NOTES

1. PROPERTY OWNERS AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
2. PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, INJURE, OR ALTER APPROVED DRAINAGE FACILITIES (e.g. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS OF WAYS.
3. THE STORAGE OR PROCESSING OF EQUIPMENT OR MATERIALS THAT ARE BUOYANT, FLAMMABLE, EXPLOSIVE OR INJURIOUS TO SAFETY, OR WHICH COULD CAUSE A VIOLATION OF STATE WATER QUALITY STANDARDS UPON CONTACT WITH WATER, ARE PROHIBITED IN THE FLOOD PLAIN.
4. TEMPORARY BUILDINGS, SHEDS, CONEXES, SEMI-TRAILERS WITH THE WHEELS REMOVED AND THE LIKE SHALL OBTAIN A FLOOD HAZARD PERMIT BEFORE PLACEMENT IN THE MAPPED FLOOD PLAIN IN THIS SUBDIVISION.
5. ALL LOTS WITHIN THE SUBDIVISION SHALL CONFORM TO THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN ON THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY OF ANCHORAGE, AS APPLICABLE.
6. ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
7. PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21.07.020.E (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF ANCHORAGE MUNICIPAL CODE, CHAPTER 21.07.020.E, OR ANY FUTURE REVISION.
8. THIS PLAT CONTAINS MAPPED WETLANDS ACCORDING TO THE ANCHORAGE WETLANDS MANAGEMENT PLAN, 2014. PRIOR TO ANY DISTURBANCE WITHIN THE WETLANDS, AUTHORIZATION IS REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS--REGULATORY BRANCH. ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING OR PLACEMENT OF FILL.
9. THE STATE OF ALASKA OBTAINED A RIGHT OF WAY PERMIT UNDER ADL 24059, RECORDED IN BOOK 93, PAGE 341, FOR THAT PORTION OF LOT 71, U.S. SURVEY No. 3042 KNOWN AS PARCEL 4 UNDER DEPARTMENT OF HIGHWAYS RIGHT OF WAY PROJECT No. S-0501(1). LOT 71 WAS SUBSEQUENTLY PATENTED TO THE MUNICIPALITY OF ANCHORAGE, HOWEVER ADL 24059 AND PARCEL 4, WERE EXCLUDED FROM THE CONVEYANCE.
10. STATE OF ALASKA PATENT No. 5451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF CALIFORNIA AND GLACIER CREEKS, AND A 25' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF VIRGIN CREEK. A WAIVER AND MODIFICATION OF PUBLIC EASEMENTS AND RELEASE OF NON-DEVELOPMENT COVENANT RESERVED IN PATENT No. 5451, RECORDED IN BOOK 3628, PAGE 195, APPROVED A MODIFICATION OF A PORTION OF THE 200' FOOT PUBLIC EASEMENT ALONG CALIFORNIA CREEK WITHIN LOT 71, U.S. SURVEY No. 3042, REDUCING THE WIDTH ON THE EAST SIDE OF CALIFORNIA CREEK TO 125' WITHIN A PORTION OF THIS SUBDIVISION AS SHOWN HEREON. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.
11. NO DIRECT VEHICULAR ACCESS TO ALYESKA HIGHWAY WILL BE PERMITTED FROM PROPOSED TRACT B-6.
12. THERE ARE STREAMS SHOWN ON THIS PLAT AND THE STREAM PROTECTION SETBACKS WILL BE AS SPECIFIED IN AMC 21.07.020 OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC 21. PORTIONS OF STREAMS CONTAINED WITHIN MAPPED WETLANDS ARE SUBJECT TO SETBACKS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANEGMENT PLAN.

LEGEND

⊕	FOUND PRIMARY MONUMENT AS DESCRIBED
⦶	FOUND TYPICAL R&M CONSULTANTS MONUMENT
⊠	FOUND CONCRETE RIGHT OF WAY MARKER
	SET TYPICAL PRIMARY MONUMENT THIS SURVEY
◑	SET TYPICAL SECONDARY MONUMENT THIS SURVEY
⊗	CORNER POSITION. UNABLE TO SET. FALLS UNDER CONNEX OR IN THE CREEK.
X	COMPUTED POSITION. NOTHING FOUND OR SET.
-HELD-	HELD FOUND MONUMENT POSITION
-HFL-	HELD FOUND MONUMENT POSITION FOR LINE ONLY
-BBI-	POSITION ESTABLISHED BY BEARING–BEARING INTERSECTION
(M)	MEASURED DIMENSION THIS SURVEY
(H)	HELD RECORD DIMENSION
(C)	COMPUTED DIMENSION
(R)	RECORD DIMENSIONS PER PLAT No. 2016-67
(R&H)	HELD RECORD DIMENSIONS FROM PLAT No. 2016-67
(R&M)	RECORD & MEASURED DIMENSIONS FROM PLAT No. 2016-67
(R2)	RECORD DIMENSIONS PER U.S. SURVEY No. 3042
(R3)	RECORD DIMENSIONS PER DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP, PROJECT S-0501(1), GIRDWOOD–ALYESKA, DATED OCTOBER 15, 1964.
(R4)	RECORD DIMENSIONS PER ADL 24059, RECORDED IN MISC. BK. 93, PG. 345, ANCHORAGE RECORDING DIST.
(DTM)	DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
(T&E)	TELECOMMUNICATIONS AND ELECTRIC

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING BUT NOT LIMITED TO EASEMENTS, RIGHT-OF-WAYS, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

Mdise RK Babb 6/29/26
MAYOR OF ANCHORAGE DATE

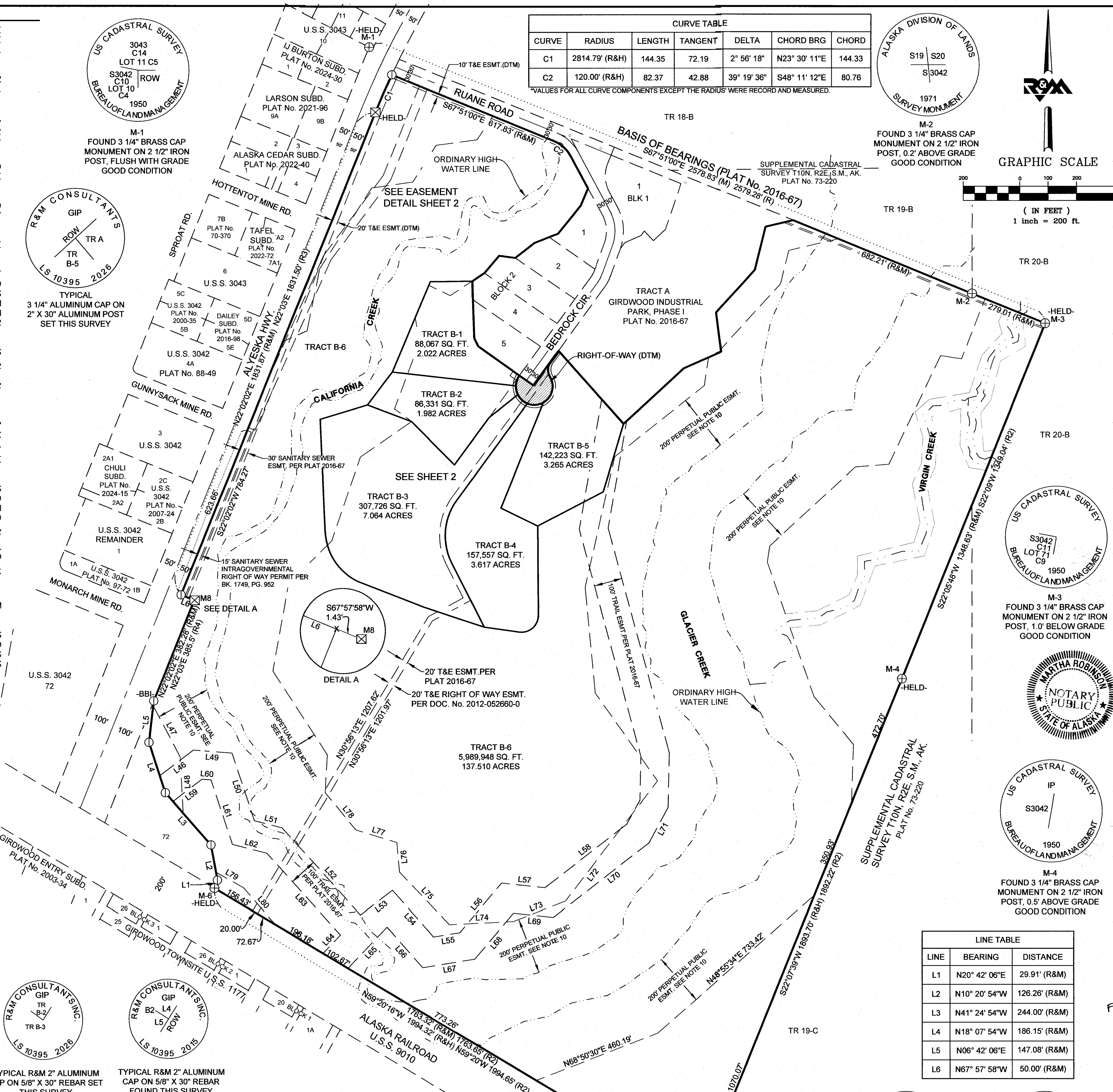
Manay Horst 6/24/26
MUNICIPAL CLERK DATE

MUNICIPALITY OF ANCHORAGE

APPROVALS

Elizabeth Appleby 6/23/26
PLATTING OFFICER DATE

Daniel Buchan 6/23/2026
MUNICIPAL SURVEYOR DATE



CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BRG	CHORD
C1	2814.79' (R&H)	144.35	72.19	2° 56' 18"	N23° 30' 11"E	144.33
C2	120.00' (R&H)	82.37	42.88	39° 19' 36"	S48° 11' 12"E	80.76

*VALUES FOR ALL CURVE COMPONENTS EXCEPT THE RADIUS WERE RECORD AND MEASURED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N20° 42' 06"E	29.91' (R&M)
L2	N10° 20' 54"W	126.26' (R&M)
L3	N41° 24' 54"W	244.00' (R&M)
L4	N18° 07' 54"W	186.15' (R&M)
L5	N06° 42' 06"E	147.08' (R&M)
L6	N67° 57' 58"W	50.00' (R&M)

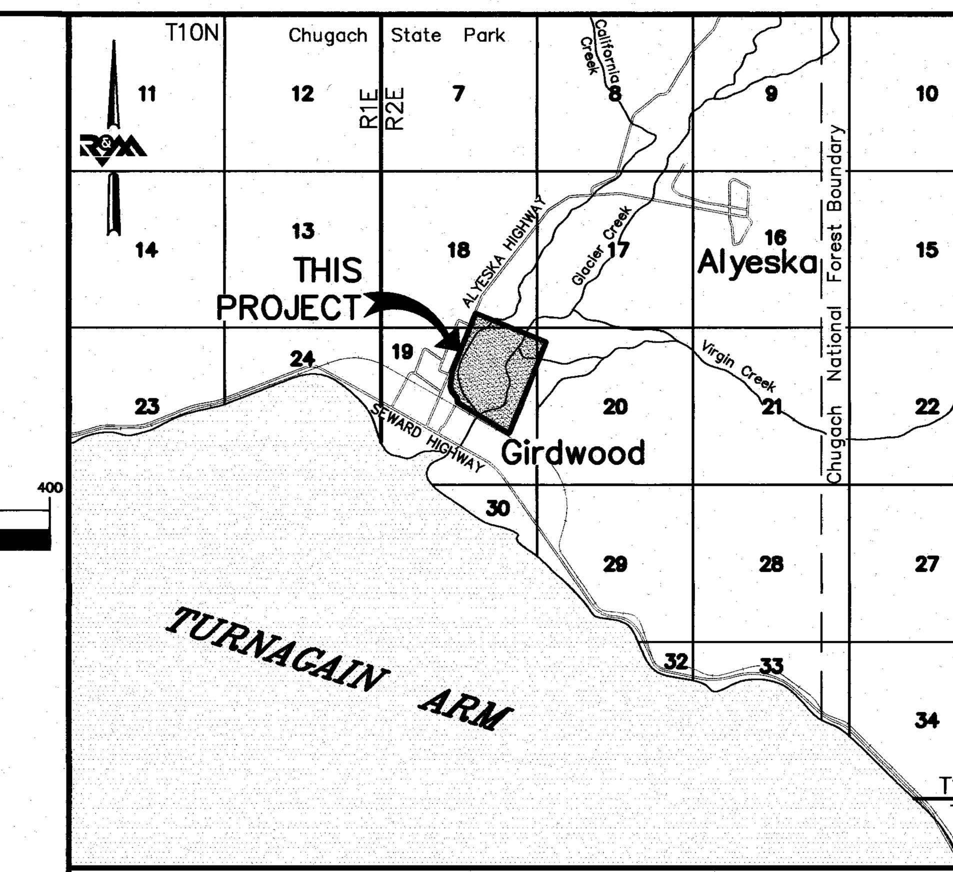
SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF GIRDWOOD INDUSTRIAL PARK PHASE 2 SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.

DAVID C. HALE, L.S. 10395 6-18-26
DATE

STATE OF ALASKA 49TH David C. Hale LS 10395 6-18-26 Registered Professional Land Surveyor

Anchorage Recording District PL 2026-43



VICINITY MAP
Scale: 1"=1 Mile SEWARD MERIDIAN, AK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY

MUNICIPAL MANAGER
MUNICIPALITY OF ANCHORAGE
OWNERS, TRACTS B-1 THRU B-6, GIRDWOOD INDUSTRIAL PARK SUBDIVISION, PHASE 2
P.O. BOX 202684 ANCHORAGE, AK. 99577

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF June ,2026,
FOR: Rebecca Windt Pearson

MARTHA ROBINSON NOTARY PUBLIC STATE OF ALASKA

Martha Robinson 03-08-2029
NOTARY PUBLIC MY COMMISSION EXPIRES

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL 7/6/26
DATE

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS 2ND DAY OF July ,2026.

FOR AUTHORIZED OFFICIAL 7/2/26
DATE

PLAT OF GIRDWOOD INDUSTRIAL PARK PHASE 2 SUBDIVISION

TRACTS B-1 THRU B-6

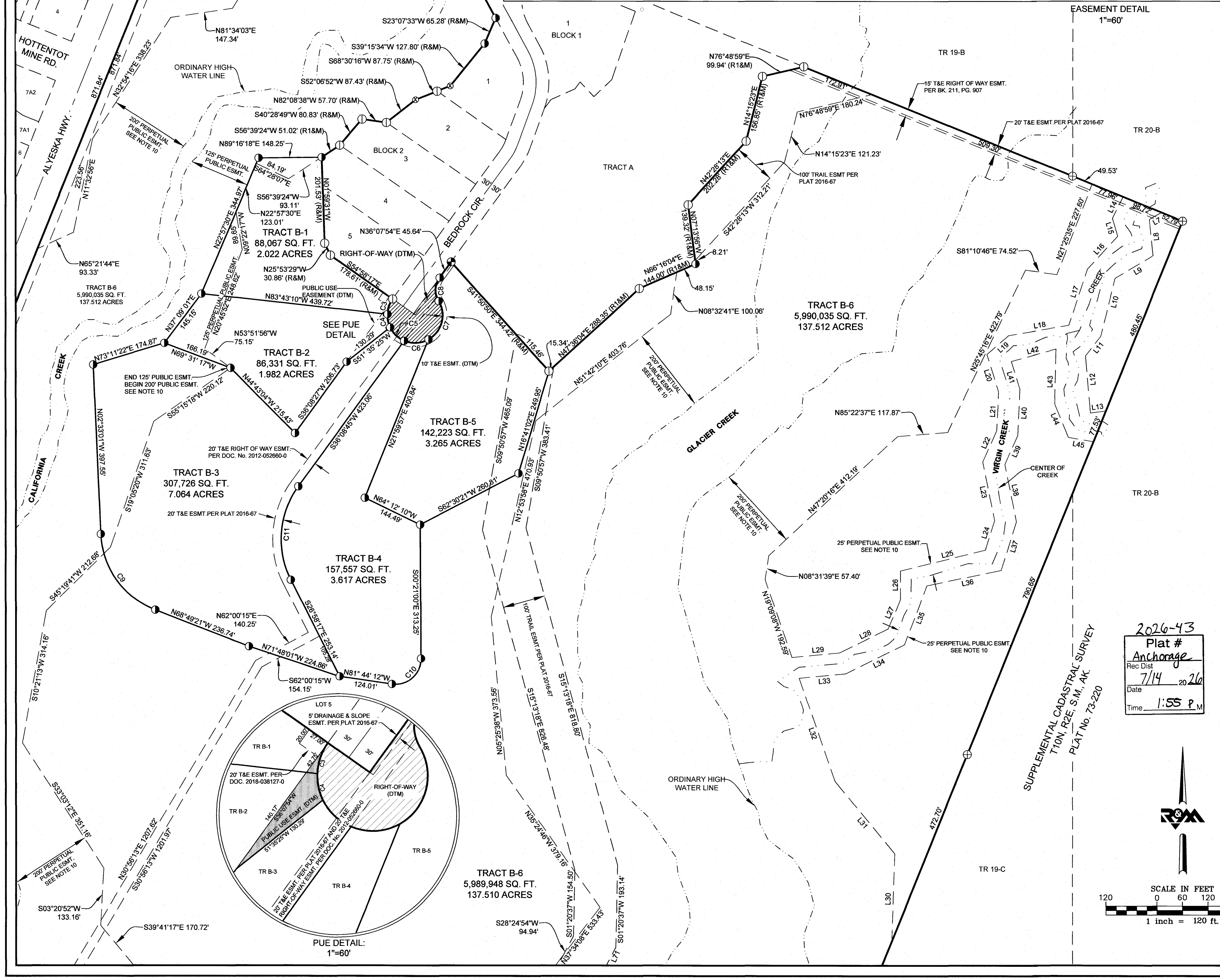
A 155.460 ACRE RESUBDIVISION OF TRACT B, GIRDWOOD INDUSTRIAL PARK SUBDIVISION, PHASE 1, ACCORDING TO PLAT No. 2016-67, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED WITHIN THE NE¼, THE SE¼, AND THE NW¼, OF SECTION 19, THE SE¼ OF SECTION 18, AND THE NW¼ OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

