

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 12-14-04
IMMEDIATE RECONSIDERATION
FAILED 12-14-04

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Department of Economic and
Community Development
For reading: November 16, 2004

ANCHORAGE, ALASKA
AO No. 2004-162

1 AN ORDINANCE DESIGNATING THE FORMER ALASKAN VILLAGE MOBILE HOME PARK AS A
2 DETERIORATED AREA, AND SETTING THE AREA BOUNDARIES, PURSUANT TO ANCHORAGE
3 MUNICIPAL CODE SECTIONS 12.35.005 AND 12.35.050.
4

5
6 WHEREAS, in order to offer tax incentives for development and redevelopment of deteriorated property, the
7 Assembly must designate, if required criteria is met, and set the boundaries of, a deteriorated area; and
8

9 WHEREAS, Anchorage Municipal Code section 12.35.005 ("*deteriorated area*") sets out five criteria, at least one
10 of which must be met, for designation of an area as deteriorated, including:
11

- 12 (1) unsafe, unsanitary or overcrowded buildings;
13 (2) vacant, overgrown and unsightly lots of ground;
14 (3) a disproportionate number of tax delinquent properties;
15 (4) excessive land coverage; and
16 (5) economically or socially undesirable land uses; and
17

18 **WHEREAS, within the deteriorated area, there are two parcels of property which are deteriorated in that**
19 **these two properties, within the last five years, have been the subject of an order by a government agency**
20 **requiring environmental remediation.**
21

22 WHEREAS, adjacent property, which would not otherwise qualify, may also be included within the deteriorated
23 area if the Assembly determines that new construction on such property would encourage, enhance or accelerate
24 improvement of the adjacent deteriorated properties; and
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26 WHEREAS, based on public testimony and hearing, as well as information provided by the Municipality, the
27 Assembly has established the deteriorated condition of the former Alaskan Village Mobile Home Park (AVMHP)
28 and identified specific boundaries for a deteriorated area; and
29

30 WHEREAS, the AVMHP property, depicted on the map attached as Exhibit A, has long been recognized as a blight
31 in the Muldoon area, meeting criteria for designation as a deteriorated area, including vacant, overgrown and
32 unsightly lots of ground; and economically or socially undesirable land uses; and
33

34 WHEREAS, designation of the AVMHP, including surrounding and adjacent areas as the Assembly finds
35 appropriate, as a deteriorated area allows property owners and developers to submit applications for tax incentives
36 under section 12.35.050, including partial exemption and/or deferral of real property taxes, making development and
37 redevelopment of the area more economically feasible; and
38

39 WHEREAS, the Anchorage 2020 Comprehensive Plan designates this area of Muldoon as a "town center", with
40 development strategies intended to provide direction for design and construction of public improvements, and also
41 to provide guidance and incentives for private investment and redevelopment¹. Designation of this area as
42 deteriorated complements and advances the land use policies in Anchorage 2020; now, therefore,
43

¹ Anchorage 2020, Anchorage Bowl Comprehensive Plan, Policy No. 24.

THE ANCHORAGE ASSEMBLY ORDAINS:


Section 1: The former Alaskan Village Mobile Home Park (AVMHP) meets the criteria for a deteriorated area, pursuant to the following findings:

- a. The former AVMHP area includes vacant, overgrown and unsightly lots of ground; and economically and/or socially undesirable land uses;
- b. Following public testimony, the Assembly identified boundaries for a deteriorated area in the Muldoon area, focusing on the deteriorated condition of the former AVMHP, as depicted on Exhibit A so that the deteriorated area will allow for new construction and encourage, enhance and/or accelerate improvement of the former AVMHP deteriorated area; and
- c. The Assembly finds that additional surrounding and/or adjacent properties may meet the Anchorage 2020 goals and policies for town centers and redevelopment, and the Assembly may supplement and adjust the boundaries of the designated area in the future.

Section 2: The former AVMHP, as depicted on Exhibit A, is hereby designated as a deteriorated area.

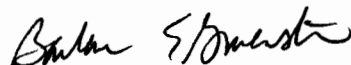
Section 3: This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 14th day of December, 2004.

