

ANCHORAGE HOME BUILDERS ASSOCIATION PRESENTS

BUILDING Alaska

SPRING 2024



IN THIS ISSUE:

allen & petersen
cooking & appliance center
ANCHORAGE'S CULINARY OASIS
PAGE 7



APRIL 13 and 14
NOON - 5 P.M.



APRIL 20 and 21
10 A.M. - 5 P.M.

anchorage

HOME SHOW

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APRIL 20 & 21
10 A.M. TO 5 P.M.

AT THE

Alaska
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APPLICATIONS REVIEWED QUARTERLY

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ANCHORAGE HOME BUILDERS ASSOCIATION
301 ARCTIC SLOPE AVE STE 102, ANCHORAGE, AK 99518
(907) 522-3605

in this issue

FEATURES

Note from the AHBA CEO 3

Anchorage's Culinary Oasis:
Allen & Petersen Cooking & Appliance Center 7

The Advantage of Choosing a Local Mortgage Lender
for Your Home Financing Needs 13

See What's Trending at the Anchorage Home Show . 16

Earn While You Learn with the Alaska
Carpenters Training Trust 19

Elevating Home Aesthetics with Sleek Design 23

AHBA Advocacy Achievements 29

Building Skills, Building Futures:
Introducing the Academies of Anchorage 31

Titan Tackles Every Aspect of Outdoor
Living Space 33

Mortgage Rates Drop, Easing Anchorage
Homebuyers Back into the Market 35

Spenard Builders Supply:
70 Years of Service in Alaska 39



APRIL 13 and 14 | NOON - 5 P.M.
VIEW MAP OF ENTRIES ON PAGE 4



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allen & petersen
cooking & appliance center



spenard
builders
supply



on the cover



Our cover features the talented team at Allen & Petersen, Anchorage's premier kitchen supply store. During its 57-year history, the company has become our community's go-to destination for premium cooking and home appliances. Their local roots help staff members understand the unique needs of Alaskan homeowners. Get more details on page 7.



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AT THE ALASKA AIRLINES CENTER

FREE PARKING



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A NOTE FROM THE CEO

The last few years have been a rollercoaster for the homebuilding industry, with increased demand, supply chain issues, volatile pricing and unpredictable mortgage rates. Despite the many challenges builders have faced, our membership continues to strive to provide Alaskans with the American Dream of homeownership – by advocating for quality development, sustainable housing and consumer protection. The Anchorage Home Builders Association has 200 member companies, representing over 7,000 industry professionals. We're proud to represent the dedicated experts who are building Anchorage.

This issue of Building Alaska features two of our biggest events: the Spring Construction Showcase on April 13-14, 2024 showcasing new construction open houses varying in location, size and price; and the Anchorage Home Show on April 20-21, 2024 at the Alaska Airlines Center showcasing over 100 industry vendors.

Every spring, the homebuilding industry comes together to show off the latest trends, innovations and their craftsmanship during these events. For those who find their current home isn't meeting their needs, the Spring Construction Showcase provides the opportunity to shop around for a builder, neighborhood, floor plan that will fit your lifestyle and budget. And be sure to check out the Anchorage Home Show the following weekend. It is a one-stop shop for all your housing needs; it is a great place to get inspired, find professionals and start working on your projects.

Anchorage needs more housing; AHBA members are on it! We work with our local, state and national elected and government officials on adjusting codes and regulations to achieve attainable housing. Our goal is to make it possible for all Alaskans to have the opportunity to own a home.

As you peruse the magazine, be sure to check out the articles for an economic update, information about careers in the construction industry, the latest trends in handrails, landscaping and more. Also, be sure to scan the QR codes for a list of entries in the Spring Construction Showcase and for vendors and activities at the Anchorage Home Show.

For more information about the Anchorage Home Builders Association, our mission and efforts to keep housing safe and attainable, please visit our website at www.ahba.net.