SURVEYOR:
R&M LIC. No. AECC111
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com — email@rmconsult.com

DRAWN: NP	SCALE: 1"=200'	PROJECT: 3203.08	GRID: SE 5012 SE 5014 SE 4913 SE 5013 SE 5113		
CHECKED: DCH	FIELD BK: 3203.08	DATE: 06/18/26	SHEET: 1 OF 2		

PLATTING CASE No. S12865



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BRG	CHORD
C3	65.00' (R&H)	38.59	19.88	34° 01' 08"	S19° 07' 20"W	38.03
C4	65.00' (R&H)	31.92	16.29	28° 08' 27"	N11° 57' 28"W	31.60
C5	65.00' (R&H)	46.72	24.42	41° 10' 58"	S46° 37' 10"E	45.72
C6	65.00' (R&H)	59.32	31.91	52° 17' 18"	N86° 38' 43"E	57.28
C7	65.00' (R&H)	103.61	66.53	91° 20' 01"	N14° 50' 03"E	92.99
C8	50.00' (R&H)	58.44	33.07	66° 57' 52"	N02° 38' 58"E	55.17
C9	200.00' (R&H)	231.33	130.56	66° 16' 20"	S35° 41' 11"E	218.65
C10	60.00' (R&H)	103.27	69.77	98° 36' 48"	N48° 57' 24"E	90.99
C11	210.00' (R&H)	231.34	128.98	63° 07' 02"	S04° 35' 14"W	219.82

VIRGIN CREEK LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S61° 41' 07"W	33.35'
L8	S05° 54' 07"E	85.28'
L9	S59° 22' 36"W	103.88'
L10	S13° 49' 26"W	140.15'
L11	S38° 02' 02"W	58.61'
L12	S04° 49' 30"E	134.50'
L13	N82° 31' 42"E	36.74'
L14	N26° 03' 26"E	56.26'
L15	N16° 18' 00"W	43.86'
L16	N42° 46' 38"E	104.12'
L17	N18° 35' 38"E	139.67'
L18	N80° 29' 15"E	143.32'
L19	N49° 05' 34"E	67.52'
L20	N17° 26' 34"W	91.63'
L21	N02° 58' 33"E	91.09'
L22	N23° 58' 21"E	80.58'
L23	N11° 20' 23"W	140.20'
L24	N17° 33' 37"E	72.29'
L25	N76° 19' 55"E	205.22'
L26	N00° 06' 12"E	67.55'
L27	N23° 10' 42"E	75.29'
L28	N63° 51' 14"E	126.33'
L29	N84° 32' 15"E	112.29'
L30	N02° 00' 51"E	205.24'
L31	N39° 33' 26"W	219.48'
L32	N19° 09' 08"W	256.46'
L33	N84° 32' 15"E	109.24'
L34	N63° 51' 14"E	153.99'
L35	N21° 04' 51"E	148.49'
L36	N78° 20' 56"E	178.19'
L37	N17° 33' 37"E	119.09'
L38	N11° 20' 23"W	137.17'
L39	N23° 58' 21"E	73.93'
L40	N02° 58' 33"E	109.36'
L41	N17° 26' 34"W	67.83'
L42	N74° 47' 23"E	108.44'
L43	S01° 21' 16"W	129.31'
L44	S22° 23' 08"E	83.75'
L45	S80° 16' 05"E	60.32'

CALIFORNIA CREEK LINE TABLE		
LINE #	BEARING	DISTANCE
L47	N27° 51' 55"W	203.96'
L48	N03° 03' 53"W	196.87'
L72	N37° 34' 08"E	533.43'
L73	N68° 52' 55"E	197.17'
L74	N87° 12' 35"E	226.58'
L75	S43° 51' 32"E	254.68'
L76	S04° 58' 52"E	104.42'
L77	S73° 01' 26"E	151.01'
L78	S39° 41' 17"E	170.72'
L79	N60° 38' 36"W	112.18'
L80	N40° 59' 32"W	169.19'

TRAIL EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L46	S52° 50' 24"W	149.33'
L49	N85° 44' 24"W	136.53'
L50	N18° 23' 51"W	250.45'
L51	N75° 37' 59"W	101.48'
L52	N42° 07' 20"W	411.44'
L53	S52° 35' 40"W	142.50'
L54	N41° 36' 37"W	218.16'
L55	S80° 49' 48"W	94.65'
L56	S40° 22' 44"W	227.56'
L57	N83° 50' 28"W	154.08'
L58	S52° 17' 42"W	366.85'
L59	N52° 50' 22"E	129.07'
L60	S85° 44' 24"E	32.11'
L61	S18° 23' 51"E	238.39'
L62	S75° 37' 59"E	125.94'
L63	S42° 07' 20"E	385.79'
L64	S43° 45' 19"W	88.39'
L65	S43° 45' 19"W	199.57'
L66	N41° 36' 37"W	189.38'
L67	S80° 49' 48"W	186.42'
L68	S40° 22' 44"W	211.48'
L69	N83° 50' 28"W	141.42'
L70	S52° 17' 42"W	428.26'
L71	S28° 24' 54"W	140.16'

LEGEND

⊕	FOUND PRIMARY MONUMENT AS DESCRIBED
⦶	FOUND TYPICAL R&M CONSULTANTS MONUMENT
⊠	FOUND CONCRETE RIGHT OF WAY MARKER
◕	SET TYPICAL PRIMARY MONUMENT THIS SURVEY
◑	SET TYPICAL SECONDARY MONUMENT THIS SURVEY
⊗	CORNER POSITION. UNABLE TO SET. FALLS UNDER CONNEX OR IN THE CREEK.
X	COMPUTED POSITION. NOTHING FOUND OR SET.
-HELD-	HELD FOUND MONUMENT POSITION
-HFL-	HELD FOUND MONUMENT POSITION FOR LINE ONLY
-BBI-	POSITION ESTABLISHED BY BEARING–BEARING INTERSECTION
(M)	MEASURED DIMENSION THIS SURVEY
(H)	HELD RECORD DIMENSION
(C)	COMPUTED DIMENSION
(R)	RECORD DIMENSIONS PER PLAT No. 2016–67
(R&H)	HELD RECORD DIMENSIONS FROM PLAT No. 2016–67
(R&M)	RECORD & MEASURED DIMENSIONS FROM PLAT No. 2016–67
(R2)	RECORD DIMENSIONS PER U.S. SURVEY No. 3042
(R3)	RECORD DIMENSIONS PER DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP, PROJECT S–0501(1), GIRDWOOD–ALYESKA, DATED OCTOBER 15, 1964.
(R4)	RECORD DIMENSIONS PER ADL 24059, RECORDED IN MISC. BK. 93, PG. 345, ANCHORAGE RECORDING DIST.
(DTM)	DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
(T&E)	TELECOMMUNICATIONS AND ELECTRIC

STATE OF ALASKA
49TH
David C. Hale
LS 10395
6-8-26
Registered Professional Land Surveyor

PLAT OF
GIRDWOOD INDUSTRIAL PARK
PHASE 2 SUBDIVISION
TRACTS B-1 THRU B-6

A 155.460 ACRE RESUBDIVISION OF TRACT B, GIRDWOOD INDUSTRIAL PARK SUBDIVISION, PHASE 1, ACCORDING TO PLAT No. 2016-67, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED WITHIN THE NE¼, THE SE¼, AND THE NW¼, OF SECTION 19, THE SE¼ OF SECTION 18, AND THE NW¼ OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

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DRAWN: NP	SCALE: 1"=120'	PROJECT: 3203.08	GRID: SE 5012 SE 5014 SE 4913 SE 5013 SE 5113
CHECKED: DCH	FIELD BK: 3203.08	DATE: 06/18/26	SHEET: 2 OF 2

PLATTING CASE No. S12865

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

MUNICIPAL MANAGER
MUNICIPALITY OF ANCHORAGE
P.O. BOX 196650 ANCHORAGE, AK. 99519
OWNER, TRACTS A, B, AND C, ORCA MOUNTAIN VIEW SUBDIVISION

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF June, 2026.
FOR: Rebecca Windt Pearson

MARTHA ROBINSON NOTARY PUBLIC STATE OF ALASKA

NOTARY PUBLIC — 03-08-2029 MY COMMISSION EXPIRES

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

MAYOR OF ANCHORAGE — 6/29/26 DATE

MUNICIPAL CLERK — 6/24/26 DATE

MUNICIPALITY OF ANCHORAGE

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL — 7/6/26 DATE

APPROVALS

PLATTING OFFICER — 6/23/26 DATE

MUNICIPAL SURVEYOR — 6/23/2026 DATE

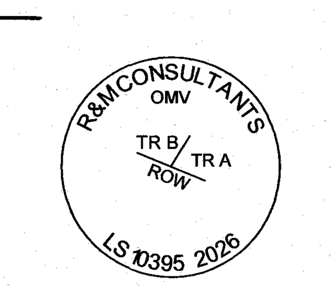
PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY ON THIS 1st DAY OF July, 2026.

AUTHORIZED OFFICIAL — 7/1/26 DATE

LEGEND

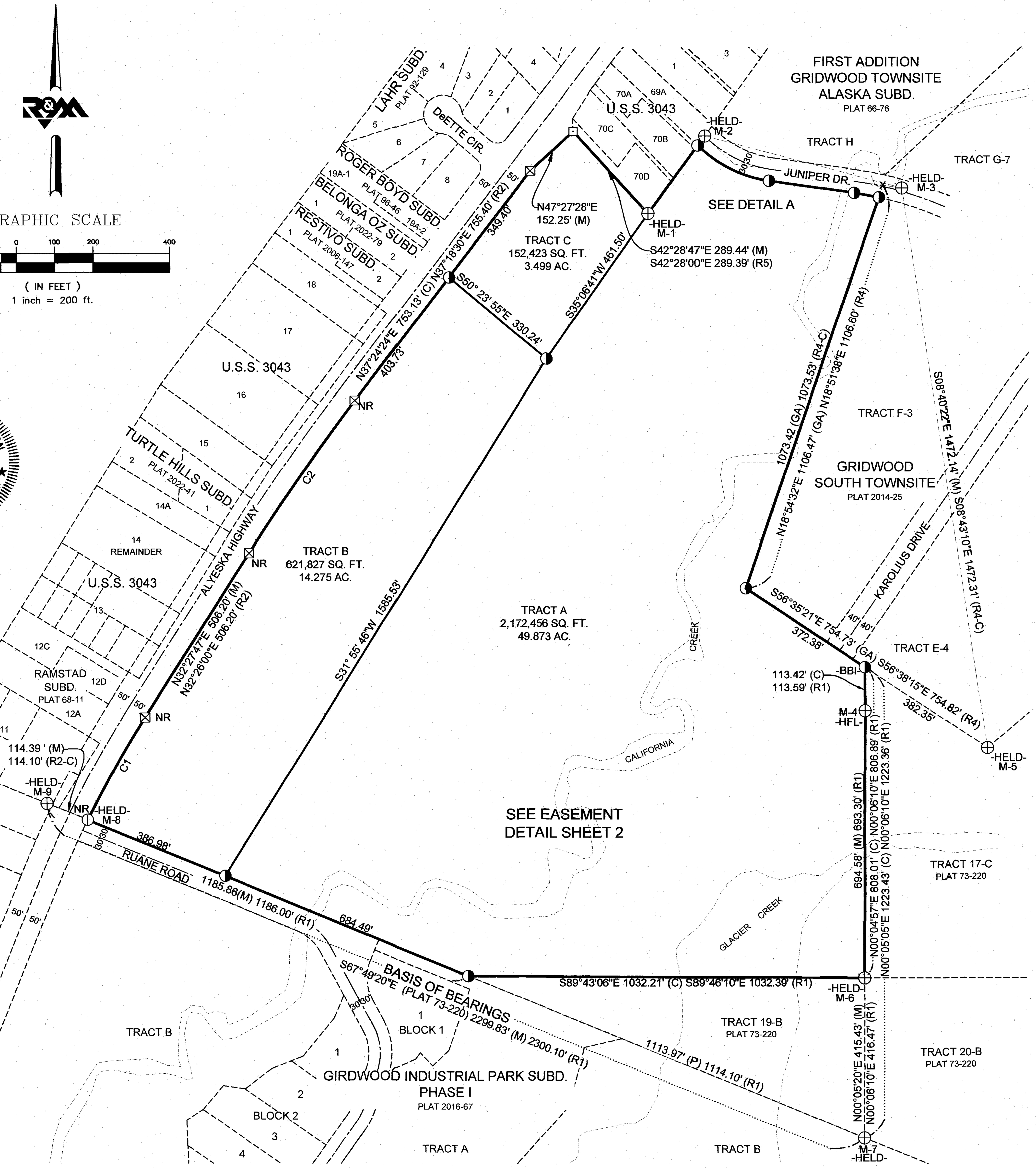
- ⊕ FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND TYPICAL R&M CONSULTANTS MONUMENT
- FOUND 2"X2" WOODEN HUB. REPLACED WITH TYP. 2" ALCAP
- FOUND CONCRETE RIGHT OF WAY MARKER
- SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR THIS SURVEY
- X COMPUTED POSITION. NOTHING FOUND OR SET THIS SURVEY
- -HELD- HELD FOUND MONUMENT POSITION
- -HFL- HELD FOUND MONUMENT POSITION FOR LINE ONLY
- -BBI- POSITION ESTABLISHED BY BEARING-BEARING INTERSECTION
- (M) MEASURED DIMENSION THIS SURVEY
- (H) HELD RECORD DIMENSION
- (C) COMPUTED DIMENSION
- (GA) GRANT ADJUSTED DIMENSION
- (R1) RECORD DIMENSIONS PER PLAT No. 73-220
- (R2) RECORD DIMENSIONS PER DOC. No. 2019-000850-0 AND DEPT. OF HIGHWAYS ROW PLAT S-0501(1) DATED 02-24-64
- (R3) RECORD DIMENSIONS PER PLAT No. 2014-25
- (R4) RECORD DIMENSIONS PER PLAT No. 66-76
- (R5) RECORD DIMENSIONS PER PLAT No. 86-236
- (DTM) DEDICATED TO THE MUNICIPALITY OF ANCHORAGE BY THIS PLAT
- NR CURVE NOT RADIAL
- T&E TELECOMMUNICATIONS & ELECTRIC



