

Submitted by: Assembly Member Rivera  
Assembly Member Sulte  
For reading: February 25, 2025

**ANCHORAGE, ALASKA**  
**AR No. 2025-\_\_\_\_\_**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY SUPPORTING**  
2 **ALASKA HOUSE BILL 13, AN ACT RELATING TO OPTIONAL MUNICIPAL**  
3 **PROPERTY TAX EXEMPTIONS**  
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6 **WHEREAS**, Anchorage faces a significant housing affordability crisis, with a  
7 substantial portion of residents burdened by high rental costs and still unknown  
8 impacts of short-term rentals (STRs) on the overall housing market; and  
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10 **WHEREAS**, HB-13 provides municipalities with optional tools to incentivize the  
11 development and retention of long-term rental units, the preservation of mobile  
12 home parks, and the availability of affordable rental housing for low-income families  
13 by allowing property tax exemptions; and  
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15 **WHEREAS**, Anchorage has seen a rise in STRs, with many concerned about a  
16 reduction in the stock of available long-term rental (LTRs) housing; HB-13 would  
17 encourage property owners to convert STR units into LTR housing through targeted  
18 tax exemptions; and  
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20 **WHEREAS**, mobile home parks provide an essential source of affordable housing,  
21 but a recent feasibility report on Manufactured Home Communities, AIM 16-2025,  
22 highlighted the difficulties with preserving or expanding these communities; HB-13  
23 would allow municipalities to provide tax relief to support these communities; and  
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25 **WHEREAS**, there is a critical need to develop safe, stable, and affordable housing  
26 in the Municipality, with statewide analysis showing a need for approximately 13,500  
27 units for low and extremely low-income households; HB-13 provides a flexible tool  
28 for municipalities to support low-income renters through tax incentives for property  
29 owners who cap rent at 30% of the area's median income; and  
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31 **WHEREAS**, both branches of government in the Municipality have strategic  
32 initiatives regarding housing, with the Mayor's 10,000 Homes in 10 Years strategy  
33 and the Assembly's Housing Action Plan; and  
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35 **WHEREAS**, HB-13 does not impose mandates on municipalities but rather provides  
36 optional tools that local governments can use to tailor housing policy solutions to  
37 their specific needs; and  
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39 **WHEREAS**, the Anchorage Assembly recognizes the urgent need to address  
40 housing affordability and ensure that all residents have access to safe and stable  
41 housing options.  
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43 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**  
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**Section 1.** The Anchorage Assembly expresses its strong support for HB-13 and urges the Alaska State Legislature to pass this legislation to give local governments the tools to address their local housing needs.

**Section 2.** This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk