

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.

Tactics

- Implement a 25-year property tax abatement for attainable housing
- Implement a 20-year property tax abatement to achieve density goals.



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.

Tactics

- Evaluate and reduce standards
- Create an infrastructure bank
- Coordinate Capital Improvement Plan



Zoning

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

Tactics

- Evaluate design standards
- Reduce open space requirements
- Pare back landscaping requirements



Reducing Barriers

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

Tactics

- Create a Housing Project Advocate
- Evaluate public land available for housing
- Simplify the review and permit process