

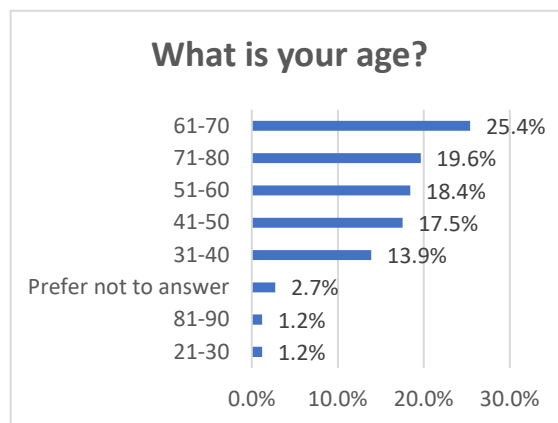
## Municipality of Anchorage ADU Survey Results Summary

The Municipality of Anchorage Planning Department hosted a survey on Accessory Dwelling Units (ADUs) on November 13, 2021 through January 3, 2022. Below is a brief summary of some key findings.

### Overview of Respondents

**Number of Respondents:** The Muni received 331 responses.

**Location in Anchorage:** Though there is variation in respondents based on community councils, the most responses were received from the Rogers Park Community Council (59 responses), while there was an average of 9.5 responses from 35 of the 38 community councils.



### Findings about ADUs

Of the 331 respondents, 146 respondents (44.2%) have considered adding an ADU but have not done so. Twenty respondents (6.1%) have added an ADU to their properties.

Of the 20 respondents who *have added an ADU* to their properties, 50.0% have built internal/attached conversion, though most who *would like to build* an ADU (30.5%) prefer detached new construction.

#### Types of ADUs

- **Attached Addition:** A new unit attached to an existing house
- **Detached new construction:** A new unit separate from an existing house
- **Internal/attached conversion:** Convert part of the existing house to an ADU
- **Detached conversion:** Convert an existing outside garage, shed, or other structure to an ADU

## Type of ADU considered being built, or has been built

146 respondents interested in an ADU	20 respondents who have built an ADU
1. Detached new construction, 30.5%	1. Internal/attached conversion 50.0%
2. Detached conversion, 12.7%	2. Detached new construction, 35.0%
3. Attached addition 11.1%	3. Detached conversion, 25.0%
4. Internal/attached conversion 10.2%	4. Attached addition 10.0%
(Not applicable and other, 4.8%)	(Not applicable and other, 10%)

**Reason for an ADU:** Most respondents were interested in building or have built an ADU to house themselves, their family or friends, and to generate income.

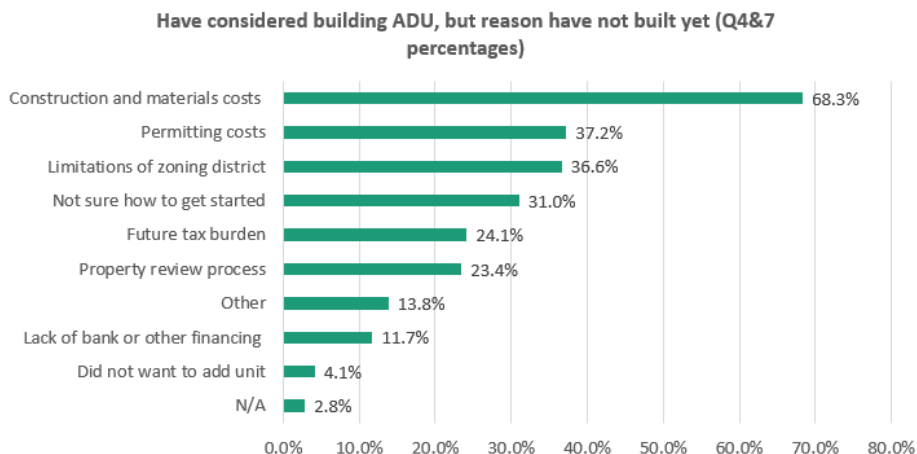
## Reason for ADU considered being built, or has been built