TYPICAL
2" ALUMINUM CAP ON 5/8" X 30" REBAR SET THIS SURVEY

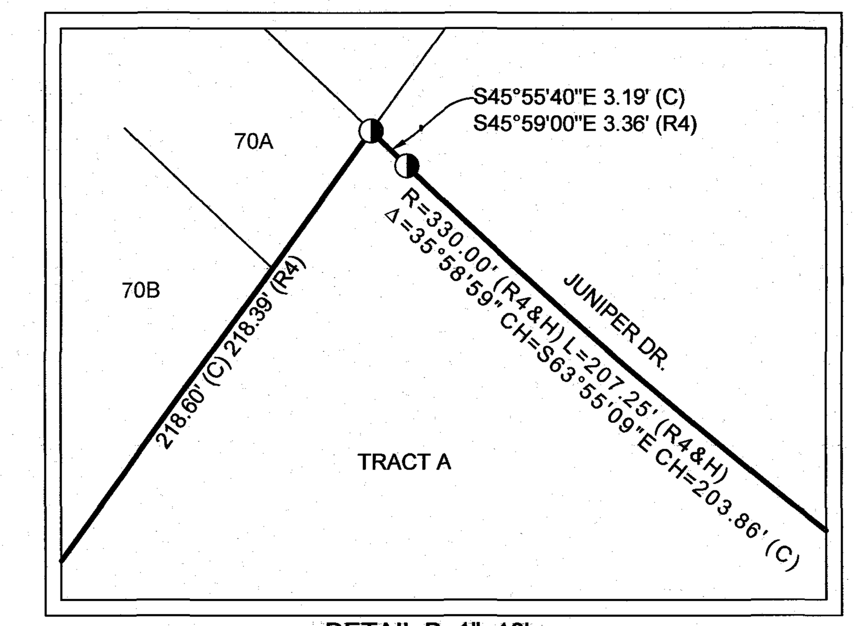
Anchorage Recording District PL 2026-42

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

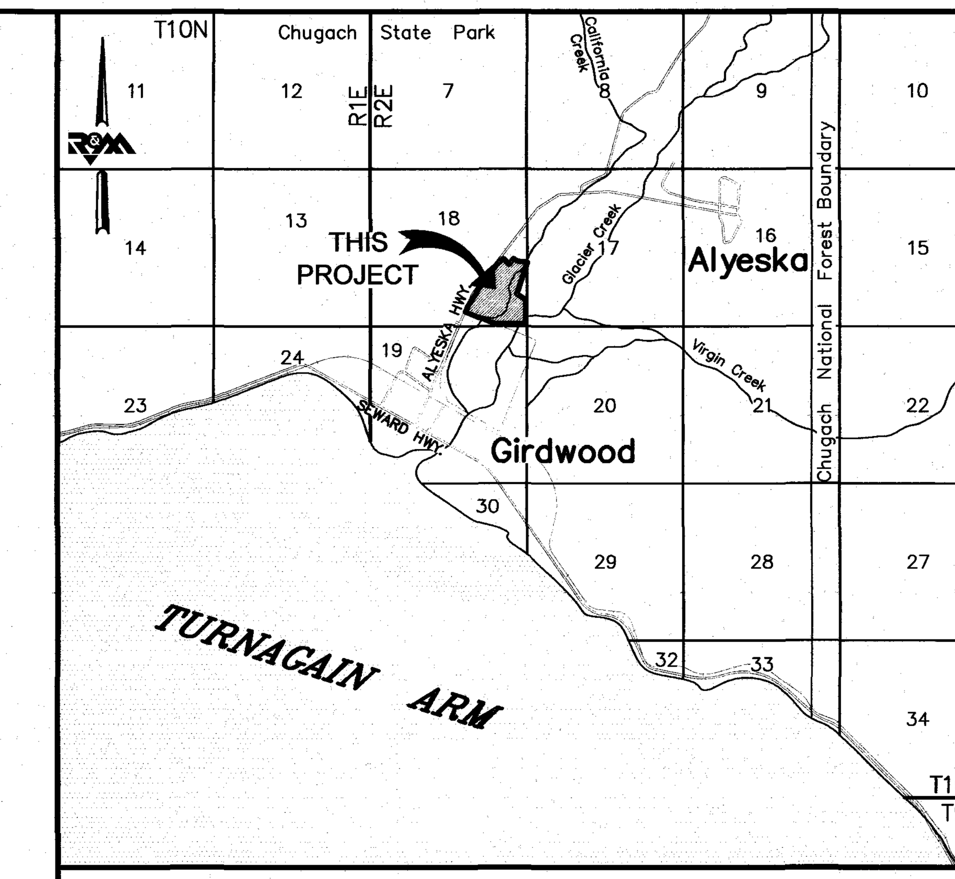


CURVE TABLE

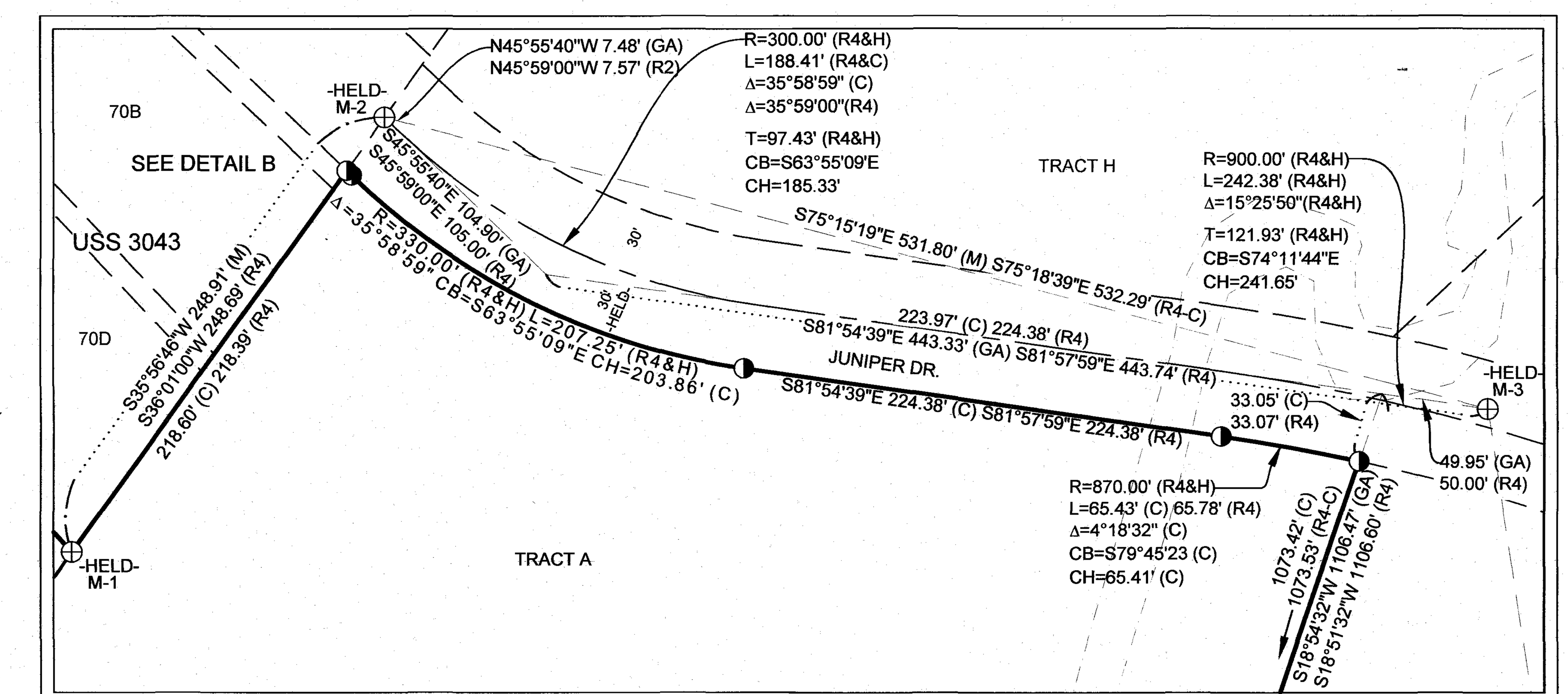
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD DISTANCE
C1 (C)	2814.80'	305.23'	6°12'47"	N29° 17' 42"E	305.08'
C1 (R2)	2814.80'	307.50'	6°15'33"	N29° 18' 14"E	
C2 (C)	5679.60'	483.12'	4°52'26"	N34° 52' 55"E	482.98'
C2 (R2)	5679.60'	483.20'	4°52'30"		



DETAIL B: 1"=10'

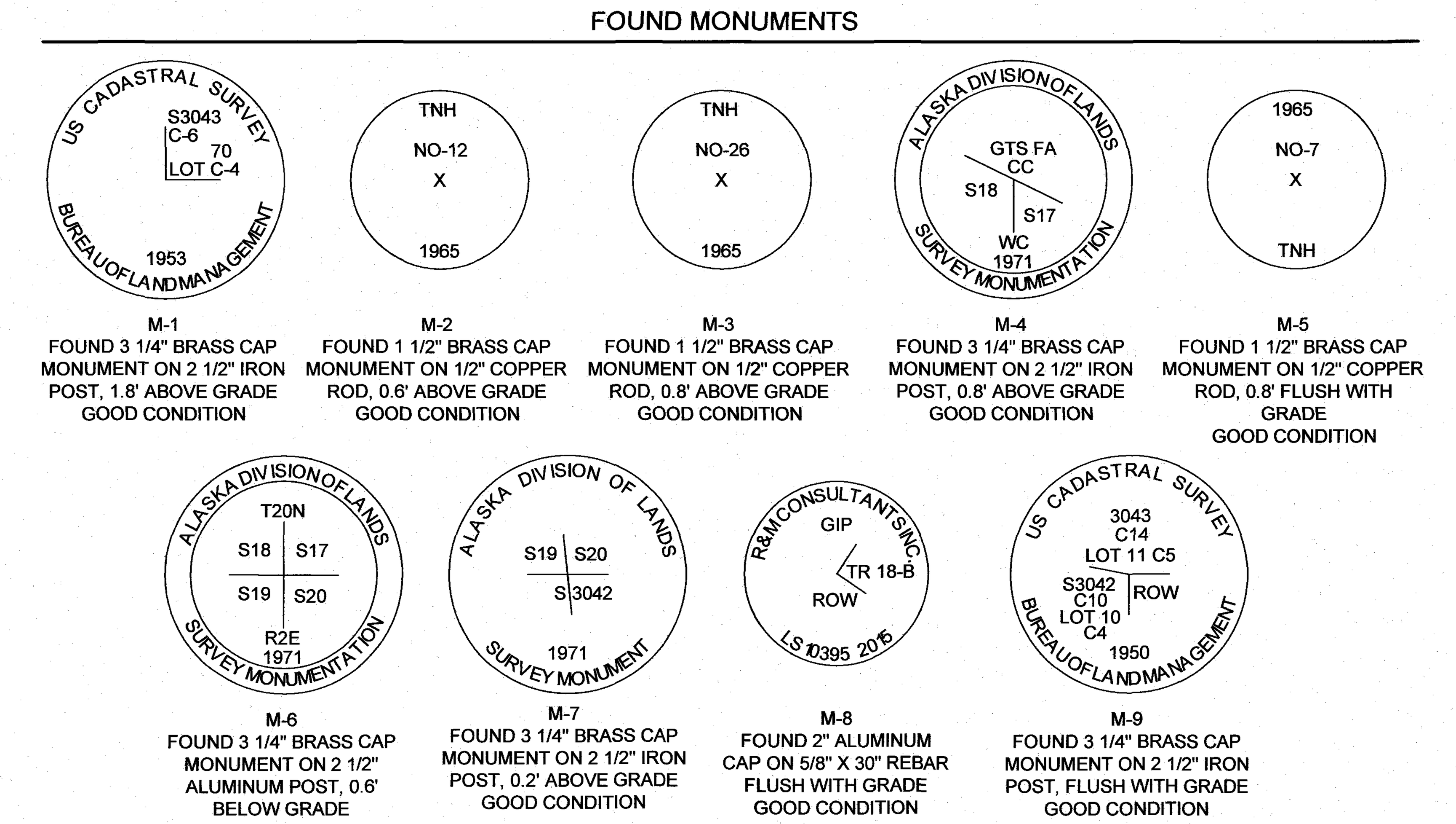


VICINITY MAP
Scale: 1"=1 Mile SEWARD MERIDIAN, AK.



DETAIL A: 1"=60'

FOUND MONUMENTS



NOTES

1. PROPERTY OWNERS AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN A MANNER THAT WILL ALTER THE DRAINAGE PATTERNS FROM THOSE SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN WITHOUT PRIOR APPROVAL FROM MUNICIPALITY OF ANCHORAGE BUILDING SAFETY OFFICE.
2. PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE, OR ALTER APPROVED DRAINAGE FACILITIES (e.g. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
3. ALL EASEMENTS REFERENCED BY BOOK AND PAGE, OR BY SERIAL NUMBERS, WERE CREATED BY DOCUMENTS AND ARE NOT DEDICATED BY THIS PLAT.
4. PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21.07.020E (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF ANCHORAGE MUNICIPAL CODE, CHAPTER 21.07.020E, OR ANY FUTURE REVISION.
5. THIS PLAT CONTAINS MAPPED WETLANDS ACCORDING TO THE ANCHORAGE WETLANDS MANAGEMENT PLAN, 2014. PRIOR TO ANY DISTURBANCE WITHIN THE WETLANDS, AUTHORIZATION IS REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS--REGULATORY BRANCH. ACTIVITIES REQUIRING AUTHORIZATION INCLUDE, BUT ARE NOT LIMITED TO CLEARING, GRUBBING, EXCAVATION, GRADING OR PLACEMENT OF FILL.
6. STATE OF ALASKA PATENT No. 5451, RECORDED IN BOOK 568, PAGE 108, RESERVES A 200' LINEAL PERPETUAL PUBLIC EASEMENT ALONG BOTH SIDES OF CALIFORNIA AND GLACIER CREEKS. THE PERPETUAL PUBLIC EASEMENTS SHOWN HEREON WERE CREATED BY OFFSET FROM THE ORDINARY HIGH WATER LINE AS FIELD SURVEYED IN NOVEMBER, 2013.
7. THE 35-FOOT SANITARY SEWER EASEMENT IS BASED ON A 17.5-FOOT OFFSET EACH SIDE OF THE ACTUAL EXISTING LOCATION OF THE SANITARY SEWER LINE.
8. NO DIRECT VEHICULAR ACCESS FROM TRACT B TO ALYESKA HIGHWAY WILL BE PERMITTED.
9. THERE ARE STREAMS LOCATED ON THIS PLAT AND THE STREAM PROTECTION SETBACK WILL BE AS SPECIFIED IN AMC 21.07.020 OR AS SPECIFIED IN FUTURE ADOPTED PROVISIONS OF AMC 21. PORTIONS OF STREAMS CONTAINED WITHIN MAPPED WETLANDS ARE SUBJECT TO SETBACKS AS DESCRIBED IN THE ANCHORAGE WETLANDS MANAGEMENT PLAN.

SURVEYOR'S CERTIFICATE

I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF ORCA MOUNTAIN VIEW SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A. MONUMENTS TO BE SET BY N/A.

DAVID C. HALE, L.S. 10395 — 6.18.26 DATE

STATE OF ALASKA 49th — David C. Hale LS 10395 6.18.26 — Registered Professional Land Surveyor

PLAT OF ORCA MOUNTAIN VIEW SUBDIVISION

TRACTS A, B, AND C

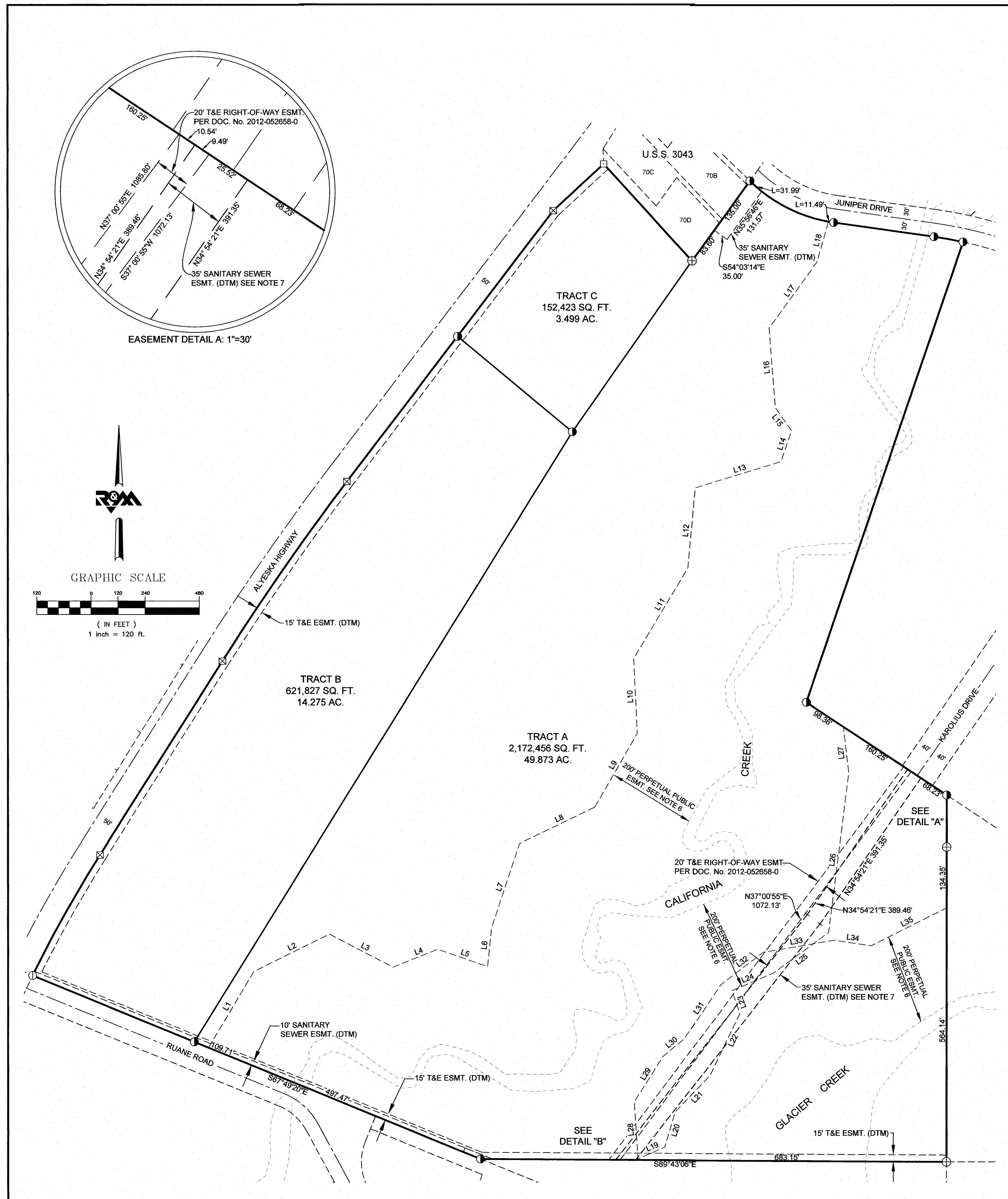
A RESUBDIVISION OF TRACT 18-B, SUPPLEMENTAL CADASTRAL SURVEY TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, PER PLAT No. 73-220, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, EXCLUDING RIGHT-OF-WAY PERMIT ADL 28451, CONTAINING 67.647 ACRES, MORE OR LESS