Nikki Giordano
Chief Executive Officer
Anchorage Home Builders Association

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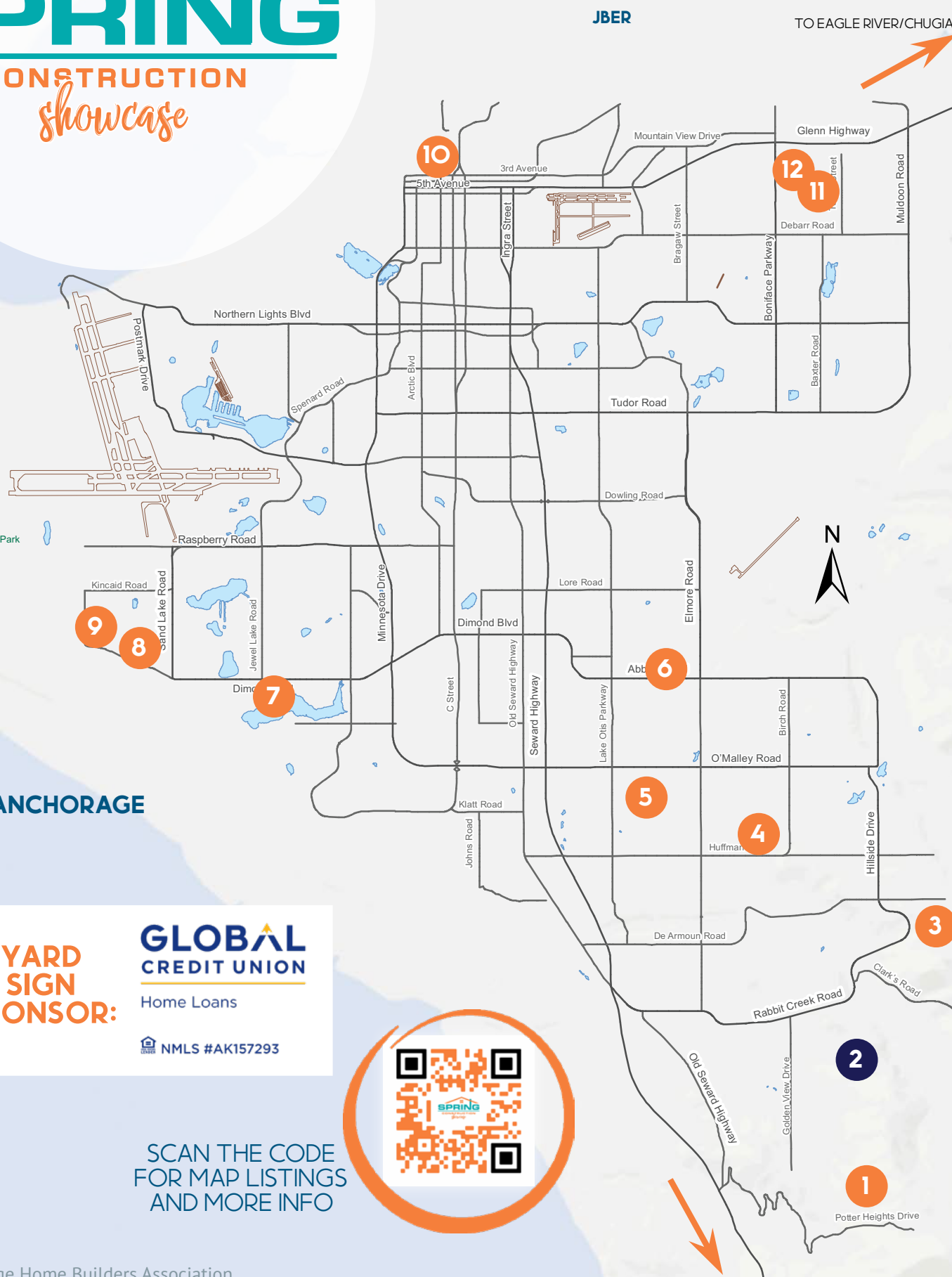
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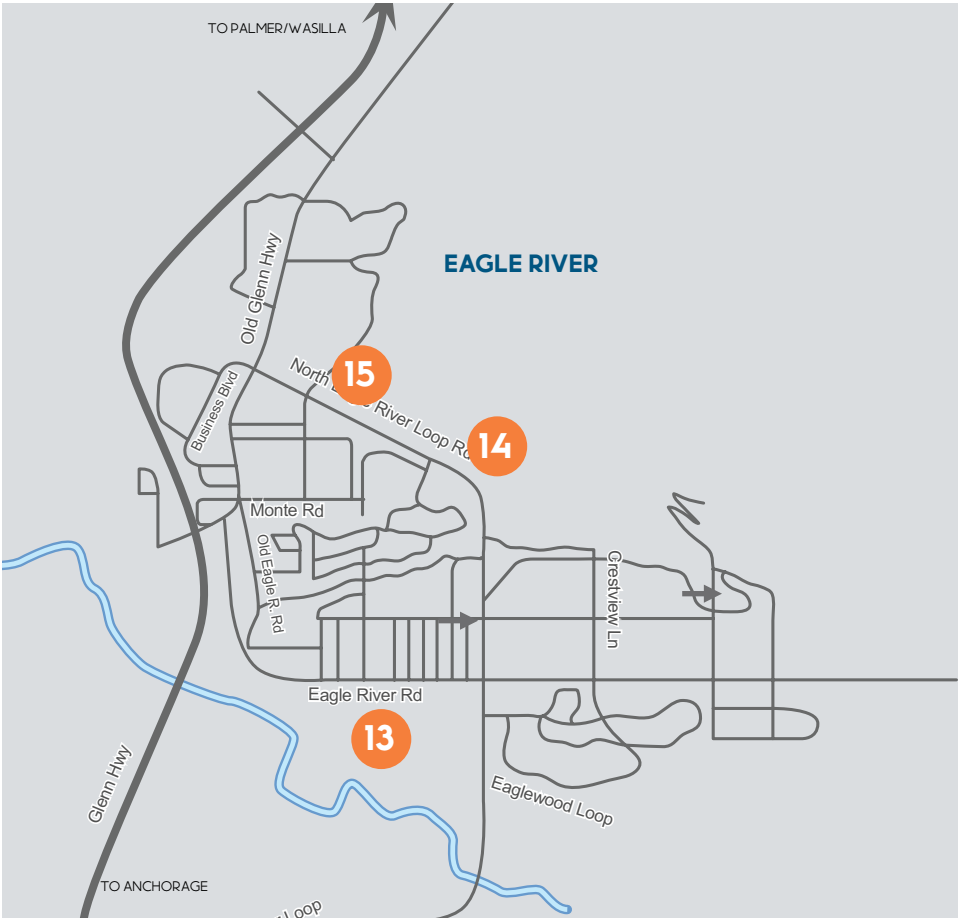
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Anchorage & EAGLE RIVER



LIST OF HOMES

- HOME
- SUBDIVISION

- | | |
|--|--|
| <p>1 ALEXANDER HOMES 9
19055 Potter Highlands Drive, Anchorage
\$1,214,000</p> <p>2 SPINELL HOMES 11
Spruce Terraces Subdivision, Anchorage
\$900,000+</p> <p>3 HULTQUIST HOMES 14
13729 Canyon Road, Anchorage
\$989,000</p> <p>4 TREVI BUILDERS 15
12221 Heritage Road, Anchorage
\$935,000</p> <p>5 HULTQUIST HOMES 18
11197 Sky Ridge Drive, Anchorage
\$1,189,000</p> <p>6 COLONY BUILDERS 21
9161 Chapelle Circle, Anchorage
\$810,000</p> <p>7 SPINELL HOMES 25
3853 Quartz Circle, Anchorage
\$642,500</p> <p>8 MERIT HOMES 25
8827 Chalk Hill Loop, Anchorage
\$699,900</p> | <p>9 SPINELL HOMES 26
8841 Beck's View Circle, Anchorage
\$789,000</p> <p>10 THE PETERSEN GROUP 27
705 Station Lane, Anchorage
\$829,900</p> <p>11 SPINELL HOMES 30
324 Shageluk Street, Anchorage
\$416,766</p> <p>12 SPINELL HOMES 30
5959 Takotna Loop, Anchorage
\$497,000</p> <p>13 HULTQUIST HOMES 34
17843 Rivervista Road, Eagle River
\$875,000</p> <p>14 MICHAEL QUINN CONSTRUCTION 37
18748 Roseberry Park Drive, Eagle River
SOLD</p> <p>15 SPINELL HOMES 37
12253 Vista Ridge Loop, Eagle River
\$429,000</p> |
|--|--|

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Side-by-Side BFSB3622XSS

Bottom Freezer w/ Side Swing Door BFBD30216SS, BFBD30216SSIM, BFBD30216SSL, BFBD30216SSIML

Bottom Freezer w/ Drawer BFBF30116SS, BFBF30116SSIM, BFBF30116WHIM

**Tested by Intertek. Based on Vitamin C and Vitamin A measurements in tomatoes, green peppers, carrots, spinach, and celery directly exposed to the light technology compared with Day 0 conditions.



