

10,000 Homes in Ten Years

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<https://www.muni.org/Departments/Mayor/Pages/MayorPriorities.aspx>



Scarcity or
Abundance?

1. Expand Incentives

making housing pencil

problem

Current incentives are underused



Create a Muni-wide 15-year tax abatement for multi-family housing

Minimum 8 units

With bonus years—up to 25 total—for downtown, transit corridors, midtown, mixed uses, affordable housing, and prevailing wages

(But no lost revenue because no abatement on the land value)

2. Cut Red Tape

getting out of our own way

problem

Complex rules block housing



Fix “site access”

Convening staff, policy-makers, builders, and neighbors to **simplify code** so that it works in the real world

Generating **shared understandings**, rather than zero-sum competition

Eliminating rules that don't create **public value**

solution

expected June 2025

Implement transit-supportive corridors

Putting density where our plans call for it.

Considering 1400ft minimum lots, eliminating set-backs, raising height limits.

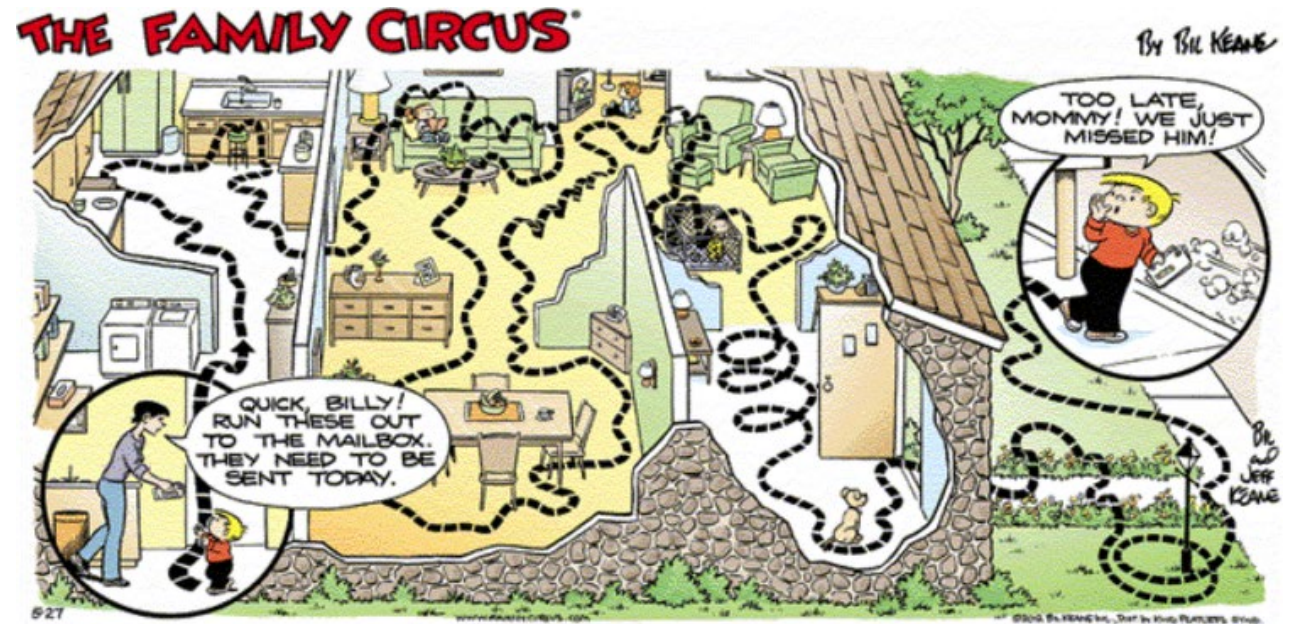
Allow 5-over-1 style development.

3. Streamline process

fair and reliable systems

problem

Too many hoops
to jump through



Require skin-in-the-game for appeals

Shifting **standing** from “citizen/taxpayer” to “interest/injury”

Requiring appellants to post a **bond**

Increasing **fees** to be proportional to costs

problem

**“Acting” officials not
empowered to
exercise judgement**



Hire new leadership

Mélisa Babb hired as Planning Director in October 2024

Greg Soule promoted from acting to permanent Building Official and Development Services Director in December 2024

What can **you** do?

Complain... and also Invest, Build, Repair

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