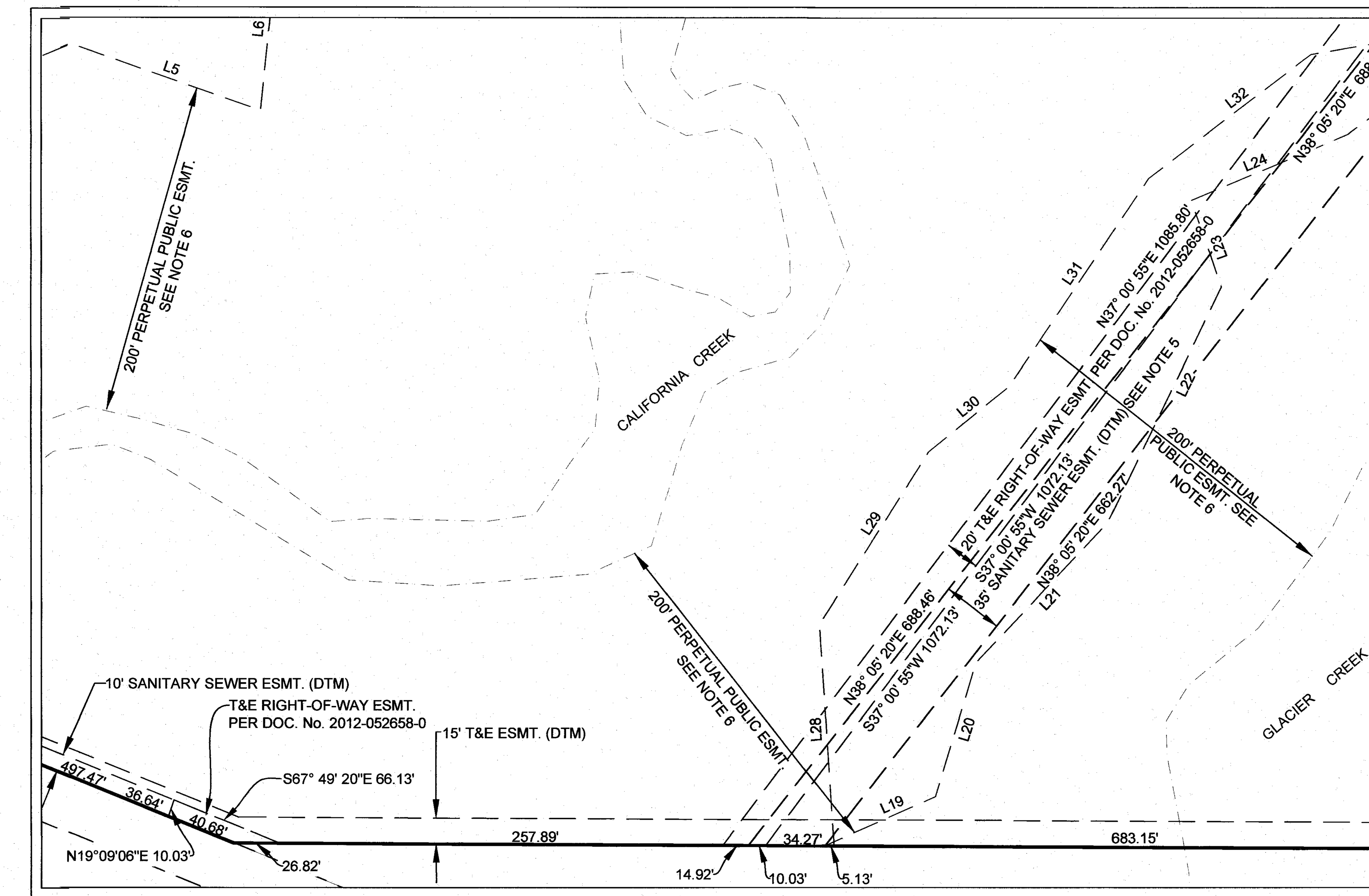
LOCATED WITHIN THE SE¼, SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

R&M AECC 111
SURVEYOR:
9101 Vanguard Drive, Anchorage, Alaska, 99507
PH (907) 522-1707 FAX (907) 522-3403
www.rmconsult.com — email@rmconsult.com

DRAWN:	NP	SCALE:	1"=200'	R&M PROJ: 3203.12	GRID NO. SE4913
CHECKED:	DCH	FIELD BK:	3203.12	DATE: 06-18-2026	SHEET: 1 OF 2

PLATTING CASE No. S12866





CALIFORNIA CREEK LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N30° 52' 52"E	194.82
L2	N63° 41' 32"E	187.41
L3	S62° 42' 58"E	158.23
L4	N68° 15' 56"E	106.83
L5	S70° 49' 33"E	117.06
L6	N5° 50' 10"E	85.99
L7	N18° 35' 37"E	195.59
L8	N64° 19' 39"E	184.80
L9	N29° 58' 24"E	188.61
L10	N2° 39' 26"W	165.49
L11	N31° 04' 15"E	233.29
L12	N5° 14' 33"E	177.59
L13	N72° 57' 50"E	198.47
L14	N19° 15' 47"E	72.09
L15	N35° 33' 08"W	62.29
L16	N4° 24' 03"W	176.40
L17	N36° 05' 31"E	180.48
L18	N16° 03' 27"E	92.72
L19	N66° 11' 29"E	70.26
L20	N16° 50' 47"E	81.42
L21	N43° 31' 23"E	110.85
L22	N25° 52' 02"E	152.55
L23	N19° 19' 28"W	52.82
L24	N67° 12' 41"E	98.68
L25	N53° 51' 19"E	152.84
L26	N7° 16' 32"E	353.39
L27	N6° 31' 25"W	103.49

GLACIER CREEK LINE TABLE		
LINE #	DIRECTION	LENGTH
L28	N3° 42' 37"W	128.75
L29	N32° 33' 06"E	117.96
L30	N50° 49' 04"E	60.23
L31	N34° 01' 11"E	145.37
L32	N52° 44' 31"E	118.81
L33	N80° 17' 49"E	159.44
L34	S81° 16' 37"E	82.46
L35	N63° 22' 04"E	187.46

2026-42
Plat #
Anchorage
Rec Dist
7-14- 20 26
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Time 1:55 PM

PLAT OF
ORCA MOUNTAIN VIEW SUBDIVISION
TRACTS A, B, AND C

A RESUBDIVISION OF
TRACT 18-B, SUPPLEMENTAL CADASTRAL SURVEY TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, PER PLAT No. 73-220, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, EXCLUDING RIGHT-OF-WAY PERMIT ADL 28451, CONTAINING 67.647 ACRES, MORE OR LESS

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STATE OF ALASKA
49TH
David C. Hale
LS 10395
6.18.26
Registered Professional Land Surveyor

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DRAWN: NP	SCALE: 1"=120'	R&M PROJ: 3203.12	GRID NO. SE4913
CHECKED: DCH	FIELD BK: 3203.12	DATE: 06-18-2026	SHEET: 2 OF 2

PLATTING CASE No. S12866

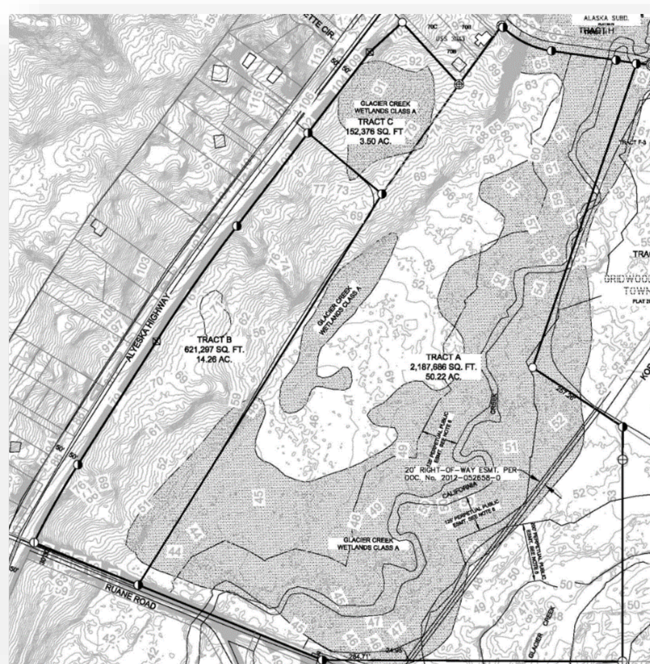
Municipality of Anchorage

Sewer Feasibility Study

Orca Mountain View Subdivision
Proposed Tract B
within Tract 18-B Supplemental Cadastral Survey of T10N, R2E, S.M., AK, Per Plat 73-220

Girdwood, Alaska

February 2026



Prepared for:
Heritage Land Bank
4700 Elmore Road
Anchorage, AK 99507

R&M CONSULTANTS, INC.

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TABLE OF FIGURES

EXHIBITS

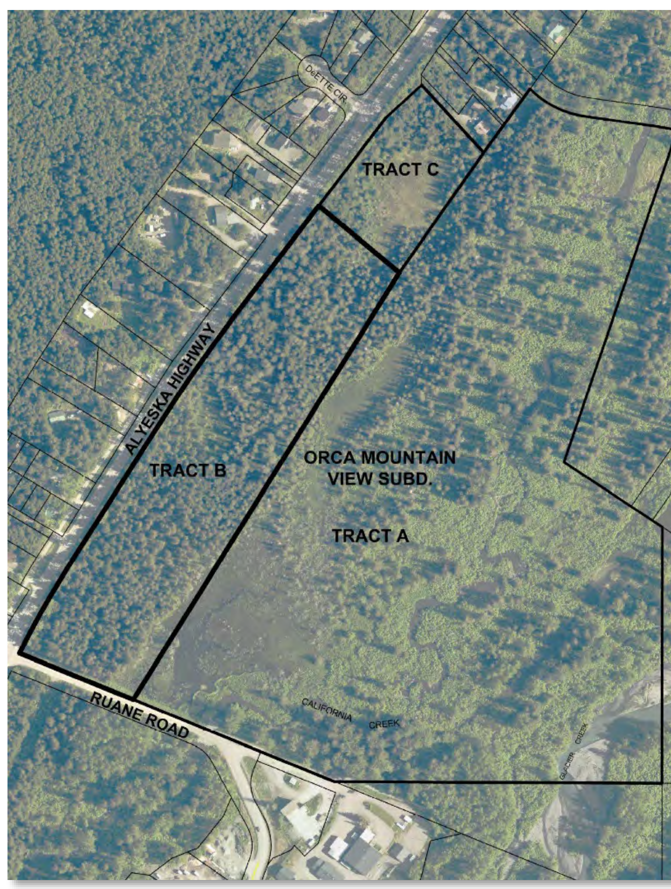
1. INTRODUCTION

The Heritage Land Bank (HLB) through the Municipal Surveyor has contracted with R&M Consultants, Inc. to provide a report that addresses sewer feasibility of HLB property in Girdwood in the vicinity of Ruane Road. The goal of this analysis is to determine the feasibility of a public sewer mainline installation within proposed Tract B, Orca Mountain View Subdivision that will achieve total or partial gravity flow. The sewer line analyzed would be sized to accommodate development for up to 100 dwelling units as this is the maximum density permitted by zoning. This report reviews utility development based upon topography, wetlands and streams, access to public rights-of-way, proximity to existing utility infrastructure, and conformance with Municipality of Anchorage (MOA) regulations.

The site-specific summaries contained in this report were developed from public sources. No ground survey, geotechnical engineering, or wetland delineation was performed to support this feasibility analysis. Actual soils and wetlands data and surveyed ground topography may differ from available public information and may be required prior to development of a final subdivision design.

Parcel Information

Figure 1: Project Site



Proposed Tract B, Orca Mountain View Subdivision located within Tract 18-B Supplemental Cadastral Survey of Township 10N, Range 2E, Seward Meridian, Alaska, (plat 73-220) is a single, 14.26-acre parcel owned entirely by the Heritage Land Bank (Figure 1). Relevant assumptions and site information are summarized below.

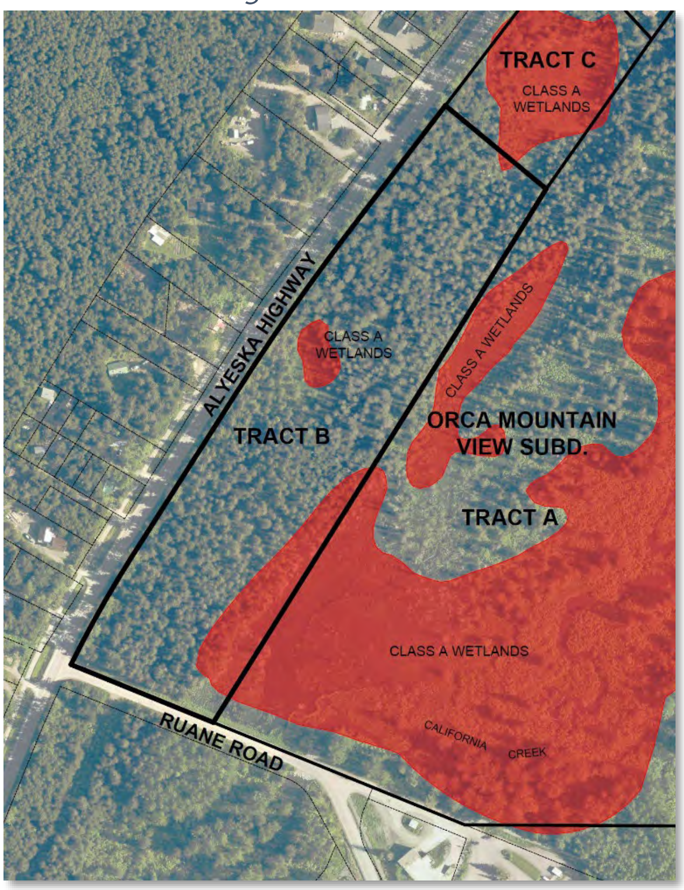
All contours, wetlands, and creeks depicted in Figures and Exhibits were downloaded from available GIS data. The contours are from a 2015 LiDAR acquisition project and are expected to closely approximate actual ground topography. Sewer locations depicted were drawn from Municipal Record Drawings. The aerial imagery was obtained from the MOA and is current as of 2024. Boundary lines and easements were drawn from data collected for the subdivision process of the parent parcel.

2. CONSIDERATIONS & CONSTRAINTS

Topography

Topography is a principal consideration in evaluating the feasibility of a gravity fed sewer system. The property generally slopes southeast towards California Creek. Elevations within proposed Tract B vary from 46 to 111 feet. The lowest surface elevation exists adjacent to Ruane Road. Due to the undulating topography, cut and fill for installation of sewer along the southeast property line would be necessary to maximize development potential.

Figure 2: Wetlands



Wetlands & Streams

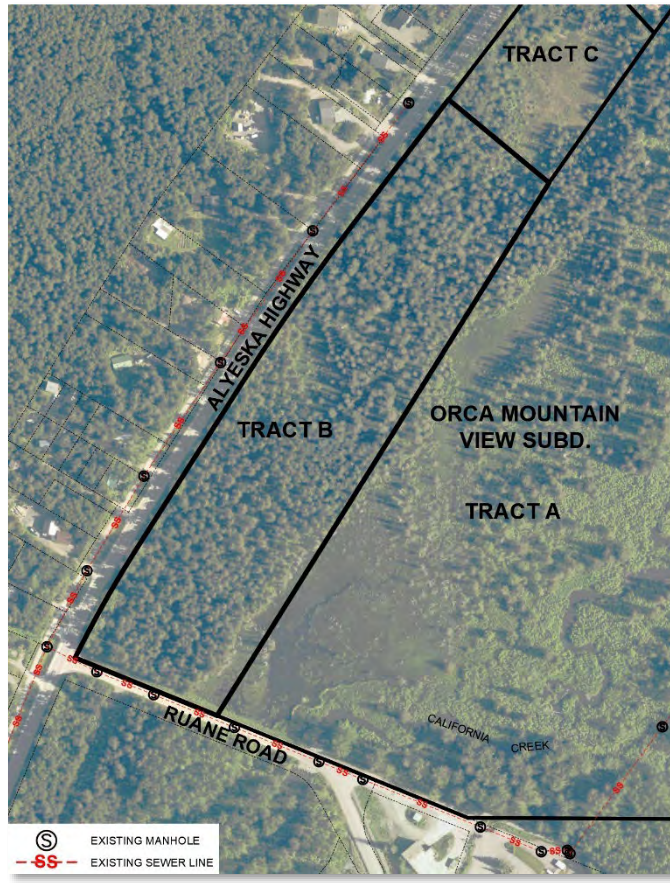
California Creek and the adjacent wetlands restrict the total developable area for the HLB parcel. MOA GIS data indicates the presence of high value (Class A) wetlands in the southeast portion of the HLB Parcel (Figure 2). Fill of wetlands requires an Army Corps of Engineers permit and often compensatory mitigation.

Right-of-Way Access

Ruane Road is located along the southwest parcel boundary and is owned and maintained by the MOA. It is classified by the Official Streets & Highways Plan (OS&HP) as a local road and has a dedicated right-of-way width of 60 feet. The Alyeska Highway, located along the northwest parcel boundary, is owned and maintained by the State of Alaska. It is classified by the OS&HP as a Class II, minor arterial roadway and has a dedicated right-of-way width of 100 feet.

Existing Utility Infrastructure

Figure 3: Existing Sewer Mainline



A review of MOA record drawings shows that sewer mainlines exist in the Alyeska Highway and Ruane Road rights-of-way as shown in Figure 3. A sewer system serving proposed Tract B may tie-in to existing sewer access structures (manholes) at five (5) Alyeska Highway locations, and two (2) locations in Ruane Road. Outside of these locations, the closest manhole is approximately 700 feet straight line distance to the northeast of Tract B at the west end of the undeveloped Juniper Drive right-of-way. This system is higher in elevation and would not be a practicable connection point. Another existing sewer line flows within the Karolius Drive right-of-way and the connected easement continuing to the south and ending adjacent to the utility treatment facility. This location is approximately 900 feet straight line distance through wetlands and creeks and is also not a practicable connection point. There are no other existing manholes in easements or rights-of-way adjacent this parcel boundary. The nearest water mainline is located at the intersection of Egloff Drive and Karolius Drive, approximately ¾ mile straight line distance from proposed Tract B. Given this distance, public water service extension to this parcel is likely not feasible in the near-term. A private water system should be considered with development of this parcel.

MOA Standards

Municipal standards for burial depth of sewer and the minimum pipe slopes are governing constraints which dictate the relative sewer line elevations throughout the parcel.

