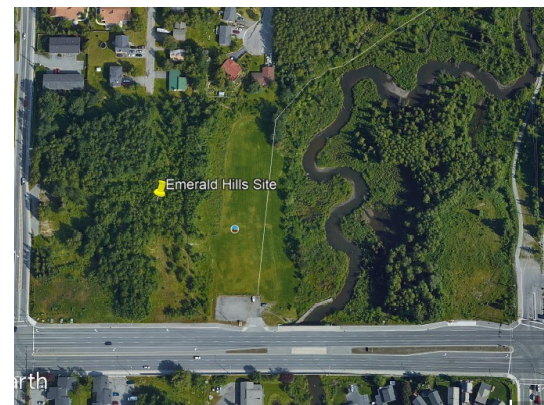


Why are good properties undeveloped?

EMERALD HILLS: A 6 ACRE LOT THAT SITS EMPTY IN A POPULAR NEIGHBORHOOD

Emerald Hills is a 6.2 acre lot, located on the corner of Dimond and Arlene in West Anchorage, close to schools, parks and a retail center. The owner would like to develop it in phases into a walkable neighborhood with up to 240 residential units for rent or for sale, with additional space for light retail and offices on the 1st floor, and the possibility of underground parking. The development would highlight the beginning of the Campbell Creek Trail with a high degree of integration with the surrounding community, trails, park, and bus routes. However, many constraints in the zoning code, the high cost of financing this project, and requirements for costly utility connections means that the project isn't feasible, even though many in Anchorage desire this type of housing to be developed near retail centers.



WHAT ARE THE CHALLENGES?

- Development costs are significantly higher than for comparable projects outside of Anchorage, making it impossible to deliver units at an affordable price.
 - Over \$3.5 million is required in infrastructure improvements, which must be completed before housing units are built. These are offsite from the property: road improvements and utility connections.
 - Local contractors note that Anchorage permitting adds 10-25% on to construction costs compared building to the same standards and codes in the Mat-Su or Kenai Boroughs.
 - The property is on a bus route, but this area is not considered a Transit Supportive Corridor in the 2040 Land Use Plan. None of the tax incentives available in those corridors can be used on this property.
- The local community council vocally opposed this project when it was originally proposed.
- Community councils often oppose multi-family developments because they have a neighborhood-specific lens that doesn't necessarily consider the city's big picture needs for housing availability and economic competitiveness.

DISCUSSION QUESTIONS

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INSTRUCTIONS

Gather in small groups to review and discuss the case study presented on the reverse side, using the questions below as a guide. If you are part of a larger group, you can share your small groups' key takeaways with the larger group and continue the discussion.

- **How does this case study relate to Anchorage's bigger housing challenges?**
- **Looking at the list of strategies and actions in the Assembly's draft Housing Action Strategic Plan, which actions might fix these problems and have the most impact? Are there different short and long-term solutions?**
- **What questions do you have about the solutions proposed in these actions?**
- **What do you think the community's questions or concerns about these actions might be?**

TRY THIS AT HOME!

Take this sheet to your next book club, family gathering or association meeting to bring the conversation further into our community. Anchorage's housing crisis is an everyone problem and we need the community to come together to solve it. Choose from six case studies:

Act on Housing: Breaking Barriers

1. Why are good properties undeveloped?
2. Are we leaving housing units on the table?
3. Who pays for public infrastructure?

Act on Housing: Invest in Ourselves

1. How can we make housing more secure/keep people housed?
2. What are barriers to affordable rent?
3. Get to know the Anchorage rental market

Find the Assembly's draft Housing Action Strategic Plan, all six case studies, and more information on housing at anchoragehousingaction.org

