Creating Abundant Housing for Anchorage...

Does not require drastic measures; instead, a variety of levers can be subtly adjusted to increase supply.

**Incentives**
The cost of building new rental housing exceeds the value of rent produced. Property tax incentives can close this gap.

**Funding & Capital**
Offsite infrastructure requirements create the most significant financial obstacle to housing development. Developers bear the brunt of this cost for public utilities and it impacts the amount of housing developed.

**Zoning**
Restrictive zoning creates barriers to the desired density of the Anchorage 2040 Land Use Plan.

**Reducing Barriers**
Permitting delays create indirect costs for developers, and this gets passed on to the buyers through the cost of homes.

**Tactics**
- Evaluate and reduce standards
- Create an infrastructure bank
- Coordinate Capital Improvement Plan
- Implement a 25-year property tax abatement for attainable housing
- Implement a 20-year property tax abatement to achieve density goals.
- Evaluate design standards
- Reduce open space requirements
- Pare back landscaping requirements
- Create a Housing Project Advocate
- Evaluate public land available for housing
- Simplify the review and permit process