



anchorage
community
development
authority

Block 102 & Former Tozier Tract

One coordinated exchange. Two potential housing
outcomes.

Assembly Work session • August 28th , 2026

Building Our City's Future



ASSEMBLY SUPPORT MOVES THE PROCESS FORWARD

THE BEGINNING NOT THE END.

Assembly action allows AHFC, HLB and ACDA the opportunity to move forward.

It allows the parties to complete due diligence, finalize the terms and conditions, and move the exchange to execution.

YOUR SUPPORT IS WHAT ALLOWS THIS WORK TO MOVE FORWARD.

BLOCK 102 & FORMER TOZIER TRACT EXCHANGE



Mission Alignment

Aligning Public Assets for Public Purpose

AHFC Mission: Provide Alaskans access to safe, quality, affordable housing.

ACDA Mission: Serve as a catalyst for development

HLB Mission: Benefit present and future residents, promote orderly development, and achieve the goals of the Comprehensive Plan.

Block 102 & Former Tozier Tract Two-for-One Housing Opportunity



Illustrative overview of the proposed HLB / Municipality / AHFC exchange, with ACDA serving as facilitator

TWO-FOR-ONE EXCHANGE OVERVIEW

HLB / Municipality of Anchorage



AHFC

ACDA serves as facilitator to implement the exchange

BLOCK 102
Downtown Anchorage



To HLB
for workforce and
market-rate mixed-use housing



FORMER TOZIER TRACT
Near Tudor Road



To AHFC
for attainable homeownership and
potential first-time buyer opportunity



Advance the Governor's
and Mayor's shared
housing priorities.



Revitalize two publicly
owned properties for
long-term public benefit.



Create new opportunities
for workforce housing and
homeownership.



Support community growth
through strategic public
partnership.



*Illustrative briefing graphic only. Final approvals, transaction terms,
and redevelopment outcomes will be determined through public
process and due diligence.*

Block 102 & Former Tozier Tract Exchange Process

Illustrative roadmap for a two-for-one housing strategy



ILLUSTRATIVE TIMELINE

1

2

3

4

5

Current Phase



Committee discussions,
Administration review
MOU and Appraisals.

Near Term



Finalize framework,
Appraisals, Environmental,
Document drafts and
approvals.

Following Approvals



Complete exchange
and transfer
properties.

Next Phase



Public process
design and RFP.

Longer Term



Deliver two housing
outcomes for
the city.

KEY MILESTONES



HLBAC Committee
Meeting
June 2026



CEDC Committee
Presentation
8/6



HLBAC Vote
8/20



Assembly Work
Session (Tentative)
8/28



Assembly
Introduction
9/1



Public Hearing &
Assembly Vote
9/15



AHFC
Approval



Execute Trade
October 2026



Illustrative roadmap only. Final timing, approvals, and implementation steps will be determined through public process and transaction due diligence.

Block 102 Re Development Parking Impacts

CURRENT STATE PARKING Assets



Block 102
228 spaces (70%)



LPPG
836 Spaces (70%)



Block 102 Redevelopment



228

parking spaces removed



Parking study projects a deficit

38 spaces

Best-case deficit *

209 spaces

Worst-case modeled deficit *



Based on the Atwood/LPPG Parking Impact Study 6/26/26.
Using estimated peak numbers and assumptions.

**Parking Management Instead of
Parking Replacement**

 **EasyPark**

Property Comparison Complementary Public Assets Serving Different Housing Objectives

Different Properties.
Different Strengths. One
Shared Public Purpose.

Former Tozier Track

Approx. 10 Acres

Former municipal maintenance site

Residential neighborhood setting

Ideal for attainable first-time homebuyer housing and workforce housing

AHFC housing finance & homeownership expertise

2026 Appraised Value: ~\$4.125 Million

Block 102

Approx. 1.6 Acres

Downtown surface parking lot

Downtown core location

Ideal for mixed-use housing and redevelopment

Municipal Departments working together

2026 Appraised Value: ~\$5.242 Million

ACDA's charge, to ensure like value exchange allowing both AHFC and Municipal compliance

FORMER TOZIER TRACK

Housing Opportunities for Anchorage

PUBLIC PROCESS. COMMUNITY INPUT. BEST USE FOR ANCHORAGE.

AHFC will engage the community through a transparent public process to determine the highest and best use of the Former Tozier Track.



IF THIS TRADE IS EXECUTED:

AHFC will receive the Former Tozier Track and lead a public process to determine its highest and best use for housing and community benefit.



HLB HAS A MARKET STUDY IN PROCESS

The Heritage Land Bank is currently conducting a market study to understand housing needs, market demand and what types of housing will have the greatest long-term public benefit.

PUBLIC PROCESS AHFC WILL UNDERTAKE



1. INFORM

Share information about the property, housing needs and opportunities.



2. ENGAGE

Gather community input, ideas and feedback.



3. ANALYZE

AHFC analyzes input, market data and feasibility.



4. PLAN

Develop concepts and identify the highest and best use.



5. DECIDE

Make informed decisions that align with community priorities.



6. DELIVER

Advance development that creates lasting public benefit.

POTENTIAL HOUSING OPTIONS TO BE EXPLORED



SINGLE-FAMILY STARTER HOMES

Attainable first-time homebuyer homes in a neighborhood setting.



TOWNHOMES

Efficient, attainable homeownership opportunities for more households.



MULTIFAMILY HOUSING

Workforce housing options to meet a wide range of needs.

These images represent examples of potential housing types. Final concepts will be shaped by community input, market findings and AHFC analysis.



FOCUSED ON PUBLIC BENEFIT

AHFC's goal is to deliver quality, attainable housing that expands homeownership opportunities, strengthens neighborhoods and creates lasting value for Anchorage.



Through a transparent public process and market data, AHFC will take the Former Tozier Track and use it to its highest and best use—creating attainable housing, expanding homeownership opportunities and delivering lasting public benefit for Anchorage.



**Downtown mixed-use
housing & redevelopment**

Up to 200 Units of
Density housing
Mixed use residential
Affordable & Attainable
Multi-Family
Neighborhood Retail

Based on the “D” Street
Plan

Public Benefits

- Housing Production
- Missing Middle
- Possible First Time Home Buyers
- Attainable Rental Units
- Downtown Revitalization
- Midtown Housing Demand
- Public Agency Partnership
- Two Major Properties will join the Tax Base
- Jobs
- Economic Benefit
- Highest and Best Use





A TWO-FOR-ONE HOUSING OPPORTUNITY

HELP US GET TO YES.

Support for the Block 102–Former Tozier Tract exchange will help unlock two important housing opportunities through one coordinated effort. Allowing us to conduct a public process, implement the right design for the right housing needed and create inventory in two key areas of the city.

**TWO PROPERTIES. TWO HOUSING OPPORTUNITIES.
ONE IMPORTANT STEP FORWARD.**

BLOCK 102 & FORMER TOZIER TRACT EXCHANGE

