

A. Table of Dimensional Standards: Residential Districts

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS								
<i>(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)</i>								
Use	Minimum lot dimensions ¹		Max lot coverage (%) ⁷	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ²	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
***	***	***						
R-5: Low-Density Residential District								
Dwelling, single-family, or one relocatable [MOBILE] dwelling unit[HOME]	7,000	50	30	20	5	10	1	Principal: 30 Accessory garages/ carports: 25 Other accessory: 12
***	***	***						

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018-43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2018-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24; AO 2024-102, 1-7-25; AO 2025-33AA Corrected, 4-16-25; AO 2025-48, 4-22-25)

Section 9. Anchorage Municipal Code section 21.07.020, Development and Design Standards, Natural Resource Protection, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.020 NATURAL RESOURCE PROTECTION

*** *** ***

E. Flood Hazard Area Regulations.

*** *** ***

5. Regulations Applicable to Flood Hazard Area.

*** *** ***

- c. Standards for Issuance of Building or Land Use Permit. No building permits, encroachment permits, manufactured home permits, relocatable dwelling unit permits, or other land use permits shall be issued for any development activity within the flood hazard area unless the plans show that, in addition to compliance with all other ordinances, regulations and permit requirements, the development shall meet the following requirements:

*** *** ***

7. Construction Requirements.

- a. Generally.

All new construction and substantial improvements in areas designated on the flood insurance rate map as zones A, A1-30, AE, and AH shall meet the following conditions:

*** *** ***

- v. For new relocatable dwelling unit communities or expansions to existing relocatable dwelling unit communities[MANUFACTURED HOME PARKS AND MANUFACTURED HOME SUBDIVISIONS]; for expansions to existing relocatable dwelling unit[MANUFACTURED HOME] parks and manufactured home subdivisions; for existing manufactured home parks and manufactured home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds 50 percent of value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced; and for relocatable dwelling units[MANUFACTURED HOMES] not placed in a relocatable dwelling unit community[MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION], require that the repair, and on all property not within a relocatable dwelling unit community [MANUFACTURED HOME PARK OR SUBDIVISION] stands or lots are elevated on compacted fill or on pilings so that:

- (A) The lowest floor of each relocatable dwelling unit[MANUFACTURED HOME] must be at least one foot above the base flood level.
- (B) Adequate surface drainage and access for a hauler must be provided.
- (C) For relocatable dwelling units [MANUFACTURED HOMES] placed on pilings, pilings must be stable and no more than ten feet apart and reinforced if more than six feet above the ground level.
- (D) Lots must be large enough to permit steps.
- vi. All relocatable dwelling units[MANUFACTURED HOMES] to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the relocatable dwelling unit[MANUFACTURED HOME] is at least one foot above the base flood elevation, and be securely anchored to an adequately anchored foundation system.
- vii. All relocatable dwelling units[MANUFACTURED HOMES] must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include but are not limited to use of over-the-top or frame ties to ground anchors.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-34(S), 4-12-16; AO 2017-11, 2-14-17; AO 2018-67(S-1), 10-9-18; AO 2023-77, 7-25-23)

Section 10. Anchorage Municipal Code section 21.10.020, Chugiak-Eagle River, Application of Chapter 21.10, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.020 APPLICATION OF CHAPTER 21.10

*** *** ***

F. Definitions.

1. When the terms "Mobile Home" or "Manufactured Home" exist in this chapter 21.10, they shall be considered the same as Relocatable Dwelling Units in the other chapters of Title 21.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2020-38, 4-28-20)

Section 11. Anchorage Municipal Code section 21.11.050, Downtown, Use Regulations, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

*** *** ***

21.11.050 USE REGULATIONS

*** *** ***

A. Table of Allowed Uses

TABLE 21.11-2: TABLE OF ALLOWED USES — DOWNTOWN DISTRICTS P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
RESIDENTIAL USES					
Household Living	Dwelling, mixed-use	P	P	P	21.05.030A.1.
***	***	***			
	Relocatable dwelling[.] unit[MOBILE HOME]				21.05.030A.7.
	Relocatable dwelling unit[MANUFACTURED HOME] community				21.05.030A.8.
Group Living	Assisted living facility (3—8 residents)	P	P	P	21.05.030B.1.
***	***	***			