- Anchorage Water and Wastewater Utility (AWWU) Design and Construction Practices Manual (DCPM) Code 30.02.02.01 stipulates a standard of 8-foot burial depth for gravity sewer with criteria for shallower burial and insulation requirements.
- AWWU DCPM Code 30.02.01.04 allows 8-inch sewer pipe for use by up to 100 dwelling units at a slope of 0.4 / 100-feet (0.4% grade).

3. FEASIBILITY SUMMARY

This analysis maintains the preference to keep the sewer a gravity only system and avoid the maintenance and installation costs of a pressurized system. A 100 dwelling unit capacity created by using 8-inch sewer pipes connecting to the existing 16-inch sewer under Ruane Road was anticipated. The reasonably developable area outside the Alyeska Highway and Ruane Road rights-of-way consists of average grade less than 15%, all sloping generally towards the southeast allowing for sewer services to gravity flow in this direction.

Using existing elevations to provide required burial depth of the sewer would route the sewer alignment in a serpentine fashion and create substantial challenges to future parcel development. Routing the sewer through the middle of the parcel would reduce the amount of required fill over the pipe, but gravity fed sewer service to all lots would likely not be feasible without requiring either deep sewer installation or substantial fill of the downhill lots to raise elevation. Routing the sewer through the lower elevations near the southeastern parcel boundary outside the mapped wetlands, and filling over the sewer, would achieve a gravity fed system without adding unnecessary long term development constraints. Given the MOA's long-term ownership and maintenance responsibility, it is recommended that the sewer main and public roadway follow the same alignment.

Because of the low elevation of the southern portion of the parcel, substantial fill would be required over the sewer line, and in some cases, would require placement below the pipe elevation while traversing the lowlands. Between 4 feet and 10 feet of additional fill along the sewer route for approximately 1,150 feet of pipe would be required to provide the minimum burial depth required to meet MOA standards for freeze protection.

Economics is a factor in development. Therefore, this routing avoids filling the Class A wetlands which would add costs for permitting and likely require compensatory mitigation through the Army Corps of Engineers. To evaluate feasibility, the Engineers Estimate uses the routing proposed for gravity sewer per **Exhibit A**.

A private water system is anticipated to be installed on the site that would require adequate separation distances from all sewer components both public and private per MOA standards. Availability of groundwater and installation costs for a private water system were not evaluated with this study.

An onsite wetland delineation would be recommended prior to final parcel sewer layout planning and development to verify MOA GIS data mapping. GIS mapping appears to show upland areas along the perimeter of the lowlands adjacent California Creek as being wetlands.

Concept Design

A gravity sewer system is possible on this parcel. The concept presented avoids fill of wetlands and maximizes developable area of the site.

The possible alignment layout presented in **Exhibits A and B** are based largely on elevation of available gravity feed sewer connectivity at the existing structure that best serves the parcel from the Ruane Road right-of-way. The alignment maximizes the buildable area of the parcel and ability to install gravity sewer with future development. The routing avoids filling the wetlands which creates additional costs and may require compensatory mitigation.

See **Exhibit A: Concept Design** and **Exhibit B: Concept Design with Aerial Image**

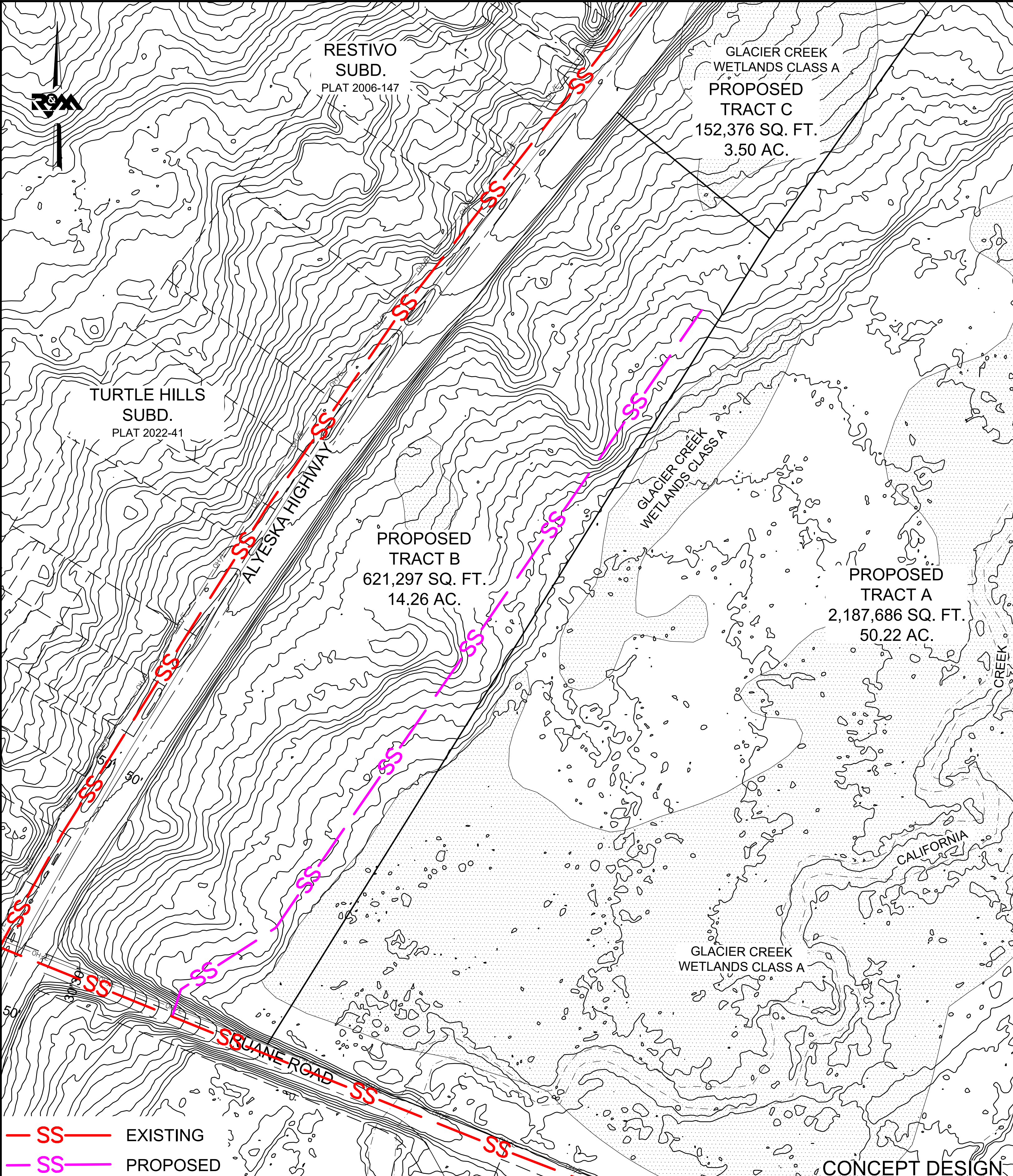
Construction Cost Narrative

An 8-inch sewer line at 0.4% grade was used for this estimate. Most of the development costs for sewer piping and structures at the alignment shown are for embankment installation and to provide adequate burial depth of sewer utilities. It is anticipated that culverts will be required to convey water through the installed mound of material over the sewer to maintain drainage of water flowing towards California Creek. The cost of culvert is grouped with gravel material costs. Sewer pipe and structure installation costs are anticipated to be a smaller portion of the total as detailed below.

The estimate was created using borrow material to provide adequate burial depth of the sewer line. Clearing and grubbing under the embankment prism was assumed to only remove brush and trees required to install sewer line and fill without burying large pieces of woody vegetation which would cause large voids in the embankment as organics decompose. Grass, soil organics, and smaller wood materials were assumed to remain. Unit prices are from MOA Capital Projects average bid tabulation database (2025 Bid Tabs) with engineers' judgement used to reduce the installation cost of two items. Sewer pipe and structure costs were reduced due to large portions of the alignment being installed at shallower depths than standard. Fill placed above the pipe provides required cover and incurs fewer installation expenses than traditional methods.

Estimate is for 1,490 linear feet of mainline sewer installed near the southeast parcel boundary of Tract B as depicted in Site Plan **Exhibits A and B**. These quantities bring the estimated construction costs of this infrastructure to $908,124. (See **Exhibit C: Engineer's Cost Estimate**). This estimate for mainline sewer cost is $610 per linear foot for the pipe installation including the additional gravel required to attain adequate burial depth. A 20% contingency was included in the estimate.

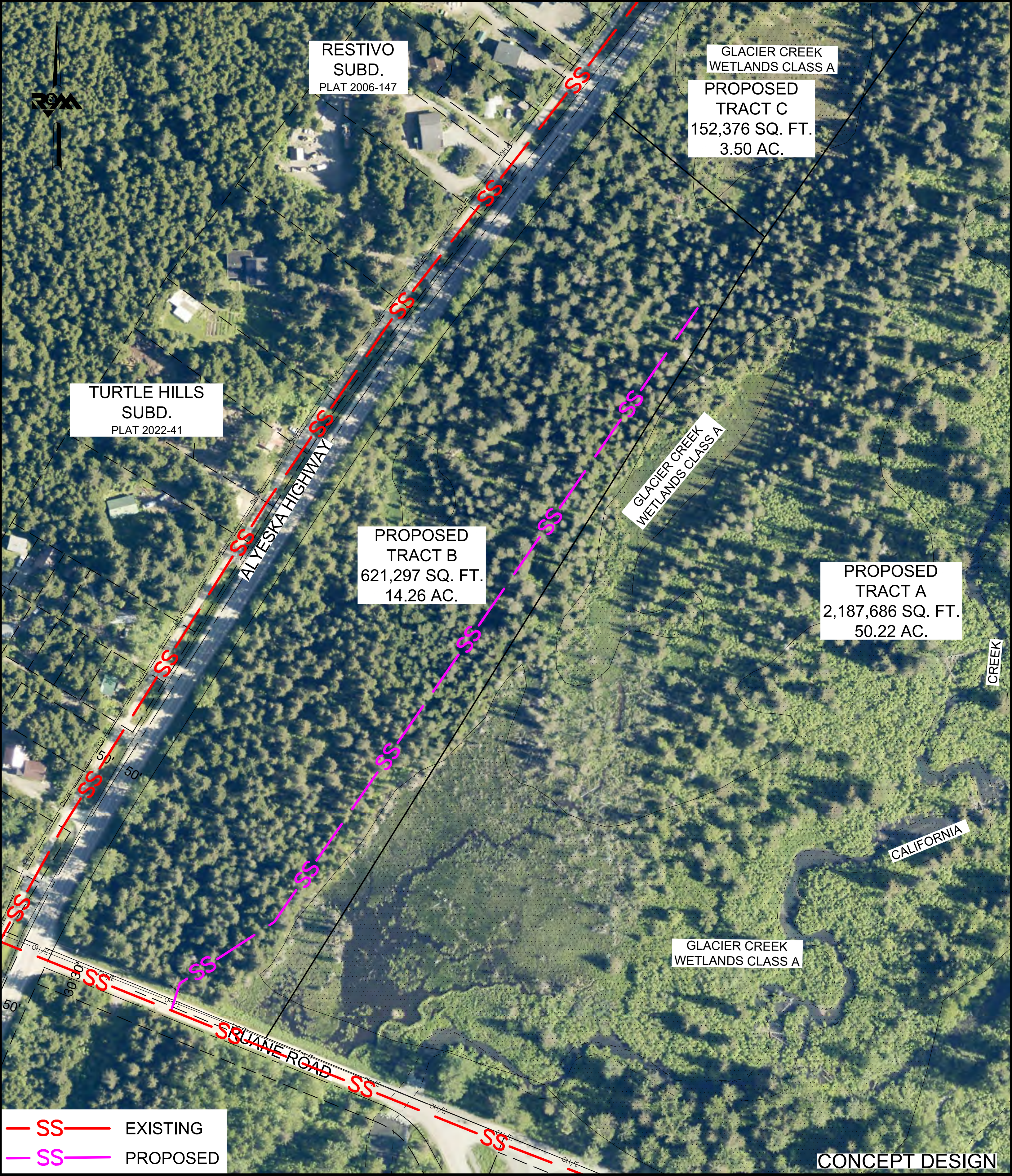
Exhibit A:
Concept Design



PREPARED BY: R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, AK. 99507 PH: (907) 522-1707 AECC111

HERITAGE LAND BANK ORCA MOUNTAIN VIEW SUBDIVISION CONCEPT UTILITY DESIGN OF TRACT 18-B2 (MOA CASE No. S12866)	EXISTING PARCEL AREA: 14.26 ACRES LENGTH OF SEWER: 1,490 FT. SCALE: 1"=200' DATE: 02/12/26 PAGE: 1 OF 2

Exhibit B:
Concept Design with Aerial Image



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HERITAGE LAND BANK ORCA MOUNTAIN VIEW SUBDIVISION CONCEPT UTILITY DESIGN OF TRACT 18-B2 (MOA CASE No. S12866)	EXISTING PARCEL AREA: 14.26 ACRES LENGTH OF SEWER: 1,490 FT. SCALE: 1"=200' DATE: 02/12/26 PAGE: 2 OF 2

Exhibit C:
Engineer’s Cost Estimate

HLB Girdwood Sewer Feasbility - Engineers Estimate				
Work Item	Est. Quantity	Unit type	Unit Price	Bid Price
Clearing and Grubbing	0.9	AC	$20,000	$18,800
Borrow	11,250	Ton	$28	$315,000
Bedding Class C	1,490	LF	$53	$78,970
Connect Existing Manhole	1	EA	$7,500	$7,500
4' Sewer Structure	7	EA	$12,700	$88,900
SS Pipe, 8" PVC	1,490	LF	$100	$149,000
24" CMP Culvert	340	LF	$290	$98,600
			Total	$756,770
			20% Contingency	$151,354
			Bid + Contingency	$908,124

INVASIVE WEED PULL

5K Parking Area

1PM

THU AUG 5

Residents are eligible if they:

- Live within a Community Wildfire Protection Plan (CWPP) Suppression Planning Unit (SPU) rated **High, Very High, or Extreme** wildfire hazard (**this map** highlights eligible areas);
- Are registered with **Smart911**; and
- Only **one kit per property**.

GHEC June Meeting RE TIPS:

AR 2026-55 set aside funds to “Promote Tourism”. Request of GBOS to GHEC to review projects to propose to MOA/Visit Anchorage for consideration in 2027 budget cycle. Must be completed Sept 2026.

Projects must be clearly for the purpose of supporting tourism.

Ideas are RV park feasibility, restrooms.

GVT + TIPs

Nick Crews - Aug 3 2026 - For GHEC and GBOS

This doc gives background on GVT (Glacier Valley Transit) and TIPs (Tourism Improvement Projects), plus analysis on if/how Girdwood should pursue TIPs funds to help fund GVT.

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Summary

Nick thinks GBOS should pursue $20-30k in TIPs funding for GVT. This is large enough to make a difference, and small enough that Girdwood could still request one additional project to fund. If Girdwood finds another large (~$100k?) project it wants to fund, then Nick thinks we should just focus on that. GVT would make a decent recipient, but others may be better.

This doc purposely does not compare GVT to other TIPs opportunities. Nick does not yet have enough information on those to make an informed comparison. Hopefully, in the next month before any final resolutions, someone can write similar memos on other opportunities.

Reasons for pursuing

- Easy to argue to Muni: GVT serves tourists (40k/year, 50% of riders)
- Easy to argue to Muni: Muni is underfunding GVT through the Public Transportation Dept budget (GVT receives ~$20k/yr, only .07% of PTD's ~$26M budget)
- Would reduce pressure on the GVSA Parks and Rec budget. In years past GBOS has given $7.5k/yr to GVT. With TIPs filling the gap, GBOS could spend this elsewhere.

Reasons against pursuing

- Extra money would not allow for larger routes or extended schedules, finding staff is still going to be the limiting factor.
- Opportunity cost: by advocating for GVT, we spend the political capital that we could spend to argue that TIPs should be spent on other Girdwood projects (RV park study, public restrooms, better trails, etc)
- TIPs funding is not consistent, there is no guarantee to get it in following years (I don't think?? Worth a check). It would be dangerous for GVT to become reliant on it.

TIPs Background

The muni levies a 12% bed tax on hotels and STRs, resulting in $45M in 2023. The 12% is split into three equal 4%/~$15M slices (2026 Approved GGOB, Revenues):

- Debt service and other costs of the Dena'ina Center
- Areawide general fund
- Promotion of tourism, historically paid almost entirely to Visit Anchorage

What are “Tourism Improvement Projects”

On **December 16, 2025** the Assembly approved AM 955-2025, authorizing a new professional services contract with Visit Anchorage (executed January 16, 2026) covering **"all but a withheld amount"** of the 4% tourism-promotion room tax. The withheld amount stays with the municipality and is spent on **Tourism Improvement Projects**, which require Assembly approval and are administered by the MOA or its designee (AR 2026-55, As Amended).

In plain terms: a slice of the 4%/~$15M that used to go automatically to Visit Anchorage marketing is now a discretionary pot that communities and departments compete for:

- 2026: $1,600,000
- 2025: $1,500,000
- 2028: 10% of 2027 Net Tourism Receipts
- 2029 and after: 10% of Net Tourism Receipts paid to Visit Anchorage for the prior year

(AM 161-2026, attached to AR 2026-55.) From 2028 forward the arrangement becomes a standing ~10% skim rather than a negotiated dollar figure (ADN, 2026-04-17).

What TIPs money may be spent on

Because the underlying 4% is dedicated by the 1979 vote, TIPs projects must **"promote tourism."** The Assembly memorandum lists eligible categories: tourism-related grants, promotional initiatives, visitor-facing infrastructure, and destination development activities such as trails work, wayfinding, support for festivals and events (sporting events, dog mushing, performing arts and music festivals, concerts), support for attractions (botanical gardens, wildlife attractions, cultural institutions, sister cities exchanges), and **visitor transportation**. TIPs "are not intended to shift responsibilities historically borne by the Contractor" , i.e. it should not just be Visit Anchorage's marketing work relabeled.

