ANCHORAGE, ALASKA
AR No. 2024-112

A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE (MOA)
APPROVING AN AMENDMENT TO THE 2024 CAPITAL IMPROVEMENT
BUDGET (CIB) OF THE ANCHORAGE COMMUNITY DEVELOPMENT
AUTHORITY (ACDA) AND APPROPRIATING TWO HUNDRED FIFTEEN
THOUSAND SEVEN HUNDRED NINETY-SIX DOLLARS ($215,796) FROM THE
ACDA GENERAL FUND BALANCE TO PURCHASE LOTS 4 AND 5, BLOCK 3,
SMITH SUBDIVISION NO. 1 (202 AND 204 E. FIREWEED LANE) AND TO
PURCHASE TWO 4-PLEXES FROM JBER FOR THE ATTAINABLE HOUSING
PROJECT.

WHEREAS, the ACDA 2024 CIB was approved in the amount of $2,000,000 by
passage of AO 2023-98(S) on November 21, 2023, and the Assembly may alter
the ACDA 2024 CIB by majority vote; and

WHEREAS, pursuant to AMC 25.35.060 the ACDA may acquire interest in real
property and design, construct, improve, alter, or repair land and facilities in ACDA
inventory; and

WHEREAS, pursuant to AO No. 2023-119, As Amended, dated November 21,
2023, the Assembly authorized conveyance of lots 4 and 5, Block 3, Smith
Subdivision No. 1 at 202 & 204 E. Fireweed Lane (the MOA land), to the ACDA
and;

WHEREAS, the ACDA is prepared to move forward with its proposed purchase of
the MOA land, its proposed purchase of two (2) 4-plexes from JBER and
subsequent attainable housing project (the Attainable Housing Project); and

WHEREAS, the ACDA has fund balance available for this capital project; now,
therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. This resolution appropriates ONE HUNDRED NINETY-EIGHT
THOUSAND TWO HUNDRED NINETY-SIX Dollars ($198,296) of ACDA fund
balance to the 2024 ACDA CIB to purchase the MOA land.

Section 2. This resolution appropriates SEVENTEEN THOUSAND FIVE
HUNDRED Dollars ($17,500) of ACDA Fund Balance to the 2024 ACDA CIB for
the purpose of purchasing two 4-Plexes for the Attainable Housing Project.

Section 2. That the ACDA 2024 CIB is hereby revised from TWO MILLION
Dollars ($2,000,000) to TWO MILLION TWO HUNDRED FIFTEEN THOUSAND
SEVEN HUNDRED NINETY-SIX Dollars ($2,215,796).
Section 3. That this resolution shall become effective immediately upon passage and approval by the Anchorage Municipal Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of ________________, 2024.

_________________________________
Chair

ATTEST:

___________________________________
Municipal Clerk

ACDA $2,215,796.00
FROM: MAYOR

SUBJECT: A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE (MOA) APPROVING AN AMENDMENT TO THE 2024 CAPITAL IMPROVEMENT BUDGET (CIB) OF THE ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY (ACDA) AND APPROPRIATING $215,796 FROM THE ACDA GENERAL FUND BALANCE TO PURCHASE LOTS 4 AND 5, BLOCK 3, SMITH SUBDIVISION NO. 1 (202 AND 204 E. FIREWEED LANE) AND TO PURCHASE TWO (2), 4-PLEXES FROM JOINT BASE ELMENDORF-RICHARDSON (JBER).

This memorandum requests approval from the MOA Assembly of a Resolution to revise ACDA’s 2024 CIB from Two Million Dollars ($2,000,000) to Two Million Two Hundred Fifteen Thousand Seven Hundred Ninety-Six dollars ($2,215,796). The revision will allow for the appropriation of Two Hundred Fifteen Thousand Seven Hundred Ninety-Six dollars ($215,796) of ACDA’s Fund Balance to purchase Lots 4 and 5, Block 3, Smith Subdivision No. 1 (PIDs 009-011-12 and 009-011-13) (202 and 204 E. Fireweed Lane) from the MOA, and to purchase two (2) 4-Plex buildings from JBER.

The ACDA Attainable Housing Project will acquire tax-foreclosed parcels at 202 and 204 E. Fireweed Lane from the MOA and intends to subsequently relocate two 4-plex buildings from JBER, creating eight affordable housing units. This initiative is designed to address a critical need within Anchorage for more accessible and attainable housing options.

By enhancing the attainable rental housing inventory, the project directly supports the Municipality’s broader objectives of promoting diversity in housing options for residents across all economic backgrounds. It exemplifies a successful private-public partnership model, leveraging ACDA resources for the public good.

The specific project details previously provided underscore the strategic importance and feasibility of the ACDA Housing Project. It highlights the thoughtful planning and financial management aimed at addressing the housing shortage in Anchorage. Approval of this resolution will not only demonstrate the Assembly’s commitment to sustainable community development but also mark a significant step towards improving the quality of life for Anchorage residents through increased access to attainable housing.
Your support for this resolution advances our shared goal of creating a more inclusive and thriving community. Thank you for your consideration of this pivotal project.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by: Alisa Guzman, ACDA Director of Finance
Concur: Mike Robbins, ACDA Executive Director
Concur: Alden Thern, CFO
Concur: Kent Kohlhase, P.E., Municipal Manager
Submitted: Dave Bronson, Mayor

Attachment:
2024 CIB-Revised
**Project Title** | **Approved** | **Revised**  
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Land Purchase (202&204 E.Fireweed Lane) | 198,296 |  
4-Plex Purchase | 17,500 |  
Interior Health & Safety Structural Repair | 1,100,000 | 1,100,000  
Facility Systems & Infrastructure Replacement | 900,000 | 900,000  
Total Capital Expenses | 2,000,000 | 2,215,796  

ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY  
*2024 Capital Improvement Budget*