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ANCHORAGE'S CULINARY OASIS:

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A 57-YEAR LEGACY OF EXPERTISE AND LOCAL OWNERSHIP

BY: NIKKI GIORDANO,
CEO, AHBA

In the heart of Anchorage, one culinary shop has stood as a cornerstone of kitchens for over half a century. Allen & Petersen Cooking & Appliance Center is Alaska's premier partner in creating functional, efficient and timeless kitchens.

A LEGACY OF EXCELLENCE: 57 YEARS AND COUNTING

During its 57-year history, Allen & Petersen grew from a modest carpet and paint retailer to an iconic home improvement location and is now the go-to destination for premium cooking and home appliances. This legacy speaks to its dedication to providing quality products and unmatched customer service. Established in 1967, Allen & Petersen continues to elevate the standard of Alaska homes. It's an integral part of the community fabric, shaping the way Alaskans create memories in their kitchens.

KNOWLEDGEABLE STAFF: YOUR TRUSTED ADVISORS

What sets Allen & Petersen apart is the expertise that comes with every visit. "Our staff isn't just here to sell you a product, they are here to share their knowledge. Many have been with us for decades, and their passion for what they do is infectious," says Kyle Mirka, owner.

Allen & Petersen's staff offers expertise on the latest advancements in appliance technology. From the seasoned professional to the first-time homeowner, each customer receives personalized attention and guidance, ensuring that their appliance choices align perfectly with their lifestyle and budget.

LOCALLY OWNED AND OPERATED: A COMMITMENT TO COMMUNITY

Allen & Petersen stands proud as a locally owned and operated business. "As a family-owned business, we are invested in the success and well-being of our

community. Our customers aren't just transactions, they're our neighbors, friends and family. That personal connection is something you won't find anywhere else," says Mirka.

The local roots of Allen & Petersen's staff members help them understand the unique needs of Alaskan homeowners. From sourcing products that withstand the harsh climate to providing tailored solutions for diverse kitchen layouts, the store's local ownership is a driving force behind its success.

A WORLD OF CHOICES: FROM BUDGET TO PREMIUM

Allen & Petersen takes pride in offering a comprehensive selection of appliances for every budget. Whether you're outfitting your first home or upgrading to luxury appliances, the store's extensive range ensures that there's a perfect fit for every household.

IN-HOUSE DELIVERY AND INSTALLATION

To further enhance the customer experience, Allen & Petersen provides in-house delivery and installation services. The store's dedicated crew ensures that your appliances are not only delivered with care but installed with precision.

With nearly six decades in business, Allen & Petersen built a legacy based on its commitment to quality and knowledgeable staff. If you're in the market for new appliances, let Allen & Petersen be your trusted partner in creating a kitchen that reflects your lifestyle. With a vast selection of appliances and services tailored to meet the needs of every Alaskan family, Allen & Petersen is set to be a pillar of the community for years.



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FINISHED HOME



POTTER HIGHLANDS

\$1,214,000

SO. FT: 3,025
BEDS: 5
BATHS: 3
GARAGE: 3

This newly completed masterpiece seamlessly blends modern and Scandinavian design elements with natural woods and striking black and brass accents. Experience the perfect marriage of sleek modern aesthetics and cozy Scandinavian charm throughout this stunning home. Enjoy the convenience of a guest bedroom or office space, as well as a separate flex room on the main level, ideal for your unique needs. The kitchen is a true showstopper, boasting

Yorktowne cabinetry, a bar pantry and exquisite details that will delight any chef or entertainer.

DIRECTIONS: New Seward Hwy to Potter Valley Rd, left on Potter Valley Rd, left on Potter Highlands Dr

ABOUT THE BUILDER: Alex and Anya Snegirev created Alexander Homes in 2010 to give families a personalized, professional experience with a focus on quality details when building custom homes. They bring experience in construction, real estate sales, project management, and a keen eye for design. The team offers a one-stop shop for clients building their custom dream homes.



BUILDER WEBSITE:
ALEXANDERHOMEAK.COM
RES 2550



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Anya Protasova
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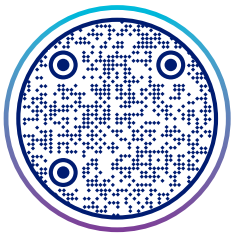
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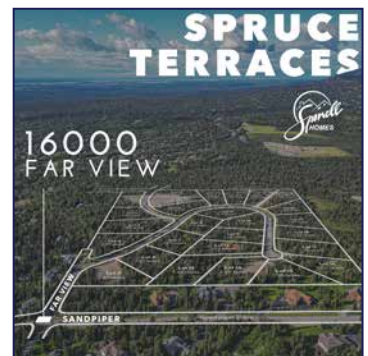
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SUBDIVISION



SPRUCE TERRACES SUBDIVISION

\$900,000+

SQ. FT: 1,800+
BEDS: 3+
BATHS: 3+
GARAGE: 2+

Introducing Anchorage's newest hillside neighborhood, Spruce Terraces. These homes feature amazing views, old-growth hemlock forested homesites, a community water system with fire hydrants and paved streets. Lots start at 1.25 acres. Wake up in stunning South Anchorage on the slopes of the Chugach Mountains. With spectacular views and room to spread out, enjoy life in the mountains while remaining just a quick commute to town.

DIRECTIONS: New Seward Hwy to Old Seward Hwy Exit, East on Old Seward Hwy, continue onto Rabbit Creek Rd, right on Golden View Dr, left on E 162 Ave, continue onto Wind Song Dr, right on Sandpiper Dr, left on Far View Pl

ABOUT THE BUILDER: At Spinell Homes, family is the heart of our business. We've been family owned and operated for more than 35 years. As Alaska's largest homebuilder, we've built more than 3,200 homes across Southcentral. We've given thousands of Alaska families the keys to safe, secure and energy-efficient homes.