This eligibility language is the constraint Girdwood proposals have to be written against. GBOS was explicitly warned to "review AR 2026-55 to make sure proposed projects fit within the definition required" (GBOS minutes, 2026-05-18).

Where the 2026 money went

All four of the first-year projects are Anchorage-bowl projects; **none are in Girdwood** (AR 2026-55):

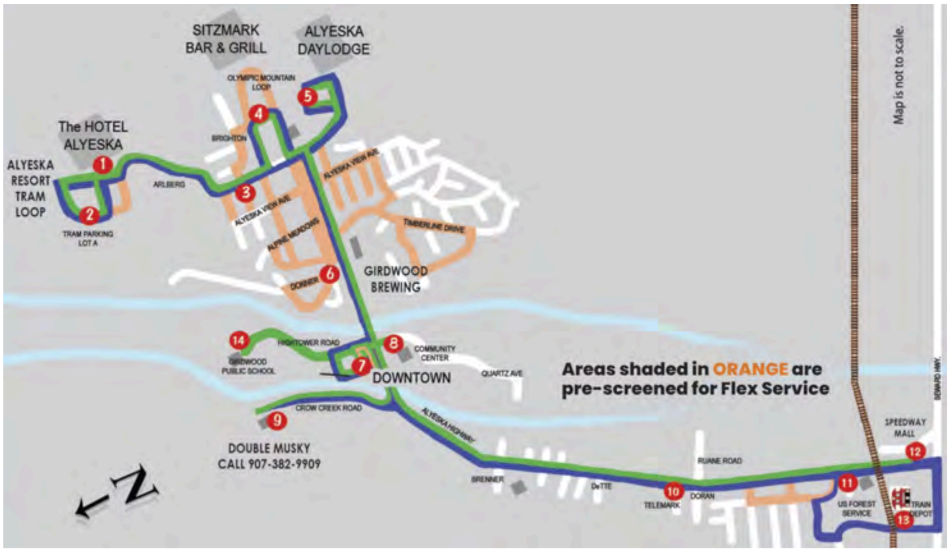
Amount	Purpose
$750,000	Alaska Center for the Performing Arts management costs
$650,000	APD overtime for foot patrols downtown and hot spots in areawide parks and pedestrian facilities
$100,000	Fur Rendezvous — replacing critical IT systems and ongoing operations
$100,000	A mobile restroom facility for tourism-facing facilities and events

The APD patrol money became the public face of the program: two officers downtown 14 hours a day, seven days a week, starting February 2026 (ADN, 2026-04-17).

GVT Background

Sourced from talking with Executive Director Dawn Johnson on Aug 1, 2026.

GVT is a nonprofit in Girdwood that provides a free, hourly shuttle from 7:20am to 11pm along the main spine of Girdwood, with on-request detours into some sidestreets. They also do extended hours and late nights on weekends and large events such as Forest Fair and Slush Cup.



Current Budget

~$500k annually. Composed of:

- ~$350-400K from FTA (Federal Transit Authority)
    - GVT is required to match this at least $150k. TIPs support would allow
- ~$57k from Alyeska
- ~$20k from on-board donations (no ridership fee, just recommended donation)
- ~$20k muni transit budget. 2022 Public Transportation Dep budget [was $26M]
    - So GVT is .07% of the PTD budget
- ~$12k from local sponsoring businesses
- $7.5k from Girdwood Valley Service Area Parks and Rec budget.

Visitor Ridership

About 1/2 of all riders, ~40k a year. This is a MUCH larger fraction of tourists than the rest of the Muni's public transport. GVT is the vital connection that allows these visitors to access the economy of Girdwood:

- alyeska hotel, bed and breakfasts, and airbnbs
- restaurants and local businesses
- train station and shuttle stop at tesoro for out-of-town connections

Local Ridership

About 1/2 of all riders. A majority (75% as a very rough estimate) of these locals are getting to work, getting groceries and necessities at the merc, getting healthcare at the clinic, or other essential economic activities. The other 25% are discretionary/recreational.

Current Challenges

The largest challenge in the way of providing more/better services is staffing. Raising the starting rate for the last several years hasn't helped. Employees are Alyeska employees through a lease (so same benefits as Aly), but a few dollars more hour than base Aly employee. Drug and alcohol testing is probably the biggest limitation, more so than pay. GVT is running into the same problem that most businesses in Girdwood are running into: there aren't enough locals to run the business because Girdwood is too expensive.

* Sec. 2. AS 29.45.050 is amended by adding new subsections to read:

(aa) A municipality may by ordinance exempt or partially exempt from taxation a structure that contains a dwelling unit that was converted from use as a short-term rental unit to exclusive use as a long-term rental unit. In this subsection,

(1) "dwelling unit" has the meaning given in AS 34.03.360;

(2) "long-term rental unit" means a dwelling unit offered for rent for periods of not less than 31 consecutive days;

(3) "short-term rental unit" means a dwelling unit offered for rent for periods of 30 consecutive days or less; "short-term rental unit" does not include a

(A) hotel, motel, or bed and breakfast;

(B) commercially operated hunting or wilderness camp; or

(C) dwelling unit operated by a government entity or charitable organization that provides temporary housing to individuals or family members of individuals who are being treated for trauma, injury, or disease.

(bb) A municipality may by ordinance exempt or partially exempt from taxation a mobile home park for up to 10 years after the mobile home park is constructed or renovated.

(cc) A municipality may by ordinance exempt or partially exempt from taxation real property rented to a low-income family if the monthly rent charged to the low- income family is not more than 30 percent of the family's income. In this subsection,

(1) "family's income" means the sum of the previous tax year's adjusted gross incomes for each person in the family who earned income divided by 12;

(2) "low-income family" has the meaning given to "low-income families" in 42 U.S.C. 1437a(b)(2)(A).

(dd) A municipality may by ordinance exempt or partially exempt from taxation real property owned and occupied as a permanent place of abode by a resident of the municipality.

(ee) A municipality may by ordinance exempt or partially exempt from taxation 1 residential real property owned and occupied by a first-time home buyer.

Proposed Anchorage Ordinances-

AO 2026-89 - 10 year tax break for 1st time homebuyers

Price must be below average single family home value in MOA ($500,000 in 2026)

Must be occupied as primary residence

Assembly Memorandum Explaining

https://meetings.muni.org/AgendaOnline/Documents/DownloadFileBytes/AO%202026-89_2_AM_FOR_12.110.REV.DOCX_(2).6.11.DOCX.pdf?documentType=1&meetingId=6526&itemId=95752&publishId=94540&isSection=False&isAttachment=True

Text of Proposed Ordinance

https://meetings.muni.org/AgendaOnline/Documents/DownloadFileBytes/AO%202026-89_1_12.110_V7.REV.DOCX%20(1).6.11.DOCX.pdf?documentType=1&meetingId=6526&itemId=95752&publishId=94539&isSection=False&isAttachment=True

AO 2026-93

Mixed Use Development- [commercial and owner-occupied residential]/

Residential units must be at or below average assessed single-family home value

[applies to renovation converting existing vacant office buildings and to newly constructed mixed use development]

4 new unit minimum

STR'S do not qualify

Assembly Memorandum Explaining

https://meetings.muni.org/AgendaOnline/Documents/DownloadFileBytes/AO%202026-93_2_AM_FOR_12.100.REV.WDF.DOCX.pdf?documentType=1&meetingId=6526&itemId=95751&publishId=94554&isSection=False&isAttachment=True

Text of Proposed Ordinance

https://meetings.muni.org/AgendaOnline/Documents/DownloadFileBytes/AO%202026-93_1_12.100_V5_DRAFT.WDF_PLUS_LAW.DOCX%20(1).DOCX.pdf?documentType=1&meetingId=6526&itemId=95751&publishId=94553&isSection=False&isAttachment=True

Work Session on both Ordinances set for July 17 at 1 pm

Public Hearing Scheduled for August 4 for Both Ordinances

Chat GPT response to query:

What work force housing property tax incentive policies have been implemented in United States resort communities?

Yes. Resort communities across the U.S. have experimented with a variety of **property tax incentives** to preserve or create workforce housing, although these are generally part of broader housing strategies rather than standalone tax policies. The most successful programs typically combine tax relief with deed restrictions, development incentives, or public funding.

The major policy models are summarized below.

Policy Type	How it Works	Resort Community Examples
Property tax abatements	Reduces taxes on qualifying workforce housing developments	Aspen area (CO), Telluride (CO), Park City (UT), some California mountain communities
Property tax exemptions	Exempts nonprofit workforce housing from taxation	Colorado, California, Vermont resort housing authorities
Tax increment financing (TIF)	Uses future property tax growth to finance housing	Breckenridge (CO), Truckee (CA), Park City (UT)
Assessment reductions	Lower taxable value in exchange for affordability restrictions	Limited use in Colorado and California
Property tax-funded housing districts	Dedicated mill levy or tax supporting workforce housing	Aspen/Pitkin County, Summit County (CO), Jackson (WY proposals)
Property tax rebates/credits	Rebates taxes to owners providing long-term workforce housing	Emerging in several ski towns but less common

1. Property tax abatements for workforce housing developments

Many resort communities offer temporary abatements or reduced assessments to encourage construction of workforce housing.

These generally require:

- long-term affordability (20–99 years)
- occupancy by local workers
- restrictions on resale or rental
- minimum percentage of affordable units

Examples include:

- **Park City, Utah** has used tax increment financing and negotiated tax incentives within redevelopment areas to support workforce housing.

- **Telluride, Colorado** has negotiated property tax relief and public participation for deed-restricted employee housing developments.
- **Aspen/Pitkin County** has occasionally used tax incentives together with land contributions and public financing.

Unlike conventional affordable housing, resort communities often define eligibility by **employment within the county** rather than by federal income limits.

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2. Property tax-funded housing authorities

One of the more effective long-term strategies has been voter-approved property taxes dedicated to workforce housing.

Examples include:

Aspen/Pitkin County

The housing authority receives dedicated public funding that supports:

- land acquisition
- workforce housing construction
- preservation
- employer partnerships

The result is one of North America's largest deed-restricted housing systems, with more than 3,000 permanently restricted homes.

Summit County, Colorado

Housing programs are funded through county and municipal revenues, including property tax-supported housing authorities.

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3. Tax incentives tied to deed restrictions

Rather than reducing taxes directly, many communities purchase or subsidize deed restrictions that permanently convert market-rate housing into workforce housing.

One of the best-known examples is:

Vail InDEED (Colorado)

The Town purchases deed restrictions from homeowners or developers.

Benefits include:

- lower public cost than constructing new housing
- permanent workforce occupancy
- preservation of existing housing
- reduced speculation

Although the incentive is a direct payment rather than a tax reduction, it effectively substitutes for property tax incentives by compensating owners for restricting future value. HUD describes the program as obtaining workforce housing at roughly 15–20% of market value rather than purchasing entire properties.

Nearby Summit County has adopted similar deed-restriction acquisition programs ("Housing Helps").

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4. Property tax exemptions for nonprofit housing

Many resort communities rely on nonprofit housing organizations.

When ownership qualifies for nonprofit or charitable exemptions, developments can avoid significant property taxes, reducing operating costs.

California's Welfare Tax Exemption is a notable example, allowing qualifying affordable housing providers to receive property tax relief in exchange for affordability commitments.

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5. Tax Increment Financing (TIF)

Instead of reducing taxes, some communities redirect future increases in property tax revenue toward workforce housing.

Uses include:

- infrastructure
- land acquisition
- structured parking
- gap financing

Communities using variations of TIF include:

- Park City, Utah
- Truckee, California
- Breckenridge, Colorado

Because resort property values appreciate rapidly, TIF districts can generate substantial funding.

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6. Incentives for existing homeowners

A newer model is to encourage homeowners to dedicate existing homes to local workers.

For example, Placer County's Workforce Housing Preservation Program provides financial assistance to buyers in exchange for a 55-year deed restriction limiting occupancy to local workers. While not a property tax incentive, it functions similarly by compensating owners for accepting long-term affordability restrictions.

What has generally worked best?

Research from mountain and resort communities suggests that permanent preservation programs tend to outperform temporary tax abatements because they keep housing in the workforce inventory over the long term. Common elements include:

- deed restrictions tied to local employment
- dedicated public funding
- employer partnerships
- acquisition of existing housing
- public land contributions
- tax-supported housing authorities

Pure property tax reductions alone have generally had a smaller impact because, in high-value resort markets, the tax savings are often modest relative to the potential revenue from second-home ownership or short-term rentals. As a result, many communities pair tax incentives with legally enforceable occupancy restrictions.

If your interest is policy design, I can also prepare a comparative matrix of 15–20 resort communities (such as Aspen, Vail, Breckenridge, Jackson Hole, Park City, Truckee, Mammoth Lakes, Sun Valley, Telluride, Big Sky, and Whistler) showing:

- whether they use property tax abatements,
- dedicated housing mill levies,
- TIF financing,
- deed-restriction purchase programs,
- employer-assisted housing,
- short-term rental taxes dedicated to housing, and
- any measurable outcomes (units created, preserved, or funded). This type of side-by-side comparison is often useful for evaluating which policy tools have been most effective.

Below is what Chat GPT generated in response to the query:

Draft a property tax incentive program to implement in Girdwood, Alaska

Below is a policy framework designed specifically for the Girdwood Valley Service Area within the Municipality of Anchorage. It is intended to address one of Girdwood's most significant challenges: maintaining a year-round resident population while encouraging workforce housing, local business investment, and environmentally responsible development without substantially reducing municipal revenues.

This proposal assumes implementation by ordinance of the Anchorage Assembly where authorized under Alaska law. Alaska municipalities have authority to create certain property tax exemptions, abatements, and deferral programs, but any incentive must be consistent with state statutes governing municipal property taxation.

Girdwood Community Investment Property Tax Incentive Program (GCIP)

Purpose

The program encourages:

- Permanent residency
- Workforce housing
- Local business development
- Redevelopment of underutilized property
- Sustainable construction
- Long-term tax base growth

Rather than broadly lowering taxes, the program rewards behaviors that strengthen the local economy.

Program 1: Workforce Housing Tax Abatement

Eligible Properties

Property owners who:

- Build new workforce housing

- Convert short-term rentals into long-term rentals
- Construct accessory dwelling units (ADUs)
- Develop multifamily housing

Requirements:

- Minimum one-year lease
- Tenant must use unit as primary residence
- Annual compliance certification

Incentive

Years 1–3

- 100% abatement on taxes attributable to the new improvements

Years 4–5

- 50% abatement

Years 6+

- Full assessment

Benefits

- Reduces construction risk
- Encourages year-round housing
- Eventually increases taxable value

Program 2: Primary Residence Stability Credit

Owner-occupied homes receive an annual credit if they:

- Occupy the home at least nine months each year
- Register as Alaska residents
- Maintain voter registration or Permanent Fund Dividend eligibility

Suggested credit

- Up to 15% reduction of the Girdwood service-area mill rate

- Limited to assessed values below a designated threshold (for example, $900,000)

Purpose

Reward full-time residents rather than vacation-home ownership.

Program 3: Local Business Expansion Credit

Eligible improvements:

- Restaurants
- Grocery stores
- Childcare
- Medical offices
- Trades
- Small manufacturers
- Recreation services

Investment minimum:

$250,000

Benefit

Five-year declining exemption on improvement value:

- Year 1: 100%
- Year 2: 80%
- Year 3: 60%
- Year 4: 40%
- Year 5: 20%

Conditions

- Maintain local employment
- Minimum wage standards
- Local hiring preference where lawful

Program 4: Environmental Improvement Exemption

Eligible projects

- High-efficiency buildings
- Heat pumps
- Solar
- Battery storage
- Flood mitigation
- Avalanche-resistant improvements
- Fire-resistant construction

Benefit

Property tax exemption on qualifying improvement value for five years.

This reduces insurance risk and long-term municipal infrastructure costs.

Program 5: Vacant Property Redevelopment Incentive

Targets:

- Vacant commercial buildings
- Empty lodging
- Underutilized parcels
- Blighted properties

Requirements

Construction within 18 months.

Benefit

Freeze pre-improvement assessed value for five years.

Taxes on new improvements phase in gradually.

Program 6: Affordable Housing Density Bonus

Developments receive additional tax incentives when:

- At least 30% of units remain affordable
- Units are rented to local workers
- Affordability covenant remains for at least 15 years

Benefit

50% reduction on taxes attributable to qualifying improvements.

Program 7: Community Service Property Credit

Property owners receive modest credits for providing public amenities such as:

- Public trail easements
- Community parking
- Transit stops
- Childcare facilities
- Public gathering space
- Emergency shelter agreements

Funding Mechanism

To maintain revenue neutrality:

- Cap annual incentives at 3–5% of total service-area property tax collections.
- Review all incentives every five years.
- Include automatic sunset dates unless renewed.
- Use performance-based eligibility rather than automatic entitlement.

The Girdwood Valley Service Area currently funds services such as roads, fire protection, parks, recreation, police support, and housing/economic stability through its own property tax levy, with a service-area mill rate that is set annually and capped by municipal code.

