



June 20, 2024

Members of the Anchorage Assembly:

NeighborWorks Alaska and Anchorage Downtown Partnership are writing in support of the 10-year extension of the sunset date expiration for the Fairview/East Downtown Revitalization Area's designation as a deteriorated area, as laid out in AO 2024-63. We are supportive of tax incentive programs designed to catalyze development and grow Anchorage's economic base. We are also requesting that the Anchorage Assembly consider the following changes to code and Municipal policy, which we believe would make this program easier to use and more effective:

1. **Review and revise [AMC 12.35.010](#) to streamline the application process for these tax incentives.** The current process is lengthy, may require a complete pro forma, and does not have an application packet that is publicly available. We recommend making clear what application materials would result in a by-right approval. We ask that an [application like that for the downtown housing incentive](#) be created and made easily accessible, and that application requirements be as similar as possible to those of the downtown housing incentive (see [12.60.020B](#)).
2. **Consider increasing the allowable tax exemption to a total, rather than a partial, exemption.** [AS 29.45.050\(o\)](#) authorizes a municipality to, by ordinance, partially or totally exempt all or some types of deteriorated property from taxation for up to 10 years and to deter payment of property taxes on all or some types of deteriorated properties from taxation for up to 5 years, additionally, AMC 12.35.050A allows for total or partial exemption of taxation.
3. We would also request that the Assembly **publish an annual report on this tax incentive** (as is already required for the Downtown Housing Incentive and the Transit-Supportive Corridor Incentive) and **make information about this program easily accessible**. For example, the deteriorated property incentive program and the Transit-Supportive Corridor incentive program are not currently included on the Muni website's [exemptions & incentives page](#).
4. **Consider expanding the boundary area of this program.** The area of this incentive is only around 78 blocks, which is likely hampering interest and utilization. We would support expanding this incentive to include more of downtown and Fairview - at least to C St., Karluk, and 9th Ave., and possibly beyond that.

Thank you for your consideration, and we appreciate the Anchorage Assembly's support for downtown and Fairview.

Sincerely,

A blue ink signature of Radhika Krishna, consisting of a stylized first name and a long horizontal line extending to the right.

Radhika Krishna
Executive Director, Anchorage Downtown Partnership

A blue ink signature of Jim MacKenzie, consisting of a stylized first name and a long horizontal line extending to the right.

Jim MacKenzie
Executive Director, NeighborWorks Alaska