
Real Estate Department

Anchorage: Performance. Value. Results.

Mission

Manage all municipal land, both uncommitted and under management authority of municipal agencies, in a manner designed to benefit present and future citizens, to promote orderly development, and improvement of lands for municipal purposes.

Core Services

- Inventory and Contracts: Maintain current and accurate inventory of municipal lands. Maintain current and accurate contract files.
- Property Management: Provide management of municipal lands and improvements.
- Protection: Conservation and preservation of wetlands, maintenance and protection of MOA lands and improvements, to include prevention and cleanup of hazardous conditions.
- Acquisitions and disposals: Authority to administer on behalf of the MOA the acquisition and disposal of real property via lease, exchange, sale, easement, permits and use agreements.
- Highest and Best Use: Employ maximum valued use and purpose for municipal lands and improvements.
- Tax Foreclosures: Administer foreclosure proceedings for delinquent real estate property taxes and/or assessments.

Accomplishment Goals

- Review all contract files annually to maintain current and accurate information and contractor compliance.
- Maximize amount of acreage mitigated through appropriate responses to negative impacts on MOA land inventory due to fire, insect damage, illegal dumping of hazardous or contaminated materials, trespassing, and/or vandalism by property inspections.
- Revenue generated through disposals and use permits of HLB inventory.
- Annual tax foreclosure process: Collection of delinquent property taxes and/or assessments.
- Annual process for taking Clerk's Deed and subsequent sale of deeded properties via sealed bid auction.

Performance Measures

Progress in achieving goals will be measured by:

Measure #1: Number of contract files reviewed for current information, accuracy and contractor compliance (Goal: approximately 100 contracts annually).
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Number of Real Estate Contract Files Reviewed						
	2025	Q1	Q2	Q3	Q4	EOY 2024
Contract Files Reviewed		11	25	25	30	91
	2026	Q1	Q2	Q3	Q4	YTD 2025
Contract Files Reviewed		10	22			32

Measure #2: Number of parcels mitigated through appropriate responses to negative impacts on municipal land inventory due to fire, insect damage, illegal dumping of hazardous or contaminated materials, trespass, and/or vandalism by property inspections (Goal: 150 parcels inspected annually).

Number of Municipal Parcel Preventative/Routine Inspections						
	2025	2026 Q1	2026 Q2	2026 Q3	2026 Q4	YTD 2026
Region 1 (Eagle River)						
Region 2 (SE Anchorage)						
Region 3 (NE Anchorage)						
Region 4 (NW Anchorage)						
Region 5 (SW Anchorage)						
Region 6 (Bird, Indian & Girdwood)						
TOTAL	122	10	10			20

Number of Municipal Parcel Citizen Initiated Inspections						
	2025	2026 Q1	2026 Q2	2026 Q3	2026 Q4	YTD 2026
Region 1 (Eagle River)						0
Region 2 (SE Anchorage)						0
Region 3 (NE Anchorage)						0
Region 4 (NW Anchorage)						0
Region 5 (SW Anchorage)						0
Region 6 (Bird, Indian & Girdwood)						0
TOTAL	1	0	0			0

Heritage Land Bank Division Real Estate Department

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Mission

Pursuant to AMC 25.40.010, it is the mission of the HLB 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.

Core Services

A self-supporting agency, HLB provides stewardship of municipal land in the HLB inventory with responsibility for:

- Land placed in the inventory for management reserved for unspecified purposes
- Land held in the inventory for specific or future public purposes.
- Land held for mitigation and conservation
- Land determined as excess to present or future municipal needs which may be suitable for disposal
- Land determined excess to municipal needs but unsuitable for disposal

Accomplishment Goals

- Respond appropriately in assessing and mitigating impacts of hazardous conditions such as fire, insect damage, illegal dumping of hazardous materials, vandalism, and trespass on HLB properties
- Disposal and permitting of inventory to appropriate municipal agencies and the private sector for approved uses that also generate revenue to the HLB Fund

Performance Measures

Progress in achieving goals will be measured by:

Measure #3: Revenue generated by disposals and permits of HLB inventory to the HLB Fund
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The graph below compares revenues to the fund from permits, leases, and disposals of HLB inventory, and wetlands mitigation credits for the land management of conservation easements in perpetuity:

Revenue Type	Total 2025	2026 Q2	YTD 2026
Land Use Permits	\$12,252.00	\$ 6,180.00	\$ 12,085.00
Leases	331,597.73	26,359.04	95,255.90
ROW Fees	0.00	0.00	0.00
Land Sales	1,277,474.83	0.00	16,121.50
Wetlands Mitigation Credits	0.00	0.00	0.00
TOTALS	\$1,621,324.56	\$32,539.04	\$123,462.40

Real Estate Services Division Real Estate Department

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Mission

The Real Estate Services Division (RES) is responsible for administering the acquisition and disposal of real municipal property committed to government use via sale, lease, exchange, use permit or easement that is not in the ACDA or HLB inventories. RES administers the foreclosure process of delinquent property taxes and assessments. It also negotiates, funds and manages the leasing of office, warehouse and other spaces required for local government agencies to have a place to perform their services on behalf of citizens.