Accountability

Annual report including:

- Number of participating properties
- Housing units created
- Long-term rental units added
- New residents
- Jobs created
- Tax revenue forgone
- New taxable value generated
- Return on investment

Estimated Outcomes (10 years)

- 150–300 new workforce housing units
- Reduced seasonal housing pressure
- More year-round businesses
- Increased assessed property values
- Broader tax base with less reliance on mill-rate increases
- Improved recruitment and retention of teachers, healthcare workers, hospitality staff, and public safety personnel

Implementation Timeline

Year 1

- Adopt ordinance
- Establish eligibility criteria and application process
- Launch workforce housing and business expansion incentives

Year 2

- Add environmental improvement and redevelopment incentives
- Publish first annual performance report

Years 3–5

- Evaluate fiscal impacts
- Adjust incentive levels based on measurable outcomes
- Expand successful programs if revenue targets are met

This approach differs from a general property tax cut by tying tax relief to investments that address Girdwood's housing shortage, support permanent residents, and expand the long-term tax base. It is designed to be fiscally conservative: incentives are temporary, performance-based, and structured so that, as improvements are fully assessed over time, they contribute additional recurring property tax revenue rather than permanently reducing it.

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Dept. of Law
For reading: June 23, 2026

ANCHORAGE, ALASKA
AO No. 2026-89

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.110, TAX INCENTIVES FOR FIRST TIME HOME BUYERS.

WHEREAS, housing is an urgent need in Anchorage, with the average sales listing price increasing by 40% from 2020 to 2025; and

WHEREAS, Mayor LaFrance has set a goal and strategy to build and rehabilitate 10,000 homes in Anchorage in 10 years; and

WHEREAS, the *10,000 Homes in 10 Years* plan calls for the development of incentives to “close the feasibility ‘gap’ in residential development and reuse”; and

WHEREAS, the Anchorage Assembly’s *Housing Action Plan* sets a goal to “Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents” and a strategy to “Focus Incentives & Public Investment to Increase Housing Stock ”; and

WHEREAS, Strategy 4 of the *Anchorage 2040 Land Use Plan* (*2040 LUP*) calls for the use of property tax abatements to incentivize developments that are difficult to finance; and

WHEREAS, according to the National Association of Realtors, the average age of a first-time homebuyer was 40 years old in 2025, up from the late 20s in the 1980s; and

WHEREAS, a tax abatement for first time home buyers would stimulate the production of “missing middle” housing, expanding pathways to home ownership; and

WHEREAS, state statute under AS 29.45.050 allows local governments to abate property taxes for the purpose of economic development, to include the Municipal and School District portions; and

WHEREAS, the present AO has been crafted to take into account the best available market analysis, lessons learned from the prior and current 12.60 and 12.70 ordinances, and the priorities identified in *10,000 Homes in 10 Years*, the *Housing Action Plan*, and the *2040 LUP*; and

WHEREAS, the present AO will offer up to 10 years tax abatement for first time homebuyers of new residential property where the residential units are sold for no more than the most recent average assessed value of single family homes within the municipality, whichever is greater; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code 12.110 is enacted as follows:

Chapter 12.110 ***Tax Incentives for First Time Home Buyer***

12.110.010 Property tax incentives for housing; location.

This chapter authorizes property tax exemptions for new residential units purchased by first time home buyers.

12.110.015 Property tax incentives for housing.

A. *Exclusions:* The following types of properties are not eligible for this housing tax incentive:

1. *Otherwise exempt property.* Property or a portion of property for which an application has been filed and is under review, or has been granted pursuant to AMC 12.35.040, 12.35.050, 12.60, 12.70, 12.80, or other similar provision of Title 12 are not eligible for this housing tax incentive. Submission of an application for exemption pursuant to this chapter shall automatically terminate any existing tax exemption application or designation for the subject property. This does not render ineligible a property located within a “deteriorated area” as defined under section 12.35.005, if no application is filed or under review or exemption granted for the property.

2. *Short-term rental property.* Properties with an initial rental term for a period of less than 30 days. Any portion of a property for which the initial rental term is less than 30 days is not eligible for this housing tax incentive. Rental of a portion of a property for an initial term of less than 30 days shall automatically terminate an application for or previously granted exemption under this chapter.

B. *Requirements:* The following requirements must be met by the residential units to be constructed:

1. Qualifying residential units must:

a. *New Construction*. Be new construction;

b. *First Time Home Buyer.* Have an eventual owner or purchaser of the residential unit who qualifies as a first time home buyer;

c. *Purchase Price Cap.* Have a sale price for each residential unit equal to or less than the most recent annual average assessed value of a single family home within the Municipality of Anchorage; and

d. *Owner Occupied.* Upon possession by the first-time home buyer, be owned and occupied as the primary residence and permanent place of abode of an eligible owner for a continuous period prior to January 1 of the exemption year with the intent to remain through at least the first year of exemption.

2. *Building and Zoning Code Compliance*. All work performed to construct the new residential units described in the application must be in compliance with Anchorage Municipal Code, including Titles 21 and 23.

3. *Wage and Labor Compliance.* All work performed to construct the new residential units described in the application must be in compliance with State and Federal wage and labor standards and worker safety standards.

C. *Violations*. Violations of the requirements of subsection B of this section may be subject to penalty under AMC Chapter 1.60 including three times the value of exemption received.

12.110.020 Applications for property tax exemptions.

A. *Submission.* An application for an exemption under this chapter shall be made in writing to the municipal assessor.

B. *Timeline for submission.* Applications must be submitted prior to issuance of the Certificate of Occupancy for the constructed units. Applications made after issuance of the Certificate of Occupancy shall be rejected.

C. *Contents.* The application shall, at a minimum, contain:

1. *Name.* The name of the applicant;

2. *Address.* The legal description and street address of the property for which the application is made;

3. *Residential units design.* Drawings of the structure including the residential units that the applicant will construct, including a floor plan that includes approximate square footages;

4. *Existing structures*. Drawings showing the square footage of all existing structures and any structures to be constructed on the property;

5. *Acknowledgement of liability.* Applicant acknowledges that the residential units will be taxable if and when the residential units are no longer eligible for tax exemption under this chapter;

6. *Labor compliance.* Applicant acknowledges that the residential units must be built in compliance with State and Federal wage and labor standards and worker safety standards; and

7. *Other information.* Other information as may be required by the assessor. Other information may include detailed financial records regarding the design and construction of the residential units.

D. *Deadline for applications.* Applications for an exemption under this chapter shall only be accepted before 5:00 p.m. August 31, 2031.

12.110.030 Provisional approval.

A. The municipal assessor shall provisionally approve an application for tax exemption if:

1. *Complete application.* The applicant submitted a complete application; and

2. *Requirement acknowledgement*. The applicant acknowledges it must:

a. *First time home buyer.* The applicant acknowledges that the residential units will qualify for exemption if and only if owned and occupied by a qualified first time home buyer;

b. *Acknowledgement of sales price cap.* Applicant acknowledges that the residential units will qualify for exemption if and only if the sale price for each residential unit is equal to or less the most recent annual average assessed value of single family homes within the Municipality of Anchorage; and

c. *Acknowledgement of owner occupied.* Applicant acknowledges that the residential units will qualify for exemption if and only if owned and occupied as the primary residence and permanent place of abode of an eligible owner for a continuous period prior to January 1 of the exemption year with the intent to remain through at least the first year of exemption.

12.110.040 Final approval upon completion of construction of new housing; magnitude.

A. *Final approval of exemption.* The municipal assessor shall finally approve an application for tax exemption if:

1. The applicant has completed construction of residential units substantially in accordance with the plans and drawings included in the provisional approval and a Certificate of Occupancy has been issued pursuant to AMC 23.10.107.4 for each structure that contains a residential unit described in the application within five years of provisional approval**;**

2. The applicant submits evidence proving the sales price of the residential unit was at or below the threshold required by this chapter;

3. The applicant submits evidence proving the owner of the property qualifies as a first time home buyer; and

4. The applicant submits an affidavit that construction of the residential units was in compliance with State and Federal wage and labor standards and worker safety standards.

B. *Magnitude of exemption.* The taxes eligible for exemption under this AMC 12.110 are those exempt to the extent of state statute and attributable only to the newly constructed qualifying portion of the residential unit(s) as described in the provisional or final approval, determined on a spatial basis. If an exemption is granted, it shall apply to all of the eligible property taxes attributable to newly constructed, eligible residential units described in the provisional or final approval.

12.110.045 Duration of Exemption

A. *Duration of tax exemption.* Tax exemptions approved under section 12.110.040 shall be for a period of 10 consecutive years beginning on January 1 of the first full calendar year after final approval of the application.

12.110.050 Termination of exemption; transfer of exemption.

A. *Failure to file annual report.* An exemption granted under this chapter shall automatically terminate if the owner of the property fails to comply with the annual report for three (3) consecutive years.

B. *Transfer on change of ownership.* An approved provisional or final exemption shall run with the parcel and transfer only once from the applicant to a first-time home buyer when the ownership of the property is transferred, however the municipality will not prorate the exemption for a partial calendar year.

C. *Verified lack of compliance with the Anchorage Municipal Code, including Titles 21 and 23.* An exemption granted under this chapter shall terminate immediately if and when a state or federal court or administrative agency determines, in a final unappealable decision, that, subsequent to the issuance of the Certificate of Occupancy, changes and modifications have been made to the property taking it out of conformance.

12.110.060 Appeals.

A. *Of assessor to chief fiscal officer*. Any decision of the assessor under this chapter may be appealed to the chief fiscal officer or the chief fiscal officer's designee in writing within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

B. *Of chief fiscal officer to the office of administrative hearings*. Any decision of the chief fiscal officer or the chief fiscal officer's designee under this chapter may be appealed to an administrative hearings officer in accordance with AMC 3.60 within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

12.110.070 Annual reports of owners; assembly notification.

A. *Annual compliance and status report.* Not later than March 15 of each year, the owner of the property for which an exemption has been granted, shall file with the assessor, a report including:

1. *Occupancy.* A statement of occupancy and vacancy of the residential unit(s) for the prior 12 months;

2. *Residential unit(s) remain as described.* A certification that the constructed residential unit(s) described in the application continue to exist and have not been converted to a non-residential use and continue to comply with the requirements of this chapter;

3. *Further changes.* A description of physical changes or other improvements constructed since the last report or, on first report, since the filing of the application; and

4. *Additional information.* Any additional information requested by the assessor, chief fiscal officer, or designee. Additional information may include detailed financial records regarding the design, construction, and operation of the residential units.

B. *Annual reports to the Assembly.* The assessor shall transmit annual reports to the Assembly in an Assembly Information Memorandum that contains:

1. *Annual report of exempted taxes.* A summary of the total taxes exempted for each property that has been granted a tax exemption under this chapter.

2. *Annual report of applications and status.* A summary list of each application for an exemption under this chapter received by the assessor, the status (rejected, provisional approval, or final approval), number of units proposed, under construction and completed, and the parcel address or description of location.

12.110.075 Confidentiality of information.

At the request of the applicant or owner, financial information and records submitted with the application or annual reports, and other information in which the applicant or owner has a reasonable expectation of privacy and nondisclosure, shall be confidential and may not be released except upon court order, when necessary to enforce the provisions of or to collect the taxes due to the municipality and reviewed only by the municipal assessor, and not disclosed except to the municipal attorney, chief fiscal officer, the internal auditor, or administrative hearing officer in the performance of their official duties.

12.110.080 Definitions.

In this chapter:

"Construction" has the same meaning set forth in AMC 21.15.040.

“Family” has the meaning set forth in 24 C.F.R. § 5.403 as of May 22, 2026.

“First time home buyer” means family of which no member owned any present ownership interest in a residence of any family member during the seven (7) years before commencement of homeownership assistance for the family. The term “first-time homeowner” includes a single parent or displaced homemaker (as those terms are defined in 12 U.S.C. 12713) who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse.

“Residential unit” means a dwelling unit as defined in AMC 21.15.040 which is leased or rented to the same person or persons for 30 or more consecutive days. As used in this definition “person” means only natural persons.

Section 3. Pursuant to AS 29.45.050(m), notice is hereby provided that this ordinance, if adopted, or the entirety of Chapter 12.110 may be repealed by the voters through referendum.

Section 4. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of _______________, 2026.

ATTEST: Chair

____
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 402-2026

Meeting Date: June 23, 2026

FROM: **MAYOR**

SUBJECT: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.110, TAX INCENTIVES FOR FIRST TIME HOME BUYERS.**

This ordinance establishes a new property tax incentive program to support first-time homeownership and increase the supply of “missing middle” housing in Anchorage. It is a targeted implementation of the Mayor’s 10,000 Homes in 10 Years strategy and aligns with the Assembly’s Housing Action Plan and the Anchorage 2040 Land Use Plan.

Purpose

Anchorage continues to face a significant housing affordability challenge, with home prices rising 40% from 2020 to 2025 and the average age of first-time homebuyers increasing. The average single-family home in Anchorage has an assessed value of almost $500,000, and new construction averages more than $650,000. This ordinance is designed to expand access to homeownership while encouraging the construction of housing at price points accessible to first-time buyers.

The incentive helps address a key barrier identified in local housing policy: the limited production of “starter” homes. By reducing property tax burden during the early years of ownership, this program improves project feasibility for builders and lowers total cost of ownership for buyers. It will incentivize builders to produce lower-cost homes.

How the Incentive Works

The ordinance creates a new chapter in municipal code (AMC 12.110) authorizing a property tax abatement for qualifying new residential units purchased by first-time homebuyers.

The program applies to newly-constructed residential units that are purchased and occupied by first-time homebuyers as their primary residence. To ensure the incentive targets attainable housing, eligible units must be sold for a price at or below the Municipality’s average assessed single-family home value. According to the 2026 Property Appraisal Annual Valuation Report, the average assessed value is $496,746 for a single-family home.

For qualifying properties, the ordinance provides a property tax exemption for up to 10 years on the value attributable to the newly constructed residential portion of the property. The exemption applies to taxes allowed under state law, including both municipal and school district portions.

The process includes both provisional and final approval. Developers must apply prior to construction completion to receive provisional approval, and final approval is granted once construction is complete and eligibility criteria—such as sale price and buyer qualification—are verified.

The ordinance also includes accountability measures to ensure the program meets its intended purpose. Properties must comply with applicable zoning, building, and labor standards, and short-term rentals are not eligible. Property owners are required to submit annual reports demonstrating continued compliance, and the exemption may be terminated if program requirements are not met.

Policy Impact

This incentive is intended to increase production of entry-level housing, expand pathways to homeownership for Anchorage residents, support infill development, and complement existing housing tools. By focusing on first-time buyers, the program directs public benefit toward workforce households while helping unlock new housing supply.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Nolan Klouda, Policy Director
Approved by:	Susanne Fleek-Green, Chief of Staff
Concur:	Ona R. Brause, Director, OMB
Concur:	Lance R. Wilber, CFO
Concur:	Eva Gardner, Municipal Attorney
Concur:	William D. Falsey, Chief Administrative Officer
Concur:	Rebecca A. Windt Pearson, Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2026-89

Title: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.110, TAX INCENTIVES FOR FIRST TIME HOME BUYERS.**

Sponsor: **Mayor LaFrance**

Preparing Agency: Department of Law
Others Impacted: Department of Finance

CHANGES IN EXPENDITURES AND REVENUES: **(In Thousands of Dollars)**

	FY26	FY27	FY28	FY29	FY30
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

While the number of applicants for this exemption is uncertain, the Property Appraisal Division is expected to manage the additional processing and annual review within existing resources.

The proposed ordinance is expected to be largely revenue-neutral. The exemption is narrowly targeted to newly constructed residential units that are purchased by first-time homebuyers, subject to a defined price cap, and required to be owner-occupied as a primary residence. While a portion of each unit’s value may reflect land or other components previously included in the tax base, the majority of the exempt value is anticipated to be attributable to new construction that has not previously been taxed.

Given these constraints, little to no measurable impact on current tax revenues or mill rates is expected. However, exempting these units will delay the tax cap exclusions under AMC 12.25.040 B.1 until they become taxable.

PRIVATE SECTOR ECONOMIC EFFECTS:

The impact on the private sector is expected to be minimal. While property tax exemptions can shift the cost of government onto the remaining tax base through higher mill rates, the proposed exemption is narrowly tailored to apply only to first time home buyers of new construction, meet specified price thresholds, and are owner-occupied. Given these limitations, any resulting tax shift or impact on mill rates is expected to be negligible.

Prepared by: *Jack Gadamus* Telephone: 343-6678

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Dept. of Law
For reading: June 23, 2026

ANCHORAGE, ALASKA
AO No. 2026-93

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.100, TAX INCENTIVES FOR MIXED USE MULTI UNIT HOUSING.

WHEREAS, Goal 2 of the *Anchorage 2040 Land Use Plan* (*2040 LUP*) states that "Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage"; and

WHEREAS, housing is an urgent need in Anchorage, with the average sales listing price increasing by 40% from 2020 to 2025; and

WHEREAS, economic trends have resulted in high vacancies in certain classes of commercial property in Anchorage, such as office buildings; and

WHEREAS, Mayor LaFrance has set a goal and strategy to build and rehabilitate 10,000 homes in Anchorage in 10 years; and

WHEREAS, the *10,000 Homes in 10 Years* plan calls for the development of incentives to "close the feasibility 'gap' in residential development and reuse"; and

WHEREAS, the Anchorage Assembly's *Housing Action Plan* sets strategies to "Encourage Reuse and Redevelopment" and Focus Incentives & Public Investment to Increase Housing Stock; and

WHEREAS, state statute under AS 29.45.050 allows local governments to abate property taxes for the purpose of economic development, to include the Municipal and School District portions; and

WHEREAS, mixed-use structures with both commercial and residential spaces offer a means to increase housing stock while supporting local business and increasing diverse housing opportunities in the market; and

WHEREAS, the present AO has been crafted to take into account the best available market analysis, lessons learned from the prior and current 12.60 and 12.70 ordinances, and the priorities identified in *10,000 Homes in 10 Years*, the *Housing Action Plan*, and the *2040 LUP*; and

WHEREAS, the present AO will offer up to 10 years tax abatement for the residential portions of new or rehabilitated mixed use buildings where the residential units are sold for no more than the most recent average assessed value of single family homes within the municipality, whichever is greater; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

<u>Section 1.</u> Anchorage Municipal Code 12.100 is enacted as follows:

Chapter 12.100 *Tax Incentives for Mixed Use Multi-Unit Housing*

12.100.010 Property tax incentives for housing; location.

This chapter authorizes property tax exemptions for new residential units in newly constructed or rehabilitated mixed commercial-residential structures. A minimum of four new residential units must be constructed and the construction must increase the total number of residential units on property.

