



Wednesday, March 15, 2023

**Senator Forrest Dunbar**  
State Capitol Room 125  
Juneau, Alaska 99801

**Representative Jessie Sumner**  
State Capitol Room 125  
Juneau, Alaska 9801

Re: Support for SB 77/HB 84

Senator Dunbar and Representative Sumner:

Please accept this letter of support for Senate Bill 77 and its companion, House Bill 84. Cook Inlet Housing Authority (CIHA) is an Alaska Regional Housing Authority and Tribally Designated Housing Entity in the CIRI region. CIHA owns and manages more than 1,700 housing units in Anchorage and the Mat-Su Valley, as well as a number of commercial properties. We support policies and regulations that encourage housing affordability and access and development practices that strengthen neighborhoods and create vibrant communities.

The key provision of the bill, section 1, would provide municipalities across Alaska with a tool to incentivize much-needed economic development and housing projects. Current state law allows municipalities to offer 100% tax abatement for deteriorated property, but not for economic development projects, or projects involving new construction on vacant land.

And yet, we see economic development projects, particularly for new housing, stalling out in our communities. Simply put, the math does not work. Market-rate projects do not pencil. The provisions in section 1 will give local communities a tool to address funding gaps, and the flexibility to decide for themselves how to incentivize housing and economic development.

We also support the provisions outlined in section 2, which would create a catalytic tool for municipalities to work with owners and encourage the development and redevelopment of blighted properties that languish in our community.

Thank you for the opportunity to comment on the proposal, and for your continued work and interest in this area. If I can provide you with any further information, please do not hesitate to contact me.

Respectfully,



Carol Gore  
President/CEO  
[cgore@cookinlethousing.org](mailto:cgore@cookinlethousing.org)

