

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)

A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

To: Anchorage Assembly

Re: Proposed Assembly Ordinance 2025-35, Tax Abatement

Date: April 3, 2025

The Rabbit Creek Community Council Board (RCCC) has reviewed proposed Administrative Order (AO) 2025-35, “an ordinance of the Anchorage Assembly repealing and reenacting Anchorage Municipal Code Chapter 12.60, Tax Incentives for Housing, and repealing Chapter 12.70, Tax Incentives for Affordable and Workforce Housing,” RCCC supports the proposed AO as written and respectfully submits the following comments:

AO 2025-35 specifies property tax abatement, the first leg of the three legged stool necessary to encourage additional housing development with the other two legs being land write-downs and identifying patient money source(s), per the Municipality’s 2023 “GAP Funding Working Group Report.” Property tax abatement closes less than half the gap between construction cost and project value, and RCCC looks forward to the Assembly taking additional action to install the remaining legs.

Over the past couple years, the Assembly and Municipality have worked hard to address the issue of lack of housing, and in particular, affordable housing throughout our Municipality. As you know, RCCC has made numerous comments on these proposals. We have expressed concerns where proposals have negated major tenets of our Comprehensive Plan and 2040 Land Use Plan which were carefully developed with much public input and expert analysis. We have pushed for infill and redevelopment of transit-supported corridors (in accord with those Plans), rather than wholesale changes to zoning without regard to neighborhood character or special circumstances. At the same time, we have encouraged the Assembly and Municipality to consider tax incentives and to work with banks, the state, the construction industry, and developers to address the many other factors which affect Anchorage’s housing supply. AO 2025-35 is a positive step in the right direction.

Thank you for your consideration of our comments. These comments were limited to RCCC Board review and approval in accordance with our bylaws (Section 4.A). These comments will be presented at our next monthly meeting, April 10th, 2025, for affirmation by the membership.

Sincerely,

Tim Alderson, Chair
cc: Melisa Babb, Planning Director