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BUILDER WEBSITE:

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- ▶ Choosing a local lender is also a commitment to your the community.

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THE ADVANTAGE OF CHOOSING A LOCAL MORTGAGE LENDER FOR YOUR HOME FINANCING NEEDS

BY: RICHARD MANTYLA
MLO, Residential Mortgage

In the ever-evolving landscape of homebuying, choosing a mortgage lender is a crucial decision. While some homebuyers may be drawn to larger, national lenders, there are compelling reasons to partner with a local mortgage lender.

Alaska-based mortgage lenders thrive on personalized service. Unlike large institutions, they take the extra time to really understand the unique needs of their clients, creating tailored solutions that fit individual financial situations. You're not just a number – you're a valued member of our community.

A local mortgage lender possesses an in-depth understanding of the Alaska market. They are well-versed in the specific challenges and opportunities here, allowing them to offer insightful advice on the best mortgage options that align with your goals.

Working with a local lender means accessibility and convenience. Face-to-face meetings are beneficial, providing a level of communication that is challenging with a national lender. This accessibility is particularly beneficial during the loan application process, ensuring a smooth and transparent experience.

Local lenders have streamlined processes due to their smaller scale. In-house underwriting results in quicker decision-making and a more efficient loan approval process. Your loan file will be processed by Alaskans who understand this market. You may find that your loan application is processed more swiftly, allowing you to move forward with your home purchase without unnecessary delays.

One misconception is that local lenders do not have as favorable terms and rates as larger, national lenders. With multiple products and programs provided by many investors, access to Alaska Housing Finance Corporation loan programs and specialized portfolio programs tailored to Alaskans, local lenders are very competitive. Also, we offer up to one year of interest rate protection for most of our loan programs. With countless options, local lenders remain extremely competitive

and can create customized solutions that potentially provide more favorable terms or unique financing options.

Choosing a local mortgage lender means investing in your community. Local lenders are often deeply connected to the areas they serve, contributing to the overall well-being of the community. By supporting local businesses, you help foster economic growth and development in your neighborhood.

Local lenders rely heavily on their reputation within the community. This accountability translates into a higher level of customer service and a commitment to ensuring client satisfaction. We know the homebuilders and appraisers on a first-name basis.

The decision to choose a local mortgage lender can significantly impact your homebuying experience. The personalized service, in-depth local knowledge, accessibility, streamlined processes, community commitment, flexibility in mortgage options, and a strong sense of accountability make local lenders an excellent choice for those looking to finance their homes. By opting for a local mortgage lender, you not only gain a financial partner but also contribute to the growth and prosperity of our community.



RICHARD MANTYLA,

NMLS #196418, is an experienced and knowledgeable mortgage loan originator (MLO) at Residential Mortgage. He's worked as an MLO in Anchorage since 1984 and has been the top producing originator in Alaska for many years.

Residential Mortgage, LLC

NMLS #196418
100 Calais Drive, Anchorage, AK 99503
(907) 222-8833



3

13729 CANYON ROAD, ANCHORAGE

UNDER CONSTRUCTION

\$989,000



RES 742

HULTQUISTHOMES.COM

CANYON VIEW

SQ. FT: 2,750
BEDS: 4

BATHS: 2.5
GARAGE: 3

The Canyon entry leads to a two-story living room, with a fireplace and windows bringing natural light into the room. The first floor has an open-concept kitchen and dining room layout. The second floor has 4 bedrooms, a full bathroom and laundry room. The master bathroom's walk-in closet leads to the master bathroom.

DIRECTIONS: New Seward Hwy to DeArmour Rd, East on DeArmour Rd to the end, veer to the right onto Canyon Rd

SUBCONTRACTORS: Hultquist Homes would like to thank all of our contractors and vendors for partnering with us over the years. We value your hard work, continued craftsmanship, and dedication to quality homebuilding.



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UNDER CONSTRUCTION



HERITAGE HILLS

\$935,000

SO. FT: 2,436
BEDS: 4
BATHS: 3.5
GARAGE: 4

This contemporary shop house is 2,436 square feet and features 3 bedrooms, 2.5 bathrooms in the main house with a 1 bed, 1 bath separate mother-in-law apartment. There's a large 4-car 1,230 square foot garage with a shop including a deep bay. There's modern cabinetry, quartz countertops, upgraded luxury vinyl plank flooring and stainless steel appliances. The large, treed hillside lot is conveniently located just off Huffman Road in an excellent school district.

DIRECTIONS: Glenn Hwy to Huffman Rd Exit, East on Huffman Rd, left on Heritage Rd

ABOUT THE BUILDER: Trevi Builders specializes in custom home design and construction. Details matter and we give extra care to each of our projects regardless of budget to create a unique, inspired home.



BUILDER WEBSITE:

TREVBUILDERS.COM

RES 2443

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Alicia Trevithick
(951) 303-7374
aliciam.trev@gmail.com



See What's Trending at the 2024 ANCHORAGE HOME SHOW

The Anchorage Home Show is a one-stop shop for all your housing needs! Don't miss Alaska's biggest home show event of the year. The two-day show runs April 20 - 21, 2024 at the Alaska Airlines Center. Doors are open from 10 a.m. to 5 p.m., Saturday and Sunday.