12.100.015 Property tax incentives for housing.

A. *Exclusions:* The following types of properties are not eligible for this housing tax incentive:

1. *Otherwise Exempt Property.* Property or a portion of property for which an application has been filed and is under review, or has been granted pursuant to AMC 12.35.040, 12.35.050, 12.60, 12.80, or 12.70 are not eligible for this housing tax incentive. Submission of an application for exemption pursuant to this chapter shall automatically terminate any existing tax exemption application or designation for the subject property. This does not render ineligible a property located within a "deteriorated area" as defined under section 12.35.005, if no application is filed or under review or exemption granted for the property.

2. *Short-term rental property.* Properties with an initial rental term for a period of less than 30 days. Any portion of a property for which the initial rental term is less than 30 days is not eligible for this housing tax incentive. Rental of a portion of a property for an initial term of less than 30 days shall automatically terminate an application for or previously granted exemption under this chapter.

B. *Requirements:* The following requirements must be met by the residential units to be constructed or rehabilitated:

1. Qualifying residential units must:

   a. *Mixed-Use Building.* Exist within a mixed-use residential and commercial building;

   b. *Purchase-Price Cap.* Have a sale price for each residential unit equal to or less than the most recent annual average assessed value of a single family home within the Municipality of Anchorage;

c. *Owner Occupied.* Upon possession by the buyer, be owned and occupied as the primary residence and permanent place of abode of an eligible owner for a continuous period prior to January 1 of the exemption year with the intent to remain through at least the first year of exemption.

2. *Building and Zoning Code Compliance*. All work performed to construct the new residential units described in the application must be in compliance with Anchorage Municipal Code, including Titles 21 and 23.

3. *Wage and Labor Compliance.* All work performed to construct the new residential units described in the application must be in compliance with State and Federal wage and labor standards and worker safety standards.

C. *Violations*. Violations of the requirements of subsection B of this section may be subject to penalty under AMC Chapter 1.60 including three times the value of exemption received.

12.100.020 Applications for property tax exemptions.

A. *Submission.* An application for an exemption under this chapter shall be made in writing to the municipal assessor.

B. *Timeline for submission.* Applications must be submitted prior to issuance of the Certificate of Occupancy for the constructed or rehabilitated units. Applications made after issuance of the Certificate of Occupancy shall be rejected.

C. *Contents.* The application shall, at a minimum, contain:

1. *Name.* The name of the applicant;

2. *Address.* The legal description and street address of the property for which the application is made;

3. *Residential units; design.* Drawings of the structure including the residential units that the applicant will construct or rehabilitate, including a floor plan that includes approximate square footages;

4. *Existing structures*. Drawings showing the square footage of all existing structures and any structures to be constructed on the property;

5. *Acknowledgement of liability.* Applicant acknowledges that the residential units will be taxable if and when the residential units are no longer eligible for tax exemption under this chapter;

6. *Labor compliance.* Applicant acknowledges that the residential

units must be built in compliance with State and Federal wage and labor standards and worker safety standards; and

7. *Other information.* Other information as may be required by the assessor. Other information may include detailed financial records regarding the design and construction of the residential units.

D. *Deadline for applications.* Applications for an exemption under this chapter shall only be accepted before 5:00 p.m. August 31, 2031.

12.100.030 Provisional approval.

A. The municipal assessor shall provisionally approve an application for tax exemption if:

1. *Complete application.* The applicant submitted a complete application; and

2. *Requirement Acknowledgement*. The applicant acknowledges it must:

a. *Four or more additional units.* The applicant acknowledges it must construct or rehabilitate not less than four new residential units in accordance with the plans and drawings submitted with its application; and

b. *Acknowledgement of sales price cap.* Applicant acknowledges that the residential units will qualify for exemption if and only if the sale price for each residential unit is equal to or less the most recent annual average assessed value of single family homes within the Municipality of Anchorage; and,

c. *Acknowledgement of owner occupied.* Applicant acknowledges that the residential units will qualify for exemption if and only if owned and occupied as the primary residence and permanent place of abode of an eligible owner for a continuous period prior to January 1 of the exemption year with the intent to remain through at least the first year of exemption.

12.100.040 Final approval; magnitude.

A. *Final approval of exemption.* The municipal assessor shall finally approve an application for tax exemption if:

1. The applicant has completed construction or rehabilitation of residential units substantially in accordance with the plans and drawings included in the provisional approval and a Certificate of Occupancy has been issued pursuant to AMC 23.10.107.4

for each structure that contains a residential unit described in the application within five years of provisional approval**;**

2. The total number of residential units on the property has increased by at least the number required by this chapter;

3. The applicant submits evidence proving the sales price of the residential unit was at or below the threshold required by this chapter; and

4. The applicant submits an affidavit that construction of the residential units was in compliance with Municipal Code and State and Federal wage and labor standards and worker safety standards.

B. *Magnitude of exemption.* The taxes eligible for exemption under this AMC 12.100 are those exempt to the extent of state statute and attributable only to the newly constructed or rehabilitated residential units, exclusive of non-residential space and previously existing or non-eligible residential units (whether or not remodeled) determined on a spatial basis as follows: The square footage of the eligible residential units shall be divided by the square footage of all structures on the property, then multiplied by the assessed value of all improvements on the property and by the mill rate applicable to the property. If an exemption is granted, it shall apply to all of the eligible property taxes attributable to newly constructed, eligible residential units.

12.100.045 Duration of Exemption

A. *Base duration of tax exemption.* Tax exemptions approved under section 12.100.040 shall be for a period of 10 consecutive years beginning on January 1 of the first full calendar year after final approval of the application.

12.100.050 Termination of exemption; transfer of exemption.

A. *Failure to file annual report.* An exemption granted under this chapter shall automatically terminate if the owner of the property fails to comply with the annual report for three (3) consecutive years.

B. *Transfer on change of ownership.* An exemption shall run with the land and transfer, in whole only, to another entity or owner when the ownership of the property is transferred, however the municipality will not prorate the exemption for a partial calendar year.

C. *Verified lack of compliance with the Anchorage Municipal Code, including Titles 21 and 23.* An exemption granted under this chapter shall terminate immediately if and when a state or federal court or administrative agency determines, in a final unappealable decision, that, subsequent to the issuance of the Certificate of Occupancy, changes and modifications have been made to the property taking it out of conformance.

12.100.060 Appeals.

A. *Of assessor to chief fiscal officer*. Any decision of the assessor under this chapter may be appealed to the chief fiscal officer or the chief fiscal officer's designee in writing within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

B. *Of chief fiscal officer to the office of administrative hearings*. Any decision of the chief fiscal officer or the chief fiscal officer's designee under this chapter may be appealed to an administrative hearings officer in accordance with AMC 3.60 within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

12.100.070 Annual reports of applicants; assembly notification.

A. *Annual compliance and status report.* Not later than March 15 of each year, the owner of the property for which an exemption has been granted, shall file with the assessor, a report including:

1. *Occupancy.* A statement of occupancy and vacancy of the residential unit(s) for the prior 12 months;

2. *Residential unit(s) remain as described.* A certification that the constructed or rehabilitated residential unit(s) described in the application continue to exist and have not been converted to a non-residential use and continue to comply with the requirements of this chapter;

3. *Further changes.* A description of physical changes or other improvements constructed since the last report or, on first report, since the filing of the application; and

4. *Additional information.* Any additional information requested by the assessor, chief fiscal officer, or designee. Additional information may include detailed financial records regarding the design, construction, and operation of the residential units.

B. *Annual reports to the Assembly.* The assessor shall transmit annual reports to the Assembly in an Assembly Information Memorandum that contains:

1. *Annual reports of property owners.* Copies of annual compliance and status reports submitted by property owners in accordance with AMC 12.100.070A.

2. *Annual report of exempted taxes.* A summary of the total taxes exempted for each property that has been granted a tax exemption under this chapter.

3. *Annual report of applications and status.* A summary list of each application for an exemption under this chapter received by the assessor, the status (rejected, provisional approval, or final approval), number of units proposed, under construction and completed, and the parcel address or description of location.

12.100.075 Confidentiality of information.

At the request of the applicant or owner, financial information and records submitted with the application or annual reports, and other information in which the applicant or owner has a reasonable expectation of privacy and nondisclosure, shall be confidential and may not be released except upon court order, when necessary to enforce the provisions of or to collect the taxes due to the municipality and reviewed only by the municipal assessor, and not disclosed except to the municipal attorney, chief fiscal officer, the internal auditor, or administrative hearing officer in the performance of their official duties.

12.100.080 Definitions.

In this chapter:

"Construction" has the same meaning set forth in AMC 21.15.040.

“Mixed use residential and commercial buildings” means single lot or building containing spaces classified as Residential units and other spaces classified for one or more types of non-residential use in which both residential and non-residential amenities are provided.

“Rehabilitation work” means work necessary to return the property to a habitable condition in compliance with Titles 15 and 23.

“Residential unit” means a dwelling unit as defined in AMC 21.15.040 which is occupied by the same person or persons for 30 or more consecutive days. As used in this definition “person” means only natural persons.

Section 3. Pursuant to AS 29.45.050(m), notice is hereby provided that this ordinance, if adopted, or the entirety of Chapter 12.100 may be repealed by the voters through referendum.

Section 4. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of _______________, 2026.

____
Chair of the Assembly

ATTEST:

____
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 415-2026

Meeting Date: June 23, 2026

FROM: **MAYOR**

SUBJECT: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.100, TAX INCENTIVES FOR MIXED USE MULTI UNIT HOUSING.**

This ordinance establishes a new chapter (AMC 12.100) to provide targeted property tax incentives for the development and rehabilitation of mixed-use buildings that include owner-occupied residential units. The ordinance is designed to increase housing supply, encourage redevelopment of underutilized commercial properties, and support Anchorage's long-term land use and housing goals.

Purpose

This ordinance is intended to help close the financial feasibility gap that often prevents mixed-use and residential redevelopment projects from moving forward. Many commercial buildings in Anchorage were built in the 1970s and 1980s, and are in need of rehabilitation. These include office and retail structures with high vacancy rates. Incentivizing redevelopment of these structures to include residential units would repurpose these structures while adding to the municipality's housing stock.

An existing property tax incentive for multifamily properties under AMC 12.60 can also be applied to mixed use developments; however, that chapter of code does not allow for owner-occupied units. The proposed 12.100 could be utilized for owner-occupied units such as condominiums above commercial office space.

How the Incentive Works

Under 12.100, a developer could receive a 10-year property tax exemption for developing four or more residential units as part of a mixed-use development (as defined in Title 21). Owner-occupiers purchasing the units would receive the exemption for the 10-year period.

As with the proposed 12.110 for first time homebuyers, the eligible units must be sold at or below the Municipality's average assessed single-family home value. According to the 2026 Property Appraisal Annual Valuation Report, the average assessed value is $496,746 for a single-family home.

The exemption would only apply to the qualifying residential portion of the property. The remaining commercial space would continue to be taxable.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Nolan Klouda, Policy Director
Approved by:	Susanne Fleek-Green, Chief of Staff
Concur:	Ona R. Brause, Director, OMB
Concur:	Lance R. Wilber, CFO
Concur:	Eva Gardner, Municipal Attorney
Concur:	William D. Falsey, Chief Administrative Officer
Concur:	Rebecca A. Windt Pearson, Municipal Manager
Respectfully submitted:	Suzanne LaFrance, Mayor

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2026-93

Title: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ENACTING ANCHORAGE MUNICIPAL CODE CHAPTER 12.100, TAX INCENTIVES FOR MIXED USE MULTI UNIT HOUSING.**

Sponsor: **Mayor LaFrance**

Preparing Agency: Department of Law
Others Impacted: Department of Finance

CHANGES IN EXPENDITURES AND REVENUES:	**(In Thousands of Dollars)**				
	FY26	**FY27**	**FY28**	**FY29**	**FY30**
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

While the number of applicants for this exemption is uncertain, Property Appraisal Division is expected to manage the additional processing and annual review within existing resources.

The proposed ordinance is expected to be largely revenue-neutral. As a condition of final approval, it is anticipated that the property will be declared as condominium units. While a small portion of each unit's value may reflect land or other components that were previously part of the tax base, the majority of the exempt value is expected to be attributable to new construction or qualifying rehabilitation that has not previously been taxed. As a result, little to no measurable impact on current tax revenues or change in mill rates is anticipated as a result of this ordinance. However, exempting these units in their initial year of assessment will delay their inclusion in the base amount used to calculate the maximum allowable tax revenue under AMC 12.25.040.

PRIVATE SECTOR ECONOMIC EFFECTS:

The impact on the private sector is expected to be minimal. While property tax exemptions can shift the cost of government onto the remaining tax base through higher mill rates, the proposed exemption is narrowly tailored to apply only to properties that increase the supply of residential units, are part of mixed-use developments, meet specified price thresholds, and are owner-occupied. Given these limitations, any resulting tax shift or impact on mill rates is expected to be negligible.

Prepared by: *Jack Gadamus* Telephone: 343-6678

How much will the monthly payment on a standard 30 year mortgage at current interest rates for a $500,000 house be reduced if the property is exempt from property tax in Anchorage as recently proposed by Mayor LaFrance?

Using today's average 30-year fixed mortgage rate of **6.43%**, here's a reasonable estimate.

Assumptions:

- Home price: **$500,000**
- 20% down payment ($100,000)
- Mortgage amount: **$400,000**
- 30-year fixed at **6.43%**
- Ignoring homeowners insurance and PMI

The monthly **principal and interest** payment would be approximately **$2,506/month**.

The effect of eliminating property taxes depends on what the annual property tax would otherwise be. Anchorage's effective residential property tax rate is roughly around **1.1%–1.3% of assessed value**, though the exact amount varies based on municipal rates and exemptions.

For a $500,000 home:

Annual property tax	Monthly escrow	Monthly payment if eliminated
$5,000 (1.0%)	$417	Reduced by **$417/month**
$5,500 (1.1%)	$458	Reduced by **$458/month**
$6,000 (1.2%)	$500	Reduced by **$500/month**
$6,500 (1.3%)	$542	Reduced by **$542/month**

So if the proposal exempted your home completely from Anchorage property taxes, the monthly housing payment would decrease by roughly **$450–$550 per month** on a $500,000 home.

For example:

- Mortgage (P&I): **≈ $2,506**
- Current property tax (assuming $6,000/year): **≈ $500/month**
- Total before insurance: **≈ $3,006/month**
- Total after a full property tax exemption: **≈ $2,506/month**

That's about a **16–18% reduction** in the monthly payment.

If you're referring to **Mayor Suzanne LaFrance's recent proposal**, I can also analyze the proposal itself—whether it is a full exemption, a homestead exemption, or another form of tax relief—and calculate the savings under the actual terms rather than assuming a complete elimination.

Please analyze the actual Mayor LaFrance proposal which limits the exemption to 10 years

The proposal is **much narrower than a general property tax exemption**, so the savings are smaller and apply only to a specific group of buyers. Here's how it works.

Who qualifies?

Under Mayor Suzanne LaFrance's proposed ordinance, a buyer would need to meet **all** of these conditions:

- Be a **first-time homebuyer**.
- Purchase a **newly constructed** single-family home.
- The purchase price must be **at or below the Municipality's average single-family home value** (about **$490,000–$500,000** in 2026).
- Use the home as their **primary residence**.
- The exemption lasts **10 years**.
- The exemption applies to the **newly constructed residential portion of the property's value**, not necessarily the entire assessed value (for example, land may still remain taxable).

How much would it save on a $500,000 home?

Let's assume:

- Purchase price: **$500,000**
- 20% down
- $400,000 mortgage
- 30-year fixed at roughly **6.4%**
- Home qualifies for the full exemption

Your monthly principal and interest payment remains about **$2,506**.

The tax savings depend on the home's assessed value and how much of that value is exempt. If we assume the exemption effectively eliminates property tax on the residence for 10 years, the savings are approximately:

Annual property tax avoided	Monthly savings
$5,000	$417/month
$5,500	$458/month
$6,000	$500/month

Over the full 10-year exemption period, that's roughly:

- **$50,000–$60,000** in avoided property taxes (before considering inflation or future assessment changes).

What does that mean for affordability?

Suppose the tax savings are **$500/month**.

That is economically similar to reducing your effective monthly housing payment from about:

- **$3,006/month** (principal, interest, and property tax)
- to **$2,506/month**

For many borrowers, a $500 reduction in required monthly housing costs could increase purchasing power by roughly **$70,000–$85,000** compared with having to make the higher payment, although lenders evaluate affordability using several factors beyond the mortgage payment itself.

A few important caveats

The proposal is intended to **stimulate construction of entry-level homes**, not provide a broad tax cut. The main limitations are:

- Existing homes do **not** qualify.
- Repeat homebuyers do **not** qualify.
- Luxury homes above the value cap do **not** qualify.
- The benefit expires after **10 years**, after which normal property taxes would apply.

Would a $500,000 home actually qualify?

This is one of the biggest practical questions. Builders have expressed concern that constructing a new home for around the Municipality's average assessed value is difficult because of current labor and material costs. If the price cap remains around $490,000–$500,000, relatively few new homes may qualify unless construction costs moderate or the threshold is adjusted.