

**141**

**EMPLOYERS**

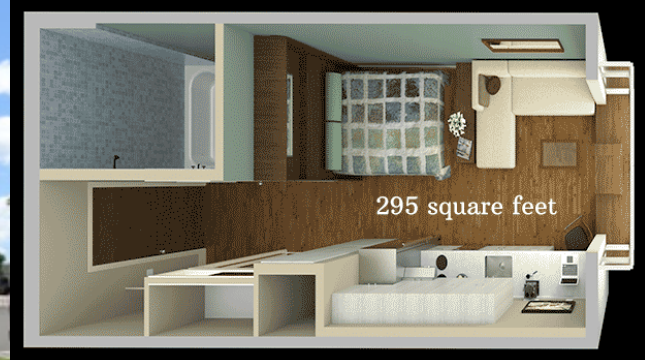




21

**MISSED  
OPPORTUNITIES**





**603**

**EMPLOYEES**







# 159

**MISSED OPPORTUNITIES**

**68% TOO EXPENSIVE**







# 257

**WANT TO MOVE  
WITHIN ANCHORAGE**

**75% WANT  
TO OWN**







# The tangibility of the possibility



## **ACTION STRATEGIES:**

- Amend regulations
- Create new tools
- Target investment
- Build private/public partnerships with the MOA



# Increase tax base and address housing needs

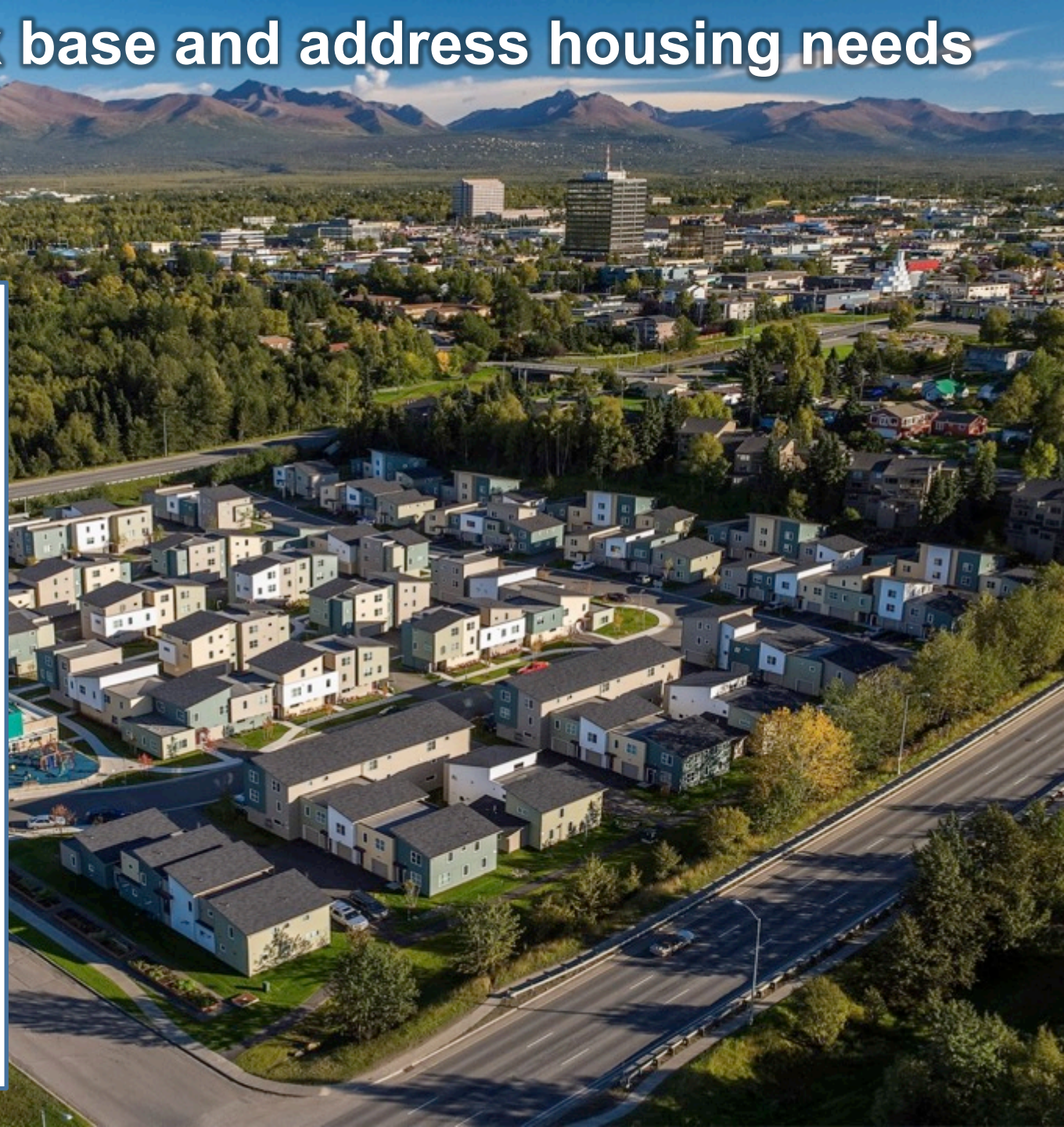
Target and coordinate infrastructure investment in areas identified for new and infill development

Explore financing opportunities for ACDA

Tax abatement, tax increment financing, strategic infrastructure investments

Align Construction Improvement Projects (CIP) with adopted plans

Unlock significant outlying areas





# What can Anchorage do?

- Title 21: Reverse policies that significantly impact financial feasibility
- Title 21: Eliminate impediments to small infill developments
- New tools: abatement, TIF, development agreements, streamline permitting for projects that support MOA plans
- Support potentially catalytic projects





- Adopt a formal housing and infrastructure plan
- Align MOA resources with key priorities
- Have the courage to try something new to make a difference now





# Develop new financing tools to facilitate housing development

## Identify obstacles

- Lack of gap financing
- Challenges with financing phased condo developments
- Prudent conservative financing for speculative building
- Find innovative solutions
  - Intermediary financing
  - Housing Trust Fund

