



Submitted by: Assembly Chair Brawley and
Assembly Member Baldwin Day
Prepared by: Legislative Services
Reviewed by: Assembly Legal Services
For reading: September 1, 2026

ANCHORAGE, ALASKA AR No. 2026-254

A RESOLUTION OF THE ANCHORAGE ASSEMBLY ESTABLISHING POLICY GUIDANCE PRIORITIZING HOUSING PRODUCTION AND THE DEVELOPMENT OF PREFERRED HOUSING TYPES IN THE DISPOSITION OF MUNICIPAL REAL PROPERTY.

WHEREAS, the *Anchorage 2020 Comprehensive Plan* describes the community's desired future physical development and also reiterates the need for efficient land use, management of future costs, and coordination within the Municipality and in partnership with other agencies to implement the plan, including the following goals:

- "General Land Use Issues: A forward-looking approach to community growth and redevelopment"
- "Residential uses: a variety of housing types and densities in safe, attractive neighborhoods that offer a choice of urban, suburban, and rural lifestyles that are appropriate for northern conditions and in harmony with our natural setting"
- "Housing: A balanced, diverse supply of affordable, quality housing located in safe and livable neighborhoods with amenities and infrastructure, that reflect Anchorage's varied social, cultural, and physical environment"
- "Transportation Choices: An efficient transportation system that offers affordable, viable choices among various modes of travel that serve all parts of the community"
- "Utilities: An integrated, efficient and cost-effective network of utilities and public improvements to meet community needs"
- "Planning: Coordination of public development decisions and programs to implement the Comprehensive Plan and its goals and objectives"; and

WHEREAS, the *Anchorage 2040 Land Use Plan* recognizes the importance of compact development, multifamily housing, and efficient use of land, and identifies land banks and development authorities as tools that can advance public policy goals such as housing development; and

WHEREAS, the Anchorage Assembly adopted AR 2023-433, approving the Anchorage Housing Action Plan and establishing a vision for Anchorage with "affordable, abundant, and diverse housing opportunities," including goals to increase the supply of housing, diversify housing types and ownership models, and reduce housing cost burdens; and

WHEREAS, the Assembly adopted AR 2024-323(S) as amended, stating a policy priority to align public investment and capital improvement decisions with areas of greatest population density, reflecting that fiscal responsibility in a resource-

1 constrained environment requires aligning spending with where the majority of our
2 residents live; and

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4 **WHEREAS**, the Assembly adopted AR 2026-212 as amended, further emphasizing
5 that neighborhoods where future housing growth occurs ought to be the recipients
6 of commensurate public infrastructure investments, reiterating a policy position that
7 directs the Municipality's limited resources toward responsible development
8 patterns; and

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10 **WHEREAS**, the Municipality's *Anchorage Housing Market Analysis (2012)* found
11 that market rate multi-unit housing is not feasible to build in Anchorage without some
12 form of subsidy, a finding which pre-dates recent market conditions and events
13 which further accelerated construction cost growth, and exacerbated the 2012
14 conditions already indicating infeasibility; and

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16 **WHEREAS**, the 2012 Analysis further found in a projected residential land
17 sufficiency study that based on population (demand) and construction (supply)
18 trends at the time, between 2010 and 2030 the Anchorage Bowl would experience
19 a supply deficit in every category of housing except low-density single family
20 homes, and this mismatch of demand and supply in housing types has persisted
21 into the present, with an even greater need for compact and attached housing; and

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23 **WHEREAS**, the Municipality's unsustainable fiscal position is a consequence of
24 decades of inefficient, low-density housing development patterns, alongside state-
25 subsidized construction of public infrastructure and facilities without accompanying
26 funding commitments for maintenance over time; and

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28 **WHEREAS**, low-density development patterns mean a higher cost per municipal
29 property tax payer for basic maintenance of urban infrastructure (linear miles of road
30 lanes and sidewalks; water, sewer, and drainage systems; public facilities, etc.) and
31 conversely, more residents and property owners per acre in the aggregate means
32 those same fixed maintenance costs can be distributed across a larger tax base,
33 lowering the cost of services and infrastructure maintenance per resident; and