(AO 2020-38, 4-28-20; AO 2023-43, 4-25-23; AO 2023-77, 7-25-23; AO 2023-120, 12-5-23)

Section 12. Anchorage Municipal Code section 21.13.020, Nonconformities, Single- and Two-Family Structures and Mobile Homes, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.13.020 SINGLE- AND TWO-FAMILY STRUCTURES AND RELOCATABLE DWELLING UNITS[MOBILE HOMES]

*** *** ***

B. Relocatable Dwelling Units[MOBILE HOMES].

1. Lawfully erected nonconforming relocatable dwelling units[MOBILE HOMES] may be repaired or replaced, as long as the nonconformity is not increased.
2. Lawfully erected nonconforming relocatable dwelling units[MOBILE HOMES] on individual lots may be moved within the lot in compliance with setback regulations.
3. Relocatable dwelling units[MOBILE HOMES] in nonconforming relocatable[MOBILE] dwelling unit[MANUFACTURED HOME] communities may be repaired or replaced, in compliance with setback regulations.

(AO 2012-124(S), 2-26-13)

Section 13. Anchorage Municipal Code section 21.15.040, Rules of Construction and Definitions, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.040 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** **

Reinforcement

*** **

Relocatable Dwelling Unit

Any manufactured home, mobile home, tiny home, or other type of small dwelling that can be moved and certified as safe for permanent occupancy by either HUD or the Building Official.

Relocation (as used in section 21.07.050, Utility distribution facilities)

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-82, 7-28-15; AO 2015-100, 10-13-15; AO 2015-138, 1-12-16; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-144(S), 12-20-16; AO 2017-55, 4-11-17; AO 2017-75, 5-9-2017; AO 2018- 12, 2-27-18; AO 2018-67(S-1), 10-9-18; AO 2018-92, 10-23-18; AO 2019-132, 12-2-19; AO 2020-38, 4- 28-20; AO 2021-89(S), 2-15-22; AO 2022-36, 4-26-22; AO 2022-80(S), 11-22-22; AO 2023-120, 12-5-23; AO 2025-38(2), 4-22-25)

Section 14. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0045)



MUNICIPALITY OF ANCHORAGE # 10.G.2.

Assembly Memorandum

AM No. 734-2025

Meeting Date: October 7, 2025

FROM: MAYOR

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 21.03, 21.04, 21.05, 21.06, 21.07, 21.10, 21.11, 21.13, and 21.15 TO ALLOW MORE FLEXIBILITY FOR SMALL FORMS OF HOUSING AND RELOCATABLE DWELLING UNITS IN MANUFACTURED HOME PARKS AND ALL RESIDENTIAL ZONES.

OVERVIEW

At the request of the Administration and after additional consultation with the Development Services Department, there have been two substantial changes to this proposed ordinance since the Planning and Zoning Commission reviewed it on June 9, 2025.

1. The primary term for mobile dwelling units has been renamed to "relocatable dwelling units." When heard at the Planning and Zoning Commission on June 9, this proposed ordinance referred to "mobile dwelling units."
2. The original ordinance reviewed by the Planning and Zoning Commission allowed mobile dwelling units (now relocatable dwelling units) under zoning code to be used as Accessory Dwelling Units (ADUs) without a foundation. The version provided with this memorandum changes this to require relocatable dwelling units used as ADUs to have a foundation. This is due to the specifics of building code requiring ADUs to have a foundation in case something happens to the original primary structure and the ADU becomes the main structure on the lot. It is possible to allow dwelling units without foundations on regular residential lots, but it would require a different category of regulation to meet building code requirements.

