

Municipal Clerk's Office
Amended and Approved
Date: February 25, 2025

Submitted by: Assembly Members Rivera and
Sulte and Assembly Vice-Chair
Zaletel
For reading: February 25, 2025

**ANCHORAGE, ALASKA
AR No. 2025-61, As Amended**

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY SUPPORTING
ALASKA HOUSE BILL 13, AN ACT RELATING TO OPTIONAL MUNICIPAL
PROPERTY TAX EXEMPTIONS**

WHEREAS, Anchorage faces a significant housing affordability crisis, with a substantial portion of residents burdened by high rental costs and still unknown impacts of short-term rentals (STRs) on the overall housing market; and

WHEREAS, HB[-]_13 provides municipalities with optional tools to incentivize the development and retention of long-term rental units, the preservation of mobile home parks, and the availability of affordable rental housing for low-income families by allowing property tax exemptions; and

WHEREAS, Anchorage has seen a rise in STRs, with many concerned about a reduction in the stock of available long-term rental (LTRs) housing; HB[-]_13 would encourage property owners to convert STR units into LTR housing through targeted tax exemptions; and

WHEREAS, mobile home parks provide an essential source of affordable housing, but a recent feasibility report on Manufactured Home Communities, AIM 16-2025, highlighted the difficulties with preserving or expanding these communities; HB[-]_13 would allow municipalities to provide tax relief to support these communities; and

WHEREAS, there is a critical need to develop safe, stable, and affordable housing in the Municipality, with statewide analysis showing a need for approximately 13,500 units for low and extremely low-income households; HB[-]_13 provides a flexible tool for municipalities to support low-income renters through tax incentives for property owners who cap rent at 30% of the area's median income; and

WHEREAS, both branches of government in the Municipality have strategic initiatives regarding housing, with the Mayor's 10,000 Homes in 10 Years strategy and the Assembly's Housing Action Plan; and

WHEREAS, HB[-]_13 does not impose mandates on municipalities but rather provides optional tools that local governments can use to tailor housing policy solutions to their specific needs; and

WHEREAS, the Anchorage Assembly recognizes the urgent need to address housing affordability and ensure that all residents have access to safe and stable housing options.

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

Section 1. The Anchorage Assembly expresses its strong support for HB[-] 13 and urges the Alaska State Legislature to pass this legislation to give local governments the tools to address their local housing needs through expansion of allowed optional, and not mandatory, property exemptions.

Section 2. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 25th day of February, 2025.

Christopher Constant

Chair

ATTEST:

[Signature]

Municipal Clerk

**Municipality
of
Anchorage**

P.O. Box 390
Girdwood, Alaska 99588
<http://www.muni.org/601>
Suzanne LaFrance Mayor



GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Mike Edgington Co-Chairs
Jennifer Wingard Brian Burnett Kellie Okonek

**Resolution 2025-05
Of the Girdwood Board of Supervisors
Girdwood Board of Supervisors Resolution of Support for House Bill 13**

WHEREAS, Girdwood is a distinct community within the Unified Municipality of Anchorage, geographically separated from urban and suburban Anchorage by the Chugach State Park, and;

WHEREAS, Girdwood can be characterized as a gateway community, with an economy primarily based on outdoor recreation and related activities, supporting four season tourism across the Chugach and Kenai Mountains, and;

WHEREAS, in common with other gateway communities across the western United States, Girdwood has been experiencing an extreme housing affordability crisis with a significant mismatch between local housing costs and typical wages in the local economy, and;

WHEREAS, the majority of Girdwood's housing are non-primary residences, often vacation or second homes, but increasingly as commercial short-term rentals (STRs), with an estimated 25% of Girdwood's housing units used as STRs at some point during 2024, and;

WHEREAS, the recently approved Girdwood Comprehensive Plan calls for incentives to encourage long term rentals and to support lower-cost housing, and;

WHEREAS, the Girdwood Board of Supervisors is an elected body that manages services provided to, and paid by, the Girdwood community including support for housing and economic development, and;

WHEREAS, HB 13 does not impose mandates on municipalities but rather provides a range of optional property tax exemptions that local governments can adapt to their local housing policy goals.

