

### Who pays for public infrastructure?

#### CH'BALA CORNERS: DO MOA INFRASTRUCTURE REQUIREMENTS BENEFIT THE CITY?

Ch'bala Corners is a new 86 unit senior and multi-family housing development by Cook Inlet Housing Authority at the intersection of Spenard Rd and 36th Avenue. During permitting for the first phase, a re-platting action triggered a requirement to dedicate right-of-way and make improvements to the neighboring Chugach Way. Chugach Way had long been identified as needing upgrades to support future development and was already slated for rehabilitation in municipal plans. CIHA planned to provide right of way to support a future MOA improvement, but was surprised to learn they would be responsible for the road upgrade as well, which required an upgrade to the sidewalk, curb, and 24 feet of asphalt at a cost of \$340K additional to the project. Not only did CIHA have to absorb the cost of rehabilitating public infrastructure, the project resulted in other problems that don't necessarily result in a public benefit.



#### WHAT ARE THE CHALLENGES?

- CIHA's rehabilitation of Chugach Way may not align with the MOA's impending road project, leaving one to wonder if it will be extended or demolished and replaced in the MOA project.
- Ch'bala Corners is in an area the MOA has identified as a potential for future development incentives to spur housing creation, so it is in conflict with MOA goals to make it harder and more costly to develop here.
- The new sidewalk does not connect, and so is not maintained. Without maintenance, it has deteriorated (see photo). The sidewalk doesn't currently serve the neighborhood and will likely need repairs in the future project.
- There is not enough discretion in the subdivision and land use permit sections code for the MOA to waive the requirements called for in this project.
- When developers have to pay for public infrastructure in market-rate housing, the costs are passed to the homebuyers, driving up housing costs.
- When public infrastructure costs are added to affordable housing development, it results in fewer units of affordable housing build that Anchorage really needs.

# 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](https://anchoragehousingaction.org)

