

Community Development



**Municipal
Manager**

**Community
Development**

Community Development

Description

Within the Community Development Department and reporting to the Director of the Community Development Department or their designee are the following departments:

- Development Services
- Planning
- Real Estate

Community Development (907)343-6180
P.O. Box 196650 Anchorage, AK 99519-6650
<https://www.muni.org/Departments/OCPD>

Department Services

The Community Development Department is responsible for performing essential support tasks for administration of projects, personnel, finance, and budget issues. The department is also the home of the Curator of Art for Public Spaces and management of the 1% for Art Program. Geotechnical and Data Information (GDIC) which supports all municipal departments by providing geographic data, data management, products and services is within the department as well.

Community Development Department Summary

	2024 Actuals Unaudited	2025 Revised	2026 Proposed	26 v 25 % Chg
Direct Cost by Division				
Community Development Administration	1,648,350	2,170,576	2,233,405	2.89%
Direct Cost Total	1,648,350	2,170,576	2,233,405	2.89%
Intragovernmental Charges				
Charges by/to Other Departments	(1,368,653)	(1,770,163)	(1,791,093)	1.18%
Function Cost Total	279,697	400,413	442,312	10.46%
Program Generated Revenue	(15,576)	(50,000)	(50,000)	-
Net Cost Total	264,121	350,413	392,312	11.96%
Direct Cost by Category				
Salaries and Benefits	988,340	1,353,201	1,378,538	1.87%
Supplies	6,411	5,050	5,050	-
Travel	7,444	-	8,000	100.00%
Contractual/Other Services	221,156	812,325	841,817	3.63%
Debt Service	425,000	-	-	-
Direct Cost Total	1,648,350	2,170,576	2,233,405	2.89%
Position Summary as Budgeted				
Full-Time	7	8	8	-
Part-Time	-	-	-	-
Position Total	7	8	8	-

Community Development Reconciliation from 2025 Revised Budget to 2026 Proposed Budget

	Direct Costs	Positions		
		FT	PT	Seas/T
2025 Revised Budget (formerly Planning, Development & Public Works)	3,511,254	17	-	-
Changes in Existing Programs/Funding for 2026				
- Salaries and benefits adjustments	(19,886)	-	-	-
- Fleet	(2,508)	-	-	-
2026 Continuation Level	3,488,860	17	-	-
2026 Proposed Budget Changes				
- <u>Girdwood Service Area</u> - Girdwood Board of Supervisors' (GBOS) approved requested budget changes - Housing & Economic	40,000	-	-	-
- <u>Public Works Administration Division</u> - moved to Public Works Department	(1,295,455)	(9)	-	-
2026 Proposed Budget	2,233,405	8	-	-

Community Development Division Summary

Community Development Administration

(Fund Center # 722100, 510600, 510500, 510579, 510672, 510671, 510673, 510900)

	2024 Actuals Unaudited	2025 Revised	2026 Proposed	26 v 25 % Chg
Direct Cost by Category				
Salaries and Benefits	988,340	1,353,201	1,378,538	1.87%
Supplies	6,411	5,050	5,050	-
Travel	7,444	-	8,000	100.00%
Contractual/Other Services	221,156	812,325	841,817	3.63%
Manageable Direct Cost Total	1,223,350	2,170,576	2,233,405	2.89%
Debt Service	425,000	-	-	-
Depreciation/Amortization	-	-	-	-
Non-Manageable Direct Cost Total	425,000	-	-	-
Direct Cost Total	1,648,350	2,170,576	2,233,405	-
Intragovernmental Charges				
Charges by/to Other Departments	(1,368,653)	(1,770,163)	(1,791,093)	1.18%
Function Cost Total	279,697	400,413	442,312	10.46%
Program Generated Revenue by Fund				
Fund 101000 - Areawide General	15,576	50,000	50,000	-
Program Generated Revenue Total	15,576	50,000	50,000	-
Net Cost Total	264,121	350,413	392,312	11.96%
Position Summary as Budgeted				
Full-Time	7	8	8	-
Position Total	7	8	8	-

Community Development Division Detail

Community Development Administration

(Fund Center # 722100, 510600, 510500, 510579, 510672, 510671, 510673, 510900)

	2024 Actuals Unaudited	2025 Revised	2026 Proposed	26 v 25 % Chg
Direct Cost by Category				
Salaries and Benefits	988,340	1,353,201	1,378,538	1.87%
Supplies	6,411	5,050	5,050	-
Travel	7,444	-	8,000	100.00%
Contractual/Other Services	221,156	812,325	841,817	3.63%
Manageable Direct Cost Total	1,223,350	2,170,576	2,233,405	2.89%
Debt Service	425,000	-	-	-
Non-Manageable Direct Cost Total	425,000	-	-	-
Direct Cost Total	1,648,350	2,170,576	2,233,405	2.89%
Intragovernmental Charges				
Charges by/to Other Departments	(1,368,653)	(1,770,163)	(1,791,093)	1.18%
Program Generated Revenue				
406560 - Service Fees - School District	-	40,000	40,000	-
406625 - Reimbursed Cost-NonGrant Funded	2,550	10,000	10,000	-
408380 - Prior Year Expense Recovery	426	-	-	-
408390 - Insurance Recoveries	12,600	-	-	-
Program Generated Revenue Total	15,576	50,000	50,000	-
Net Cost				
Direct Cost Total	1,648,350	2,170,576	2,233,405	2.89%
Charges by/to Other Departments Total	(1,368,653)	(1,770,163)	(1,791,093)	1.18%
Program Generated Revenue Total	(15,576)	(50,000)	(50,000)	-
Net Cost Total	264,121	350,413	392,312	11.96%

Position Detail as Budgeted

	2024 Revised		2025 Revised		2026 Proposed	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Administrative Officer	1	-	1	-	1	-
Director, Office Of ECD	1	-	1	-	1	-
GIS Technician III	3	-	3	-	3	-
Program & Policy Director	1	-	1	-	1	-
Public Information Officer	-	-	1	-	1	-
Senior Administrative Officer	1	-	1	-	1	-
Position Detail as Budgeted Total	7	-	8	-	8	-