Attend the show to get inspired for your next housing project. More than 100 local exhibitors will be in attendance, ranging from builders to design firms, real estate agents to home décor companies, and suppliers to financial institutions. The Anchorage Home Show provides Alaskans the opportunity to take their ideas and turn them into reality. Meet with local vendors to discuss all things homebuilding and remodeling. Not only will you be inspired by the products and

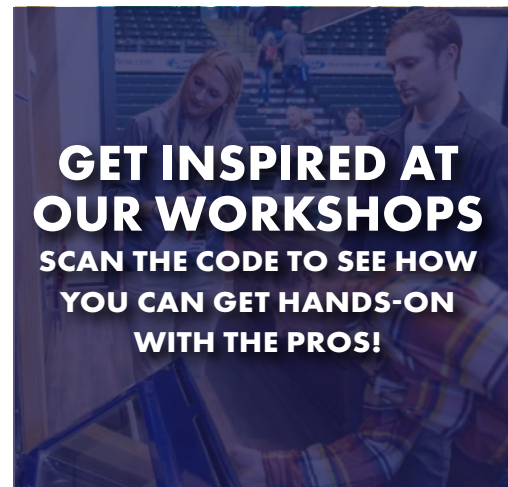
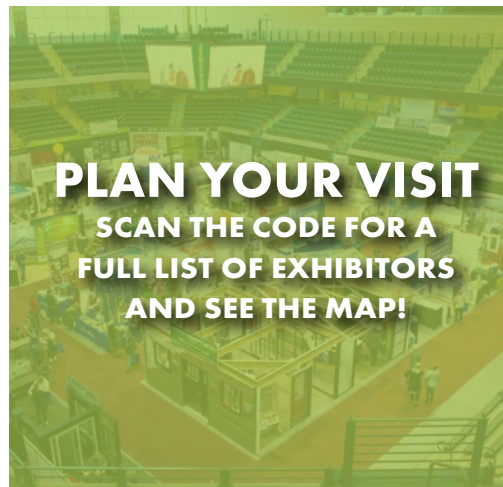
design teams, but local businesses are also on hand to answer questions and turn your vision into a reality. Whether it's building, remodeling or landscaping, whatever your next project, you'll find someone willing and able to help.

Homeownership shifted in recent years. In the aftermath of the pandemic, people think differently about their homes. People see their space in new ways. For some, time at home revealed flaws that homeowners have been putting off for years and prompted new projects. Others are shifting how they use their space. People want room for home offices, gyms, theaters and playrooms.

The Anchorage Home Show has something for everyone. It's an exciting

opportunity for local businesses to connect with customers and their families. The first 100 women through the door each day will receive a free pink toolkit courtesy of the American Cancer Society as part of their effort to spread awareness about breast cancer. Additionally, Spenard Builders Supply is giving out two-gallon buckets to the first 100 groups through the door each day.

The family-friendly event features activities for the kids. Volunteers with King Tech High School will be on hand to build birdhouses as well as demonstrate how electricity works to power your home. You can also attend a demo or workshop on one of many educational and informative industry-related hot topics. Many vendors will offer weekend



APRIL 20 & 21

SATURDAY: 10 A.M. TO 5 P.M.

SUNDAY: 10 A.M. TO 5 P.M.

Free parking

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— CENTER —

3550 PROVIDENCE DR.

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specials and even have products on hand to check out.

The Anchorage Home Show is here to help make your home one that you love. Local businesses are excited and available to help you get inspired and make your vision come to fruition. When homeowners love where they live, they're happier neighbors. Supporting local business strengthens Alaska. The Home Show is an exciting opportunity to connect as a community. We look forward to seeing you there!

**FOR MORE INFORMATION
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PINK TOOLKIT GIVEAWAY
FIRST 100 WOMEN EACH DAY CAN HELP SPREAD
BREAST CANCER AWARENESS

IN PARTNERSHIP WITH



spenard
builders
supply



Rain Proof Roofing
Established 1962



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GROUPS!

BUILD A BIRDHOUSE
BRING THE KIDS TO
BUILD BIRDHOUSES WITH
KING TECH HIGH SCHOOL!

EAT, DRINK & BE MERRY
INSIDE ENJOY BEER AND WINE
FROM 49TH STATE BREWING
COMPANY!

5

11197 SKY RIDGE DRIVE, ANCHORAGE

UNDER CONSTRUCTION

\$1,189,000



RES 742

HULTQUISTHOMES.COM

SKY RIDGE

SQ. FT: 4,089

BEDS: 4

BATHS: 2.5

GARAGE: 3

This popular floor plan has a two-story great room, open kitchen, living room and family room, along with a den and a full bathroom on the main floor. The second floor has 4 bedrooms, a study and a double-door entrance to the master bedroom. A basement addition adds a bedroom, family room and storage.

DIRECTIONS: Lake Otis Pkwy to O'Malley Rd, East on O'Malley Rd, right on Sky Ridge Rd

SUBCONTRACTORS: Hultquist Homes would like to thank all of our contractors and vendors for partnering with us over the years. We value your hard work, continued craftsmanship, and dedication to quality homebuilding.

LICENSEE



Tate Rogers

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**WE BUILD IT,
YOU MAKE IT A HOME.**



WSCARPENTERS.ORG

EARN WHILE YOU LEARN WITH THE ALASKA CARPENTERS TRAINING TRUST



Alaska's construction industry is growing. The Alaska Department of Labor and Workforce Development reports the construction industry gained 600 jobs between 2022 and 2023. This year, the department predicts the industry will add another 1,100 jobs, employing roughly 17,800 Alaskans.

The Western States Regional Council of Carpenters is committed to building up the state's carpentry workforce in order to fill openings with skilled carpenters, piledrivers and welders. The union facilitates the Alaska Carpenters Training Trust, an apprenticeship program for carpenters, piledrivers, divers, millwrights and scaffold erectors.

"We like to say we train from dirt to doorknobs," says Gabe Shaddy-Farnsworth, a member of the Western States Regional Council of Carpenters.

The training program is a combination of in-class and on-the-job training. Participants learn about concrete, foundation, formwork, building layout, sheeting and drywall, roof framing, interior and exterior finishes and so much more. Graduates earn their journeyman certificate in the corresponding apprenticeship pathway they choose.

"There are such a wide range of work opportunities and types of work you can do as a carpenter," says Chris Dimond, a special representative with the Western States Regional Council of Carpenters. "We are often the first on and the last off the job."

The program takes approximately four years to complete. Participants attend classroom training once a year for about six weeks, for a total of 1,000 classroom hours. During this training, participants earn important industry-recognized safety certificates like aerial lift, fall protection, OSHA 10, CPR and more. The other 6,000 hours are spent doing on-the-job training with a contractor and journeyman carpenter.

"This is industry-leading training for quality, safety and productivity," says Shaddy-Farnsworth.

Unlike other higher education opportunities, this program is free. The only cost incurred by participants is the cost of books and initiation fee, which is typically less than \$250. Not only do apprentices learn the skills of the trade, but they're also paid to do so. During the on-the-job training portion, apprentices start at over \$26 an hour plus a full benefits package that includes retirement and healthcare. Students also get a pay raise for every 875 hours of work.