There is one additional less-substantial change in response to feedback from the Alaska Manufactured Home Owners and Renters Association to add a line that states that "*Relocatable Dwelling Unit Community owners shall ensure that private infrastructure systems can adequately and safely serve all units within that RDU community.*"

BACKGROUND

- The *Manufactured Housing Communities, Assessment and Feasibility Study*, commissioned by the Planning Department and completed in 2024, indicated that manufactured home communities (MHCs) are no longer a viable option in Anchorage due to limitations on the land that can be developed for this use, infrastructure costs, competition with other housing at similar price points, and sourcing and shipping constraints.
- This ordinance would make it easier to repair or replace homes in existing manufactured housing parks.
- There are many small forms of housing that could meet Anchorage's housing needs but don't fit into existing regulations. This ordinance provides a few small but significant simplifications to allow more innovation and creativity for small forms of housing that can be certified as safe for habitation by the MOA Development Services Department.
- Existing Title 21 has potentially confusing terminology about "mobile homes" versus "manufactured" homes, sometimes using each to describe the same type of housing. This ordinance redefines any moveable form of housing as a "relocatable dwelling unit."
- Staff updated the original recommendations for this proposal after receiving comments calling for additional flexibility during agency review.

POLICY SUPPORT

- The *Anchorage 2020—Anchorage Bowl Comprehensive Plan* and the *Anchorage 2040 Land Use Plan* both mention Manufactured Housing as a priority for housing in Anchorage. (See the Anchorage 2020 strategy "Mobile Home Parks" and the Anchorage 2040 strategy #9 "Infill Housing Development regulations.")
- The Mayor's 10,000 Homes in 10 Years Strategy calls for legalizing smaller, cheaper, and innovative housing types like manufactured, mobile, modular, and even 3D-printed homes.
- The Mayor's 10,000 Homes in 10 Years Strategy calls for incentivizing construction and rehab and remediating neglect.

OVERVIEW OF CHANGES

This proposed ordinance includes the following additional changes recommended from comments during the agency review process:

- Allow any structure that can be certified as safe by the Development Services Department to be either a legal dwelling unit or a relocatable

dwelling unit with a permanent foundation in any of the zones where those uses are allowed.

- Simplify terms so that Title 21 no longer had references to “manufactured home” or “mobile home,” but rather only “relocatable dwelling unit” and other dwelling units on a foundation. A manufactured home if on a foundation and certified as safe by the Building Official will in the future just be called a dwelling unit.
- Allow relocatable dwelling units to be used as ADUs but require a foundation.
- Allowed the use of connex/shipping containers as dwelling units without the special design standards that still apply for when they are used for accessory storage. This means that a connex with a foundation is just a dwelling unit.
- Allow relocatable dwelling units on a permanent foundation in all residential zones where single-family homes are permitted.
- Allow greater density in Relocatable Dwelling Unit Communities (RDUC).
- Change RDUCs from a conditional use to an Administrative Site Plan Review use.
- Allow RDUs and RDUCs in the PLI zone, and exempt RDUCs in the PLI zone from the use-specific standards that apply to other RDUCs.

PLANNING AND ZONING COMMISSION DISCUSSION

The Planning and Zoning Commission discussed the expanded proposed ordinance at its June 9, 2025, meeting. Commissioners heard public comment on the item, additional comment from representatives of the Mayor's Office focused on housing and how this project could benefit efforts to reduce homelessness and then discussed the potential effects and opportunities of this change.

The Commission voted to recommend approval of the proposed ordinance with five in favor and two opposed.

The proposed ordinance has no private sector economic effects and local government effects are less than \$30,000; no summary of economic effects is required pursuant to AMC 2.30.053.

THE ADMINISTRATION RECOMMENDS APPROVAL.

1
2 Prepared by: Daniel McKenna-Foster, Long-Range Planning Manager,
3 Planning Department
4 Approved by: Mélisa R. K. Babb, Planning Director
5 Concur: Lance Wilber, PDPW Director
6 Concur: Eva Gardner, Municipal Attorney
7 Concur: Ona R. Brause, OMB Director
8 Concur: Philippe D. Brice, CFO
9 Concur: William D. Falsey, Chief Administrative Officer
10 Concur: Rebecca A. Windt Pearson, Municipal Manager
11 Respectfully submitted: Suzanne LaFrance, Mayor
12
13 Attachments: Exhibit A, PZC Resolution No. 2025-017
14 Exhibit B, PZC Case No. 2025-0045 Staff Packet
15
16 (Planning and Zoning Commission Case 2025-0045)