144 respondents interested in an ADU	20 respondents who have built an ADU
1. 54.2% to house myself, family, friends in future;	1. 55.0% of respondents did so to generate income;
2. 45.8% to generate income;	2. 45.0% were both for housing family members and friends, & in the future; and
3. 37.5% to house family members and friends;	3. 20.0% to add more housing to the community
4. 24.3% to add more housing to the community	

**Reasons not built:** Of the 145 respondents who have considered building an ADU but *have not yet done so*, construction was the biggest obstacle, followed by permitting costs, limitations of the zoning district, and not being sure how to get started.

## Have considered building ADU, but *reason* have not built yet

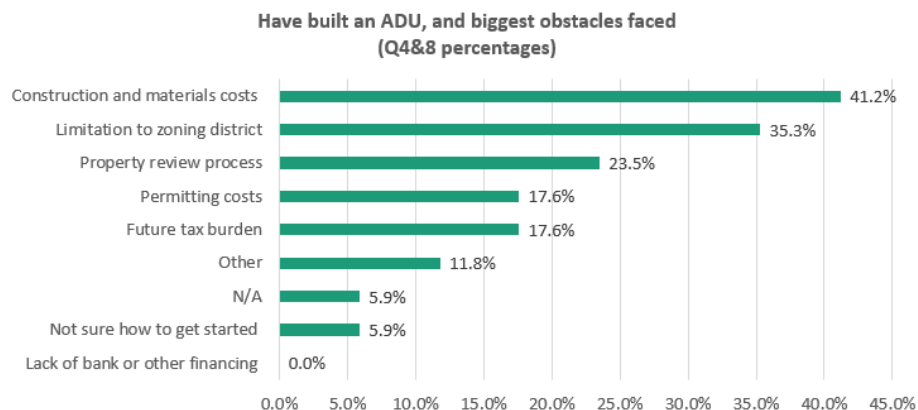
### 145 respondents interested in an ADU



**Obstacles for an ADU:** Of the 17 respondents who have built an ADU, the biggest obstacles they faced were the construction costs and limitations of the zoning district.

## Have built an ADU, and biggest obstacles faced

### 17 respondents who have built an ADU



**Biggest in Zoning Barriers:** Of the 136 respondents who have considered building an ADU but have not yet, the biggest zoning barriers were compliance issues (25.0%), setbacks (24.3%), maximum lot coverage requirements (19.9%), owner occupancy requirement (19.1%), ADU size restrictions (18.4%), and more. Of the 19 respondents who have added an ADU to their properties, the biggest zoning barriers were ADU size restrictions and setbacks (both at 15.8%); compliance, maximum lot coverage, minimum parking requirements, owner occupancy (all at 10.5% each)

## Have considered building or built an ADU, and biggest zoning barriers

136 respondents interested in an ADU	19 respondents who have built an ADU
<ol style="list-style-type: none"> <li>1. compliance issues (25.0%), setbacks (24.3%),</li> <li>2. maximum lot coverage requirements (19.9%),</li> <li>3. owner occupancy requirement (19.1%),</li> <li>4. ADU size restrictions (18.4%), requirements on neighborhood character (8.8%),</li> <li>5. height restrictions (6.6%), and</li> <li>6. too many units on lot (3.7%).</li> <li>7. Of these respondents, 6.6% did not have zoning barriers</li> </ol>	<ol style="list-style-type: none"> <li>1. size restrictions and setbacks (both at 15.8%);</li> <li>2. compliance, maximum lot coverage, minimum parking requirements, owner occupancy (all at 10.5% each); and</li> <li>3. single responses for height restrictions, requirements on neighborhood character, and too many units on lot (all at 5.3% each).</li> <li>4. Of these respondents, one person found zoning was not a barrier</li> </ol>