"This is a way to find a long-term career versus a job in the industry," says Shaddy-Farnsworth.

In addition to a journeyman certificate and graduating without any tuition debt, graduates earn 38 credits from the University of Alaska. Most graduates go on to continue working with numerous contractors in the state or can apply to work with any number of the union's contractors across the U.S. and Canada. In Alaska, journeyman carpenters are in demand and compensated accordingly. Residential carpenters earn roughly \$54 an hour including benefits. Commercial carpenters earn about \$73 an hour including benefits. The benefits package includes a defined benefits pension and 401(k) as well as contractor-paid health, vision and dental for the journeyman and their entire family.

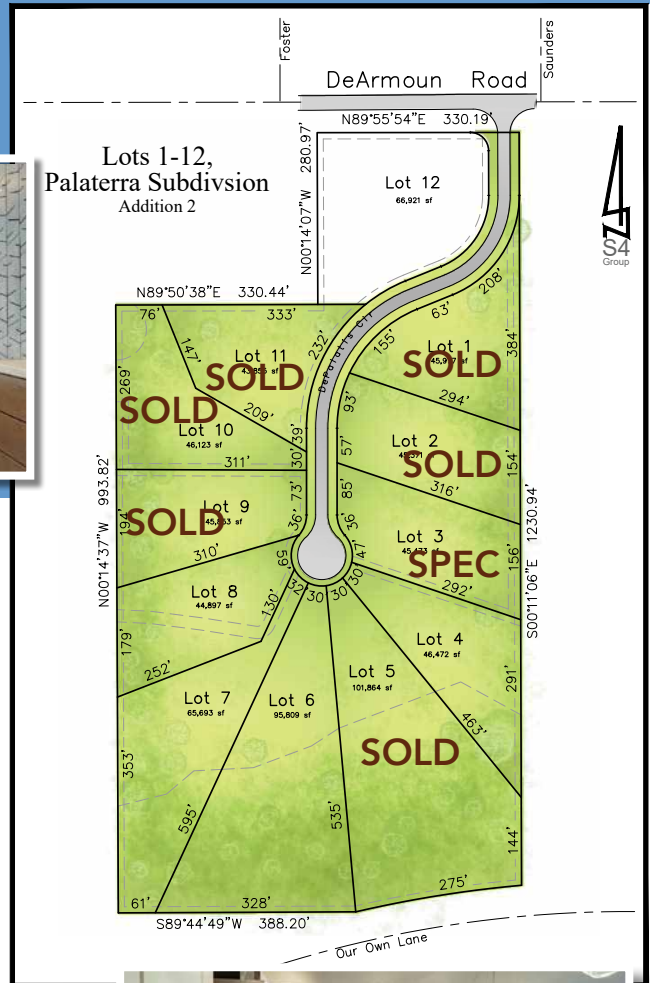
Not only does the program benefit its graduates, but it's also good for contractors and homeowners. "A skilled and highly-trained workforce delivers a superior product and the pay and benefits create a workforce that will typically stay with that contractor long term, and there's no better program than the carpenters union," Dimond says.

The Alaska Carpenters Training Trust is expanding to meet industry demand. Currently, there are about 200 apprentices enrolled in the program. Dimond expects that number could double in the coming years. The program is open to Alaska residents at least 18 years of age who hold a high school diploma or GED equivalent. There are two locations, Anchorage and Fairbanks. For more information visit alaskacarpenterstraining.org.



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WINCHESTER GLEN

\$810,000

SO. FT: 2,300
BEDS: 4
BATHS: 2.5
GARAGE: 3

Custom Colony designed modern 4 bedroom home. Architecturally appealing inside and out. Vaulted main level with perfectly placed large windows, wide open chef-inspired kitchen, walk-in pantry and a spacious mud/laundry room located off the large 3-car tandem garage. All bedrooms are located on the upper level.

DIRECTIONS: New Seward Hwy to Abbott Rd, East on Abbott Rd, left on Cathedral, left on Winchester, left on Chapelle Cir

ABOUT THE BUILDER: Colony Builders has been building homes in Anchorage for over 43 years. The team provides professional residential construction and land development services. Our company's mission is to offer quality custom homes designed and built by experienced and knowledgeable staff. Stop by and see what experience looks like.



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ELEVATING HOME AESTHETICS WITH SLEEK DESIGN

BY: STACEY DEAN,
ASID; GC Handrail

Imagine enjoying your first cup of coffee in the quiet of your home with unobstructed panoramic views of the Chugach mountains and Cook Inlet. We can make your dream a reality with our premium cable handrail kit.

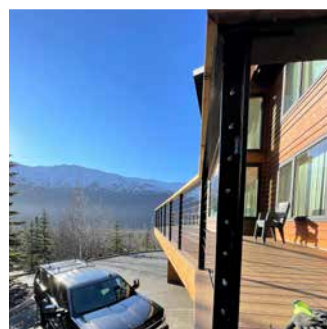
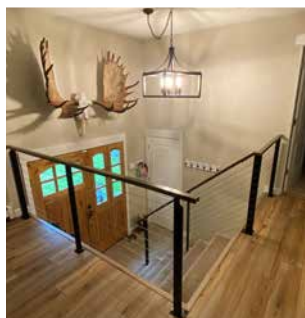
Crafted for the DIY spirit, our kit offers not just the luxury of a clear view but the exclusivity of a design that blends seamlessly with your outdoor living space. The elegance of minimalism meets peak functionality. Spend your time soaking in the beauty around you without any upkeep.

Forget the annual reminders for staining or painting. Our handrail solutions promise minimal maintenance without compromising the aesthetics. It's not just a handrail; it's a lifestyle upgrade, a window to the world waiting outside your door. Step into a life where every glance outside is a reminder of the beauty that surrounds us here in Alaska, made possible by a choice that reflects your appreciation for quality and craftsmanship. Elevate your outdoor space with a touch of sophistication and durability.