THEREFORE, the Girdwood Board of Supervisors expresses its support for HB 13 and urges the Alaska State Legislature to pass this legislation to give local governments the tools to address their local housing needs through expansion of allowed optional, and not mandatory, property exemptions.

Passed and approved by the Girdwood Board of Supervisors by a vote of 5 in favor and 0 opposed on this 24th day of March, 2025.

Mike Edgington
Mike Edgington
GBOS Co-Chair

Margaret Tyler
Attest



April 23, 2025

Dear Members of the Community and Regional Affairs Committee:

As the most prominent business advocacy organization in Interior Alaska, The Greater Fairbanks Chamber of Commerce writes to support House Bill 13. The Fairbanks Chamber's advocacy agenda focuses on economic growth, workforce development, and support for policies that enhance business operations. We believe HB 13, to the extent it can help the supply side of various housing types, aligns with these priorities.

HB 13 enables municipalities to exempt or partially exempt from taxation: homes converting from short-term rentals to long-term rentals, mobile home parks, real property rented to low-income families, permanent residents, and first-time home buyers. A municipality like Fairbanks need not employ any or all of these tax exemptions – but it is the case that both the city of Fairbanks and the Fairbanks North Star Borough are developing policies and legislation to address our housing shortage via local tax structure.

Importantly, current proposals in Fairbanks use rebates so as not to foul the tax caps or school funding formulas. Therefore, we request that the bill enable municipalities to also use rebates to the same end of greater housing availability.

We appreciate the sponsor's effort with this legislation.

Respectfully,
GREATER FAIRBANKS CHAMBER OF COMMERCE

Donald Burgess
President/CEO

Angie Tallant
Chair, Board of Directors

- Cc: Governor Mike Dunleavy, State of Alaska
- Members, Alaska Congressional Delegation
- Members, Fairbanks Interior Delegation
- Grier Hopkins, Mayor, Fairbanks North Star Borough
- Members, Fairbanks North Star Borough Assembly
- David Pruhs, Mayor, City of Fairbanks
- Members, Fairbanks City Council
- Larry Terch III, Mayor, City of North Pole
- Members, North Pole City Council
- Members of the 34th Legislature
- Kari Nore, Director of External Affairs, Alaska Chamber of Commerce
- Members of the Greater Fairbanks Chamber of Commerce

EXECUTIVE PARTNERS

DIAMOND

- Costco
- Denali State Bank
- GCI
- MT, McKinley Bank

PLATINUM

- ConocoPhillips
- Doyon Limited
- Foundation Health Partners
- Golden Heart Utilities
- Harvest Midstream
- Weidner Apartment Homes

GOLD

- Alaska Airlines
- Conlango Ore Inc.
- Design Alaska
- Doyon Utilities LLC
- First National Bank Alaska
- Holland America Group/Princess Cruise
- Kinross Alaska
- Matson
- Northern Star Resources Limited
- TDL Staffing
- TOE Maritime Alaska
- University of Alaska Fairbanks
- Usibelli Coal Mine
- WAL-MART Stores, Inc.

SILVER

- Ahtna Incorporated
- Alaska Railroad
- AT&T
- Everts Air Cargo, Everts Air AK
- Exclusive Paving/University Redi-Mix
- FNSB Riverside Division
- Free Gold
- Full Tilt Mechanical & Construction
- Flowline Alaska
- Gene's Chrysler Jeep & Dodge RAM
- GHEMM Company, LLC
- Global Credit Union
- Golden Valley Electric Association
- Interior Gas Utility
- JL Properties, Inc.
- LifeMed Alaska
- Lynden
- MAC Federal Credit Union
- McDonald's of Fairbanks
- Northern Bank
- Robinson & Ward PC
- Santos Ltd
- Sourdough Fuel/Petro Star
- Spirit of Alaska Federal Credit Union
- Stewart Title Company – Yukon Division
- Tower Hill Mines
- Livengood Gold Project
- Vivamore Companies

Distributed by Rep GRAY 5.6.25