



March 31, 2015

Senator Kevin Meyer  
Senate President  
Alaska State Legislature

Dear Senator Meyer,

I am writing to thank you for introducing SB87 which clarifies an unclear section of state law regarding multi unit residential development in areas declared to be deteriorated properties by municipal governments. We fully endorse your bill.

This issue has come up in the deteriorated area designation by the Municipality of Anchorage in the Fairview neighborhood. The intent of the current statute seems clear, which is to encourage higher density housing developments on deteriorated properties, but the statute focuses on the existing properties rather than on the finished construction of 8 or more units which could include more than one parcel of land.

We have discussed this with developers, and although the intent of the statute seems clear, they are reluctant to make investments until they are sure their developments will qualify under the statute.

The tax abatement tool is an important one for communities wanting to redevelop challenged areas and improve the availability and quality of their housing stock. Your bill will help make this happen.

Sincerely,

Heidi Heinrich  
Chairman of the Board  
Fairview Business Association