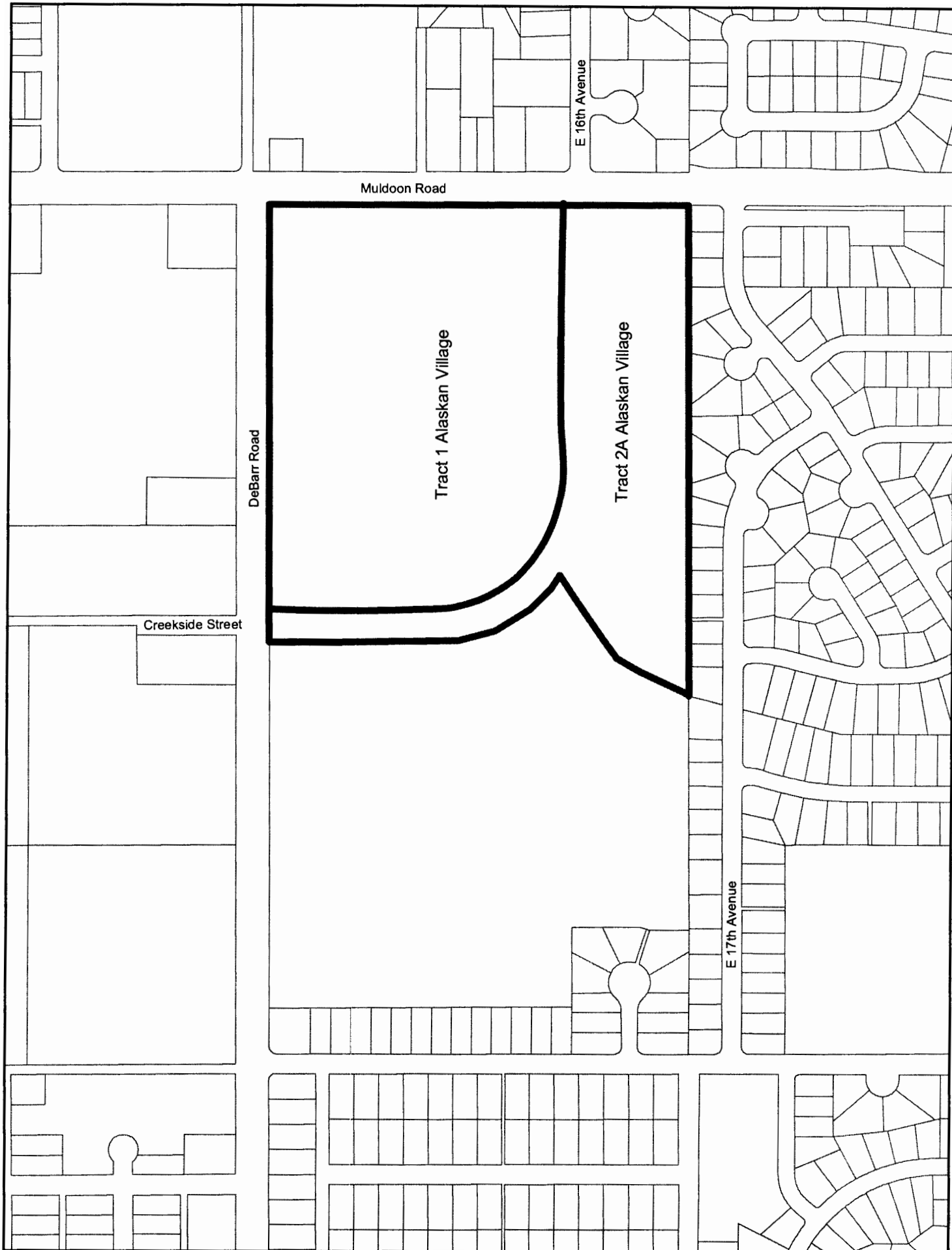


Assembly Chair

ATTEST:



Municipal Clerk



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 861-2004

Meeting Date: November 16, 2004

From: MAYOR

Subject: AN ORDINANCE DESIGNATING THE FORMER ALASKAN VILLAGE MOBILE HOME PARK AS A DETERIORATED AREA, AND SETTING THE AREA BOUNDARIES, PURSUANT TO ANCHORAGE MUNICIPAL CODE SECTIONS 12.35.005 AND 12.35.050.