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35 **WHEREAS**, fiscally-responsible housing policy and planning discussions should
36 include consideration of "taxpayer density" alongside population density and
37 housing unit density; and

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39 **WHEREAS**, strategies of local governments to promote housing production include
40 contributions of real property, tax abatement, waiving permitting requirements or
41 fees, and construction or financing of required public infrastructure; and

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43 **WHEREAS**, the Municipality of Anchorage owns real property that constitutes a
44 public asset and, when such property is determined to be appropriate for disposal,
45 the Municipality has an opportunity to advance adopted community goals through
46 the manner in which the property is offered, evaluated, and conveyed; and

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48 **WHEREAS**, the Municipality may periodically receive real properties from other
49 entities such as the State of Alaska Department of Natural Resources, Department

of Transportation & Public Facilities, Alaska Housing Finance Corporation, Alaska Mental Health Trust Authority, Anchorage School District, various federal agencies, or the Alaska Railroad Corporation through grants, property exchange, or purchase either at fair market value or less than fair market value; and

WHEREAS, the Municipality currently has limited capacity to make direct financial contributions toward housing production, but can utilize its developable property inventory to reduce upfront costs and underwrite housing types that the market is not already producing; and

WHEREAS, Anchorage Municipal Code (AMC) Chapter 25.30 establishes the general requirements for disposal of municipal land and provides that, except as otherwise provided by law, disposal of municipal land or an interest in municipal land requires authorization by ordinance; and

WHEREAS, pursuant to AMC 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, HLB produces a one-year annual Work Program and five-year Management Plan, approved by the Assembly, that serves as a guide for the agency and the community for allocating and managing HLB land and resources; the annual document identifies potential changes to current property holdings, anticipated acquisitions and disposals, as well as highlighting management priorities; and

WHEREAS, municipal land is a finite public resource, and the disposition of property suitable for housing should seek to maximize the public benefit derived from that resource, including the number of homes produced and the affordability and long-term stability of those homes; now, therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. When municipal real property is determined to be appropriate for residential development and subject to exchange or disposal, the Municipality shall:

1. Maximize housing production and efficient use of land and public infrastructure by prioritizing proposals that achieve the greatest feasible dwelling units per acre, consistent with adopted plans, zoning, infrastructure capacity, site conditions, and applicable laws.
2. Prioritize multifamily, attached and compact housing over lower-density detached residential development, consistent with adopted plans and regulations.
3. Prioritize affordable and attainable housing production over exclusively market-rate housing, including proposals that increase opportunities for affordable rental housing, attainable homeownership, workforce housing, and other development types that reduce housing cost burdens.

4. Prioritize long-term or permanently affordable housing opportunities, especially proposals involving development or ownership by community land trusts, nonprofit housing organizations, or other public, not-for-profit, or shared ownership structures that preserve affordability over time.
5. Evaluate potential public benefits beyond purchase price: when comparing proposals for acquisition of municipal property by a third party, the Municipality should consider the proposed number of dwelling units, housing affordability, duration of affordability, development feasibility, and other measurable public benefits, rather than treating the highest purchase price as the sole measure of value.
6. Consider alternatives to outright sale, including long-term leases, ground leases, or shared ownership structures when those alternatives would produce greater or more durable housing benefits over the long term.

Section 2. Properties determined by the Anchorage School Board to be in excess of current and future educational needs by Anchorage School District shall be placed in the Heritage Land Bank inventory upon the Municipality assuming management authority, and prior to initiating further action such as disposal. The Assembly may waive this requirement on an individual property basis by resolution.

Section 3. The Assembly urges the Administration, to the extent consistent with applicable law, to incorporate the policy guidance established by this resolution into future requests for proposals, property marketing materials, staff evaluations, and legislation concerning municipal real property disposal. Proposed property disposal actions shall provide a narrative indicating how the disposal complies with the goals and policies of the Comprehensive Plan, and with the policy guidance in Section 1.

Section 4. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 1st day of September, 2026.

ATTEST:

Chair

Municipal Clerk