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modern design meets unmatched safety. Say goodbye to the bulky, outdated railings of the past and welcome a future where your home breathes openness and sophistication. Witness the transformation as your home sheds decades, revealing a stylish, modern abode that feels more welcoming and secure. It's not just a renovation; it's a revelation. With our cable handrail kits, your home will not only look amazing but feel entirely new, merging timeless elegance with the functionality of today.

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3853 QUARTZ CIRCLE, ANCHORAGE

UNDER CONSTRUCTION

7

RUBY ESTATES

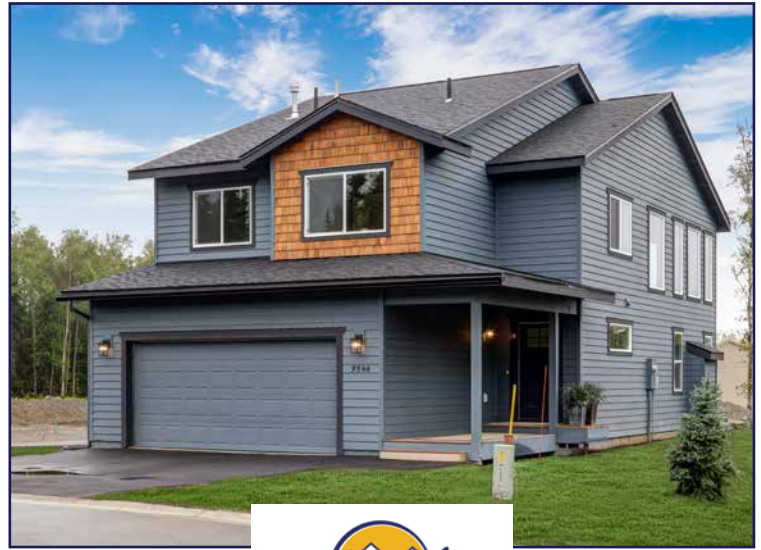
SQ. FT: 1,910
BEDS: 4

BATHS: 2.5
GARAGE: 2

The Fern floor plan features a two-story wall of windows in the living room, a formal dining area and a mudroom connected to the 2-car garage. All 4 bedrooms are located upstairs. The master bedroom leads to a bathroom with dual vanities and a walk-in closet. This is a five-star energy home without an HOA.

DIRECTIONS: Dimond Blvd to Jewel Lake Rd, South on Jewel Lake Rd, left at Northpoint Dr, left on Quartz Cir

SUBCONTRACTORS: The Spinell Homes family includes all of our subcontractors. Their skills and experience allow us to provide safe, energy efficient and beautiful homes to our customers. Thank you for all of your hard work!



RES 1572

SPINELLHOMES.COM



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Kevin Sigafoos
(907) 244-3212
Kevin@tophomesalaska.com

\$699,900

8827 CHALK HILL LOOP, ANCHORAGE

FINISHED HOME

8

SONOMA GLEN

SQ. FT: 2,249
BEDS: 4

BATHS: 2.5
GARAGE: 2

Located in the new Sonoma Glen subdivision, these single-family residences feature lots of greenbelt, sidewalks and tree-lined streets. Kincaid Park is moments outside your front door. This property features quartz countertops, stainless appliances, designer cabinetry, luxury vinyl plank and tile flooring. Enjoy spacious open-concept living.

DIRECTIONS: Minnesota Dr to Dimond Blvd Exit, West on Dimond Blvd, right on Westpark Dr, right on Dry Creek Lp, Continue onto Chalk Hill Lp

SUBCONTRACTORS: Ruf Drywall



RES 1551

MERITHOMESAK.COM



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and COMPANY LLC

Miche Petersen
(907) 727-6424
miche.merithomesak@gmail.com

8841 BECK'S VIEW CIRCLE, ANCHORAGE

FINISHED HOME

\$789,000



RES 1572

SPINELLHOMES.COM

HEATHER WOOD ESTATES

SQ. FT: 2,105
BEDS: 3

BATHS: 2.5
GARAGE: 3

Custom ranch with unobstructed views of the Chugach Mountains. Enjoy a large great room, island-style kitchen with beautiful hardwood cabinets, quartz countertops and KitchenAid appliances. Luxurious main suite with walk-in shower, double vanity and freestanding tub. Massive oversized 3-car garage.

DIRECTIONS: From Dimond Blvd, North on Becks View Cir

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\$829,900

705 STATION LANE, ANCHORAGE
FINISHED HOME

10

DOWNTOWN EDGE NORTH

SQ. FT: 2,059
BEDS: 2

BATHS: 3
GARAGE: 2

Modern luxury at Downtown Edge North. Featuring a grand living area with soaring ceilings, full-height fireplace and breathtaking inlet views. The well-appointed master, second bedroom with en-suite and versatile bonus room complete this urban haven. Ample storage, large garage and attractive tax incentives make this an irresistible investment.

DIRECTIONS: From Minnesota Dr to I St, right on 3rd Ave, left on H St, continue onto Christensen Dr, left on Station Ln

SUBCONTRACTORS: Rain Proof Roofing | Partusch Plumbing and Heating | Décor Lighting



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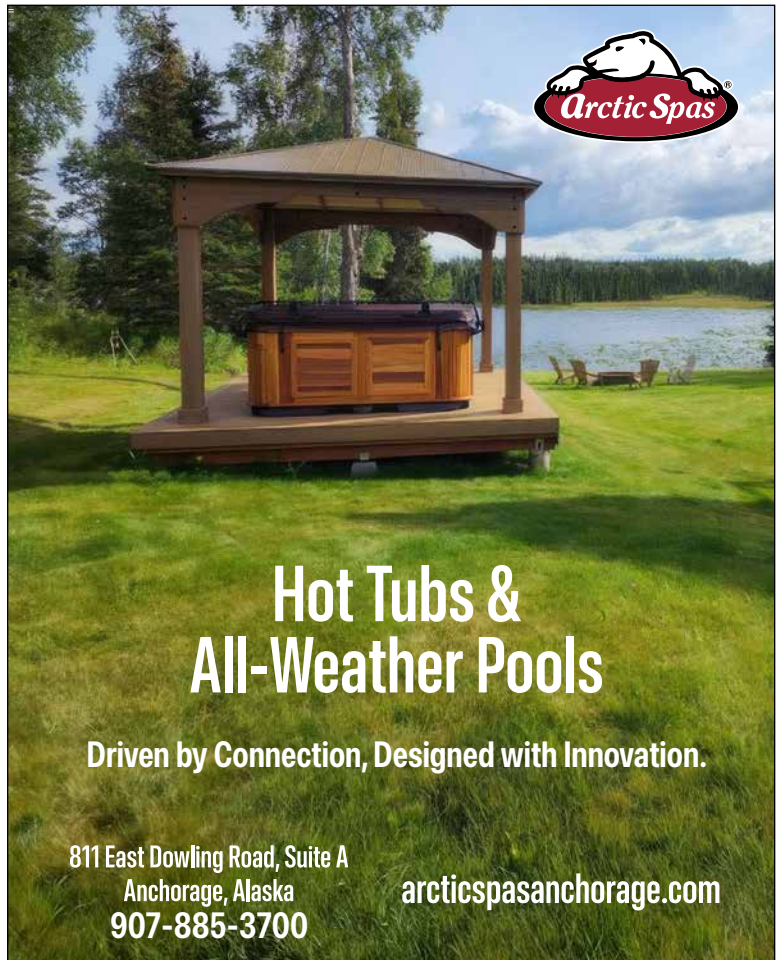


