

**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**

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**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:**

**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:

*Janie Stum*

Municipal Clerk