



ANCHORAGE ASSEMBLY WORK SESSION

Building Our City's Future

MISSION

ACDA serves as a catalyst for development.

August 2026

STRATEGIC HOUSING FOCUS

Attainable workforce housing

Generally serving households in the
80–120% AMI range

603 D STREET • ACTIVE REDEVELOPMENT OPPORTUNITY

Five years of building a stronger housing platform

Completed projects built ACDA's capacity to structure partnerships, manage delivery, and test new housing models.

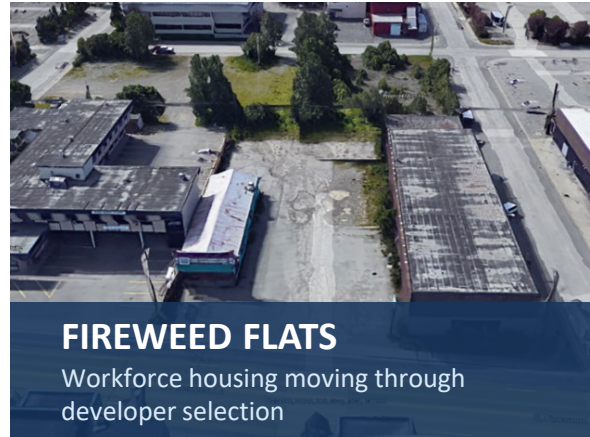


WHAT THESE PROJECTS BUILT

Public-private partnership experience • Site and infrastructure delivery • A stronger active pipeline • A clear focus on attainable workforce housing

Passage of State Legislation paving the way for our current tax abatements

Today's work combines projects with the tools that make them feasible



IN PARALLEL, ACDA IS WORKING THE FEASIBILITY EQUATION

LAND

Leases + negotiated opportunities

CAPITAL

Banks + lower-cost structures

TECHNOLOGY

Modular + prefabricated delivery

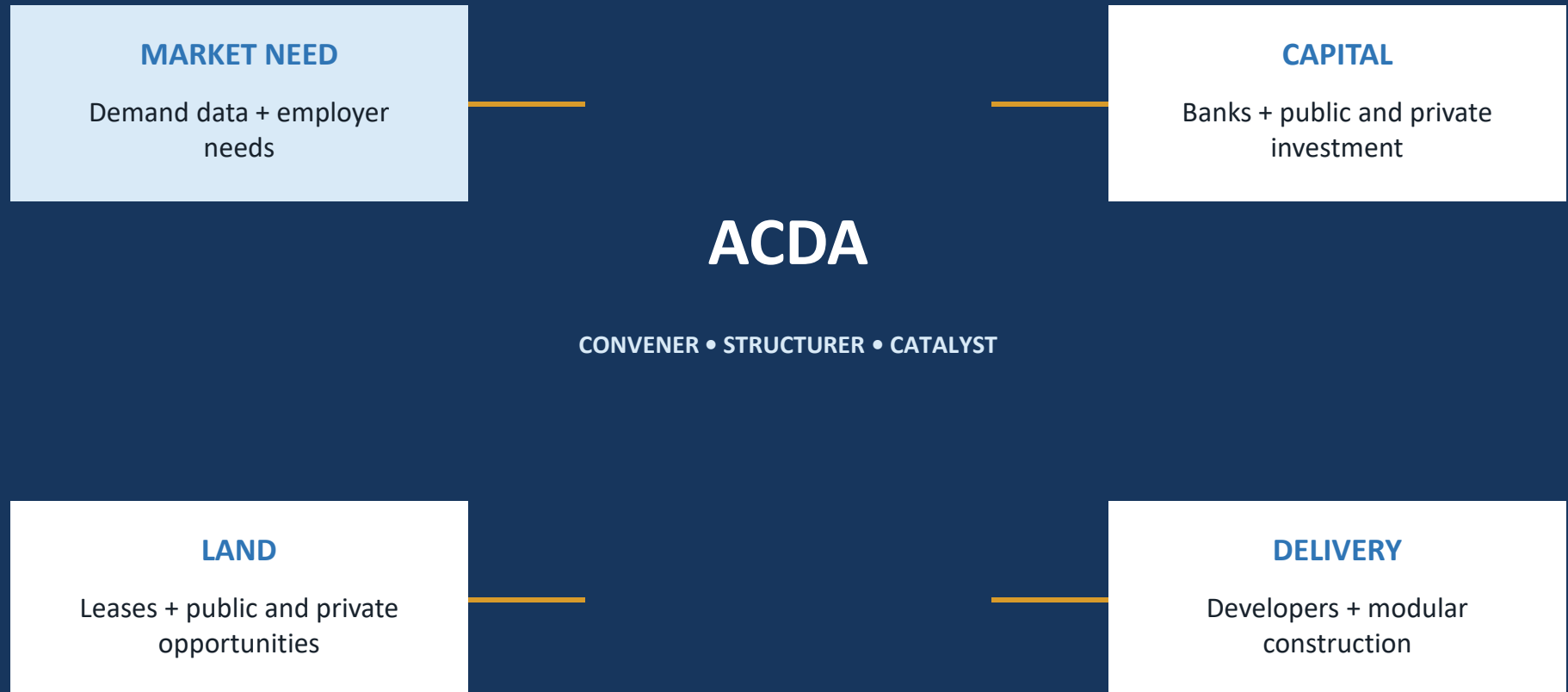
DATA

Demand studies + employer needs

Also underway: 5th Avenue housing feasibility • landowner lease structures • Pursuit of DNR lands • JCP Garage Redevelopment • Military Housing Program • AWHIP • Anchorage Real Estate Study•

ACDA is advancing the projects and the conditions for success at the same time.

Housing moves when the right pieces move together



Our job is to create a structure that turns shared interest into an executable housing project.

The next phase: scale what creates real traction

ACDA will continue testing multiple paths—then concentrate resources on the approaches that produce attainable units.

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| 01 | Advance the active pipeline | Move Fireweed Flats, 603 D Street, 5th Avenue, and negotiated land opportunities toward executable development. |
| 02 | Launch additional feasibility tools | Advance AWHIP and financing structures that lower barriers for private attainable-housing development. |
| 03 | Build a modular delivery ecosystem | Convert current supplier and investor interest into faster, attractive, cost-effective Alaska housing options. |
| 04 | Align housing with economic growth | Use employer demand, market data, and partnerships to support recruitment, retention, and a stronger Anchorage economy. |

ACDA's commitment: turn Anchorage's workforce-housing need into projects that actually get built.