On September 8th the Anchorage Assembly enacted Anchorage Ordinance (AO) 2004-116(S-1), changing the Municipality's deteriorated property tax exemption program to conform to Alaska Legislature Senate Bill 136. As part of the requirements for applying under the deteriorated property tax exemption ordinance, the ordinance requires that properties applying under certain provisions of Municipal Code Chapter 12.35 be located in a deteriorating or deteriorated area with boundaries that have been determined by the municipality after a public hearing. The Heritage Land Bank is submitting the attached ordinance to designate the former Alaskan Village Mobile Home Park a deteriorated area as defined by AMC Chapter 12.35.005.

Under both state statute and municipal code, deteriorated area means an area which meets one of the following criteria: unsafe, unsanitary or overcrowded buildings; vacant, overgrown and unsightly lots of ground; a disproportionate number of tax delinquent properties; excessive land coverage; economically or socially undesirable land uses. Property adjacent to areas meeting these criteria, but which would not otherwise qualify, may be included within the deteriorated area designated if the assembly determines that new construction on such property would encourage, enhance or accelerate improvement of the adjacent deteriorated properties.

The former Alaskan Village Mobile Home Park meets several of the above criteria, including unsafe unsanitary and overcrowded buildings; excessive land coverage and economically or socially undesirable land uses.

The proposed ordinance does not grant or renew any deteriorated property tax exemption. Rather, the ordinance allows the Municipality to accept applications under AMC Chapter 12.35.010. This ordinance only allows the property owners to apply for deteriorated property tax exemption on certain properties in the designated deteriorated area. The magnitude of the economic effects will depend on the size and type of property taking advantage of the incentive.

Prepared by: Merten Bangemann-Johnson

Approved by: Mary Jane Michael, Executive Director

Economic and Community Development

Concur: Robin E. Ward, Heritage Land Bank & Real Estate Services Director

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 002353**Title:** Creekside Deteriorated Area Designation**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Creekside Town Center deteriorated properties ordinance.**Keywords:** Creekside deteriorated**Date Prepared:** 11/4/04 4:59 PM**Director Name:** Robin E. Ward**Assembly Meeting Date** 11/16/04
MM/DD/YY:**Public Hearing Date MM/DD/YY:** 12/7/04**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	11/4/04 5:04 PM	Checkin	vanhornlr	Public	002353
AllOrdinanceWorkflow	11/5/04 8:28 AM	Reject	wardre	Public	002353
AllOrdinanceWorkflow	11/8/04 4:39 PM	Checkin	vanhornlr	Public	002353
AllOrdinanceWorkflow	11/8/04 4:55 PM	Reject	wardre	Public	002353
AllOrdinanceWorkflow	11/8/04 4:58 PM	Checkin	vanhornlr	Public	002353
HLB_SubWorkflow	11/8/04 5:07 PM	Approve	wardre	Public	002353
ECD_SubWorkflow	11/9/04 9:11 AM	Approve	thomasm	Public	002353
AllOrdinanceWorkflow	11/9/04 11:03 AM	Reject	lohrra	Public	002353
AllOrdinanceWorkflow	11/10/04 3:00 PM	Checkin	vanhornlr	Public	002353
HLB_SubWorkflow	11/10/04 3:04 PM	Approve	wardre	Public	002353
ECD_SubWorkflow	11/10/04 3:51 PM	Approve	thomasm	Public	002353
OMB_SubWorkflow	11/10/04 4:04 PM	Approve	lohrra	Public	002353
AllOrdinanceWorkflow	11/10/04 6:49 PM	Reject	gatesdt	Public	002353
AllOrdinanceWorkflow	11/12/04 9:07 AM	Checkin	vanhornlr	Public	002353
HLB_SubWorkflow	11/12/04 9:47 AM	Approve	wardre	Public	002353
ECD_SubWorkflow	11/12/04 9:49 AM	Approve	thomasm	Public	002353
OMB_SubWorkflow	11/12/04 10:07 AM	Approve	lohrra	Public	002353
Legal_SubWorkflow	11/12/04 10:42 AM	Approve	fehlenrl	Public	002353
MuniManager_SubWorkflow	11/12/04 11:04 AM	Approve	leblancdc	Public	002353
MuniMgrCoord_SubWorkflow	11/12/04 11:08 AM	Approve	katkusja	Public	002353