



Municipal Clerk's Office

**Approved**

Date: **March 24, 2026**

Submitted by: Assembly Chair Constant  
Reviewed by: Office of Assembly Counsel  
For reading: March 24, 2026

**ANCHORAGE, ALASKA  
AR No. 2026-80**

1 **A RESOLUTION OF THE ANCHORAGE ASSEMBLY AMENDING AND**  
2 **SUPPLEMENTING THE 2026 STATE LEGISLATIVE PROGRAM TO ADVANCE**  
3 **A STRATEGIC HOUSING INFRASTRUCTURE INVESTMENT INITIATIVE.**  
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5 **WHEREAS**, the Anchorage Assembly adopted the 2026 State Legislative Program  
6 through AR 2025-355(S) to advance priorities ensuring Anchorage remains safe,  
7 secure, and affordable; and  
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9 **WHEREAS**, the State of Alaska is projected to experience a significant,  
10 unanticipated revenue increase due to elevated oil prices driven by global conflict,  
11 with estimates indicating up to approximately \$1 billion in additional revenue for  
12 FY2026–2027; and  
13

14 **WHEREAS**, periods of elevated state revenue present a limited and strategic  
15 opportunity to make one-time capital investments that yield long-term economic and  
16 community benefit; and  
17

18 **WHEREAS**, Anchorage continues to face a severe housing shortage and has  
19 established a goal of developing 10,000 new homes over the next decade to  
20 stabilize housing supply, reduce costs, and support economic growth; and  
21

22 **WHEREAS**, a primary constraint on housing development in Anchorage is the lack  
23 of core infrastructure including sewer, water, natural gas, and electrical systems  
24 serving large, otherwise developable parcels and the cost for this public  
25 infrastructure currently falls on the private developer, which means new residents  
26 pay in their home price or rent; and  
27

28 **WHEREAS**, targeted public investment in backbone infrastructure can unlock  
29 stranded land, improve development feasibility, and catalyze substantial private-  
30 sector housing production while relieving the private sector of major construction  
31 costs that are infeasible without public investment; and  
32

33 **WHEREAS**, the Municipality has identified several high-impact opportunity sites  
34 where infrastructure investment would directly enable housing development (Exhibit  
35 A), including but not limited to the following sites: 3<sup>rd</sup> and Ingra, the Archives site,  
36 the old Totem Theatre site, 100<sup>th</sup> at C Street, Gambell Carr's, and Powder Ridge;  
37 now therefore  
38

39 **THE ANCHORAGE ASSEMBLY RESOLVES:**  
40

41 **Section 1.** The Anchorage Assembly amends the 2026 Legislative Program to  
42 include a request for a Housing Infrastructure and Land Activation Fund.  
43

1 **Section 2.** The Municipality requests any portion of \$30,000,000 in one-time  
2 capital funding to support public infrastructure, site preparation, and acquisition of  
3 properties suitable for housing development.  
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5 **Section 3.** This resolution shall be effective immediately upon passage and  
6 approval by the Assembly.  
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8 PASSED AND APPROVED by the Anchorage Assembly this 24th day of March,  
9 2026.  
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14 ATTEST:

Chair

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16  
17 

18  
19 Municipal Clerk

Exhibit A – AR 2026-80- Strategic Housing March 24, 2026

**Assembly District 1:**

8<sup>th</sup> & L St (001-053-03, 001-053-04, 001-053-05)

0.56 acres

Zoned B2C

**Assembly District 2:**

16223 Rebeschke Lane – off Eagle View Dr (050-252-10)

2.5 acres

Zoned CER6

T14N R1W Sec 16 – end of Lake View Dr off Eagle River Rd (050-353-17)

80 acres

Split Zoned CER6 and WS

Lot 3 T14N R1W Sec 19 – end of Stonehill Dr (060-231-01)

36 acres

Zoned CER10

Mink Creek-off Glenn Highway (051-181-010)

220 acres (total, first phase is 18)

Zoned CER-6

Powder Reserve West – off Eklutna Park Dr

400 acres Zoned R3

110 acres Zoned B3

Mile 7 Eklutna Lake Road, Chugiak (057-031-02)

95 acres

Zoned R10

**Assembly District 3:**

Patricia Subdivision – off Minnesota & W. 100<sup>th</sup> Ave

Over 100 residential lots

Zoned R1

Lot 3 T12N R3W Sec 18 – off C St & W 100<sup>th</sup> Ave (016-042-40)

27.26 acres

Zoned I2

Exhibit A – AR 2026-80- Strategic Housing March 24, 2026

Lot 4 T12N R3W Sec 18 – off C St & O’Malley Rd (016-042-39)

19.83 acres

Zoned I2

Tract 3 Boettcher Subdivision – off Northwood Dr (010-244-28)

9.96 acres

Zoned R3

**Assembly District 4:**

Tranquility Heights Subdivision – Tranquilly Loop & E. 74<sup>th</sup> Ave

22 residential lots

Zoned R5

Chugach Meadows Subdivision – Nancy Street & E. 74<sup>th</sup> Ave

20 residential lots

Zoned R2M

Lot 19 & 20 T12N R3W Sec 4 – off E. 68<sup>th</sup> Ave (014-091-14, 014-091-13)

9.5 acres

Zoned R1

2800 E. Dowling Road (014-925-01)

8.81 Acres

Zoned R2M

Tract C-1C Simonian Subdivision – off E. Dowling Rd (008-081-38)

16.187 acres

Zoned R2M

Tract A Thurston Subdivision – End of Karluk St off Fireweed Ln (003-162-19)

4 acres

Zoned R1

Tract B Cook Subdivision (009-131-20)

8.98 acres

Zoned R4A

Tozier Tract (008-051-01)

Exhibit A – AR 2026-80- Strategic Housing March 24, 2026

9.62 acres

Zoned PLI

**Assembly District 5:**

Lot 2 Ogard Subdivision – off Wesleyan Dr (006-324-30)

1.64 acres

Zoned R2M

2955 Muldoon Road (007-291-07)

24.83 acres

Zoned R2A

**Assembly District 6:**

Tract A-1B Park Ridge Subdivision – E. 112<sup>th</sup> Ave & Brayton Dr (016-124-19)

3.81 acres

Zoned R3

Paine Drive (020-161-04, 020-161-37, 020-161-39, 020-221-03)

143 acres

Zoned R10

Tract C Potter Heights Subdivision Addition No. 1 – off Potter Valley Rd (020-281-91)

17.5 acres

Zoned R6

Tract 2 Orca Mountain View – off Alyeska Hwy & Ruane Rd

14.5 acres

Zoned GR1

Tract 2 Holtan Hills (075-311-07)

17.18 acres

Zoned GR3

Glacier Creek Village (the Mitten) – a portion of Tr 4 Holtan Hills – off Arlberg Ave

27 acres

Zoned GRST2