



anchorage
community
development
authority

Building Our City's Future

Fireweed Flat's Housing Project

A workforce housing initiative

- Up to 24 Units of Workforce Attainable (80-120% AMI focused) housing
 - RFI advertised February 2026, (informed units price points would be sub \$300/sq ft)
 - RFP advertised April 2026
 - RFP temporarily suspended in June 2026 due to site testing equipment delays
 - Awaiting findings to understand next steps in development schedule



3rd & Ingra Property

- Continued management of the site
- Evolving business model
- Last year, we concluded an RFI that informed us of cost exceeding ROI for investors with the original RV resort concept
- Currently working on a revised concept that will meet AO required uses and provide a proper ROI for a developer
- Temporary activation in support of downtown construction projects





JCPenney's Garage Redevelopment P3 Partnership

- New 300 Space Modern Garage
- 150+ key hotel/restaurant/meeting space
- Commercial retail space

603 D St

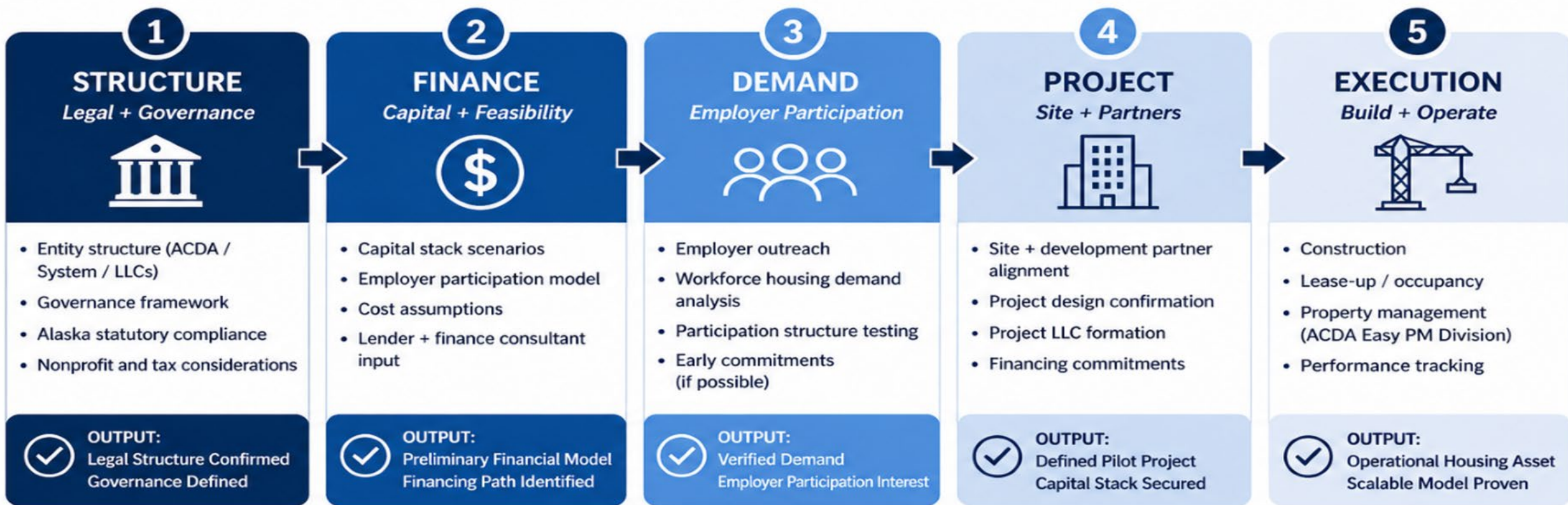
Reimagining a Downtown Landmark for Mixed-Use
Redevelopment

- Completed evaluation of current building condition
- In discussions with Tenant In Common to resolve for redevelopment



ACDA WORKFORCE HOUSING SYSTEM

Pre-Development Roadmap



KEY DECISION GATES

STRUCTURE ✓



FINANCE ✓



DEMAND ✓



PROJECT ✓



EXECUTION ✓

Gates have specific goals to be met, evaluate and determine likelihood of program success before moving to next phase.



ONE PROJECT → MULTIPLE PROJECTS → SYSTEM SCALE

A repeatable, financeable workforce housing system

Alaska Housing Accelerator Fund

A Proposed Strategic Pilot Concept to Increase Multi-Family Housing Starts



Committed to delivering on our mission

“To Serve as a Catalyst For Development”

Mike Robbins

Executive Director

907-519-9191

mrobbins@acda.net



Building Our City's Future