



HERITAGE LAND BANK

2026 ANNUAL WORK PROGRAM & 2027-2031 FIVE-YEAR MANAGEMENT PLAN



Heritage Land Bank

- **HLB is a self supporting, non-tax-funded division of the MOA Real Estate Department**
- Mission: to manage **uncommitted municipal land** and the Heritage Land Bank fund in a manner designed to benefit the present and future residents of Anchorage, promote orderly development and **achieve the goals of the Comprehensive Plan**.
- Currently manages **over 12,000 acres** of Municipal Land, majority of which has multiple development limitations.
- **Title 25 of AMC “Public Lands”** contains the statutes under which HLB operates.
- **HLB Advisory Commission** makes recommendations to the Assembly through an Annual and Five-year Work Plan and Resolutions.

The 2026 Work Plan Process

August	September	November
Drafted 2026 Work Plan	<ul style="list-style-type: none">• HLBAC Work Session 9/25• 45-day public comment period and public hearing notice on 9/30	<ul style="list-style-type: none">• Public comment period closed on 11/21• 11 submissions and 100 received
December		January
<ul style="list-style-type: none">• HLBAC Public Hearing 9/18• HLBAC Resolution recommending Assembly approval• Edit draft to incorporate HLBAC recommended amendments		<ul style="list-style-type: none">• Present at CEDC meeting 1/8• Assembly Resolution approving the 2026 Work Plan will be introduced at the 1/13 Assembly meeting (AR 2026-07)• Tentative Assembly work session?• Public Hearing and Assembly action tentatively on 2/17

High Level of Each Chapter

Chapter 1: HLB Overview

- History, Objectives, Acquisition Info, Inventory Status

Chapter 2: 2025 Progress Report

- Accomplishments in land transactions, projects, and management
- HLBAC Resolutions

Chapter 3: 2026 Work Program

- Potential land transactions, projects, and management

Chapter 4: Five-Year Management Plan

- Potential land transactions, projects, and management

Appendices

- Maps
- Policies
- HLB Fund History and Projections
- HLB Leases and Permits
- Public Comments and Responses
- HLBAC Res 2025-06 recommending Assembly approval of the Work Plan

2025 Progress Report Highlights

- Assembly authorization of funding for Holtan Hills Off-Site Improvements and completion of construction
- Execution of a reciprocal access agreement with AK DOT&PF for former Clitheroe Center, ending several years of legal access ambiguity for MOA staff, representatives, and assigns.
- Transfer of HLB Parcel 6-075 to Girdwood Parks & Recreation.
- Initiated Subdivisions for Girdwood Industrial Park and Orca Mountain View.
- Acquisition of Laurel Acres parcels for wetland conservation.
- Coordination as stakeholder with AFD on CWPP.

2026 Projects of Interest

- Girdwood Industrial Park (6-057F)
- Orca Mountain View (6-039)
- Natural Burial Cemetery (2-156)
- Wildland Fire Mitigation (Area Wide)
- Execute 3rd & Ingra lease with ACDA (4-046 &4-047)
- Access to Chugach State Park (Area Wide)
- Rehab and Lease of Clitheroe Center (4-033B)
- Market Study for former Tozier Track (3-080)

Any Questions?



[HLB Website](#)



[HLB Map](#)