Core Services

- Provide effective management of all non-HLB or ACDA municipal properties, including leased properties
- Administer the foreclosure process resulting from delinquent property taxes and assessments
- Administrative oversight of acquisition, retention and disposal of municipal lands
- Public and private businesses act as Lessors of facilities space for municipal agencies. As a result, this serves the public by providing leased space for local government agencies and programs that also serve the public.

Accomplishment Goals

- Annual foreclosure process: Collection of delinquent property taxes and assessments
- Annual process to complete taking Clerk's deeds to foreclosed properties and subsequent sale of deeded properties via sealed bid auction.

Performance Measures

Progress in achieving goals will be measured by:

Measure #4: Annual foreclosure process: Collection of Delinquent property taxes and/or assessments

	FORECLOSURE PUBLICATION					JUDGMENT & DECREE OF FORECLOSURE				EXPIRATION OF REDEMPTION PERIOD COURT CLERKS DEED ISSUED			
TAX YEAR	FRCL Year	No. Accts.	Prin., Penalty Interest, Cost		FRCL Year	No. Accts.	Prin., Penalty Interest, Cost		Deed Year	No. Accts.	Prin., Penalty Interest, Cost		
2018	2019	Tax	1,506	\$7,774,896	2019	Tax	763	\$4,966,654	2022	Tax	14	\$233,624	
	1st Pub 3/6/19	DID	54	\$87,015	Apr	DID	25	\$38,057		DID	0	\$0	
		S.A.	19	\$25,109		S.A.	12	\$15,873		S.A.	2	\$7,723	
	3AN-19-06397		1,579	\$7,887,020			800	\$5,020,584			16	\$241,347	
2019	2020	Tax	1,428	\$7,798,965	2021	Tax			2023	Tax			
	1st Pub 3/4/20	DID	59	\$89,293		DID	COVID			DID	COVID		
		S.A.	20	\$18,472		S.A.				S.A.			
	3AN-20-		1,507	\$7,906,730			0	\$0			0	\$0	
2020	2021	Tax	2,651	\$12,320,316	2021	Tax	1,013	\$7,281,584	2024	Tax	23	\$261,431	
	1st Pub 3/10/21	DID	73	\$112,327		DID	34	\$68,502		DID	0	\$0	
		S.A.	18	\$27,572		S.A.	11	\$17,679		S.A.	0	\$0	
	3AN-21-04880		2,742	\$12,460,215			1,058	\$7,367,765			23	\$261,431	
2021	2022	Tax	1,298	\$8,920,738	2022	Tax	786	\$6,280,785	2025	Tax	10	\$47,682	
	1st Pub 3/9/22	DID	68	\$106,069		DID	42	\$89,022		DID	0	\$0	
		S.A.	10	\$25,256		S.A.	6	\$14,913		S.A.	0	\$0	
	3AN-22-04985		1,376	\$9,052,063			834	\$6,384,720			10	\$47,682	
2022	2023	Tax	1,252	\$8,390,524	2023	Tax	619	\$6,036,989	2026	Tax	22	\$130,169	
		DID	74	\$126,714		DID	39	\$74,493		DID	0	\$0	
		S.A.	13	\$20,630		S.A.	2	\$1,960		S.A.	0	\$0	
	3AN-23-05662		1,339	\$8,537,868			660	\$6,113,442			22	\$130,169	
2023	2024	Tax	1,008	\$6,863,294	2024	Tax	574	\$4,820,254		Tax			
	1st Pub 7/10/24	DID	30	\$61,457		DID	19	\$52,521		DID			
		S.A.	8	\$12,187		S.A.	4	\$4,075		S.A.			
	3AN-24-07694		1,046	\$6,936,938			597	\$4,876,850			0	\$0	
2024	2025	Tax	1,210	\$7,742,436	2025	Tax	555	\$4,758,088		Tax			
	1st Pub 5/7/25	DID	35	\$83,341		DID	19	\$26,273		DID			
		S.A.	8	\$14,104		S.A.	5	\$8,168		S.A.			
	3AN-25-06269		1,253	\$7,839,881			579	\$4,792,529			0	\$0	
2025	2026	Tax	1,262	\$7,450,335	2026	Tax	629	\$5,038,856		Tax	0		
	1st Pub 5/4/26	DID	109	\$154,222		DID	20	\$28,015		DID	0		
		S.A.	7	\$7,802		S.A.	6	\$7,068		S.A.	0		
	3AN-26-		1,378	\$7,612,359			655	\$5,073,939			0	\$0	

Measure #5: Annual process for taking Clerk's Deed and subsequent sale of deeded property via sealed bid auction

Tax Foreclosed Properties Sale: 2015 - 2026												
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Properties Sold	5	6	4	3	3	8*	0	0	5	7*	3	5*

*2020 sale includes 3 properties that were held over from the 2019 sale

*2024 sale includes 1 property held over from the 2023 sale

*2026 sale includes 1 property held over from 2025 sale

During 2021 and 2022, the Real Estate Services Division did not hold a tax foreclosure sealed bid auction. Due to COVID-19, the Municipality did not take Clerk's Deed to any properties in 2021 or 2022.