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2023



ADVOCACY ACHIEVEMENTS

BY: BRANDON MARCOTT, P.E.
Director, AHBA

Getting the keys to your new home is a pivotal moment for a homeowner. It represents a major milestone in a lifetime of memories. But what families often don't see are the many steps it takes to create your new life.

The commercial and residential building industries are heavily regulated. Government regulations are meant to ensure that buildings are safe and meet a rigorous set of standards. However, at times well-meaning regulations can have the opposite effect. They can become costly, cumbersome and prevent development completely.

AHBA advocates on behalf of our members. We work to educate policymakers to create positive changes for the building industry. We work closely with government and elected officials to defeat excessive regulations and implement positive changes for the industry, which ultimately benefits homeowners.

HERE IS A LOOK AT OUR WINS FROM 2023.

FILL AND GRADE CODE FOR RESIDENTIAL PERMITS

When the Municipality of Anchorage was leaning toward applying fill and grade codes to residential permits, AHBA got involved. The change would've required a civil engineer to get involved and submit for a separate permit, wasting time and money. AHBA got the municipality to agree to a request for additional details on a case-by-case basis. While this change can add some cost, it will save a substantial amount of time by keeping this within the residential "R" permit.

PUBLIC ROAD GRADES

Previously, public roads could not exceed a 10% grade. AHBA identified this as an issue and pressed the Municipality of Anchorage to help find a solution. After reviewing the issue, the municipality changed the code to allow for a 12% road grade. This change reduces significant excavation work to cut back some materials and dirt and backfilling in

other areas. Allowing a 12% grade adds flexibility and reduces negative site impacts with larger cuts/fills. Builders will see cost savings by matching the road grade to the terrain.

TRIPLEX PERMITTING STANDARDS

AHBA members worked with the Municipality of Anchorage to change the permitting standards for triplexes from a commercial "C" permit to a residential "R" permit. Eliminating the commercial component of the permitting requirements makes the process easier and less costly for builders. Developers have reported incurring up to \$50,000 in additional costs due to the commercial permit designation. Changing triplexes to a residential permit reduces builder costs by lowering consulting and permitting fees, which ultimately lowers costs to homebuyers.

CEA/GCI COORDINATION

When builders started noticing that Chugach Electric Association and GCI were delaying telecom/internet installations and even missing out on shallow utility installations, AHBA stepped in. We met with high-level personnel from both companies to address concerns about the lack of attention to development. Both companies responded immediately and pledged to provide better customer service and more timely installations. Homebuilders are once again seeing telecom/internet services available to their lots even before home construction.

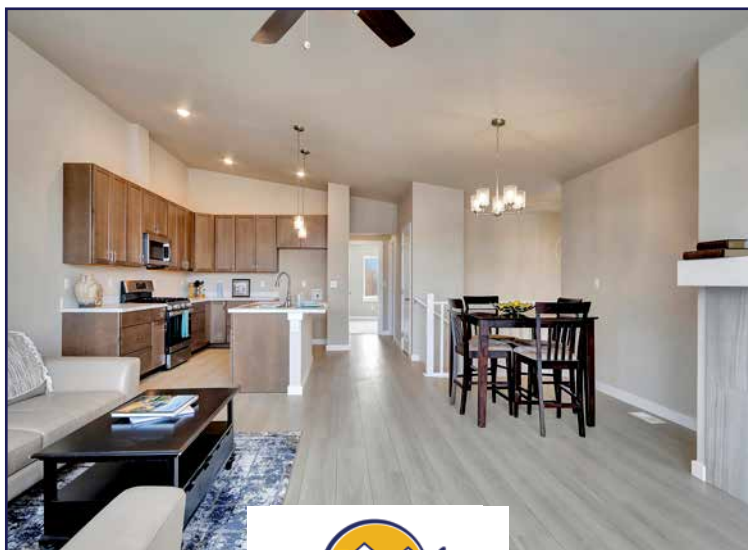
It's rewarding to see advocacy efforts go from discussion to tangible change. While we're excited about the progress in the past year, we've got more work to do. AHBA membership means being a part of something bigger. As a community, we can amplify our voice on issues affecting the homebuilding industry on a local, state and national level. Together, we can ensure improved business operations for builders which in turn creates more housing opportunities for Alaskans.

11

324 SHAGELUK STREET, ANCHORAGE

FINISHED HOME

\$416,766



RES 1572

SPINELLHOMES.COM

LAUREN GLENN

SQ. FT: 1,495
BEDS: 3

BATHS: 2.5
GARAGE: 2

Check out the modern contemporary Moraine plan with the main suite and living area on the same floor. Lots of windows and a large deck provide picture-perfect views of the Chugach Mountains. Double heated garage and a 5-star energy rating in this move-in ready home.

DIRECTIONS: Glenn Hwy to Turpin Exit, right on Whisperwood Park Dr, left on Shageluk St

SUBCONTRACTORS: The Spinell Homes family includes all of our subcontractors. Their skills and experience allow us to provide safe, energy efficient and beautiful homes to our customers. Thank you for all of your hard work!



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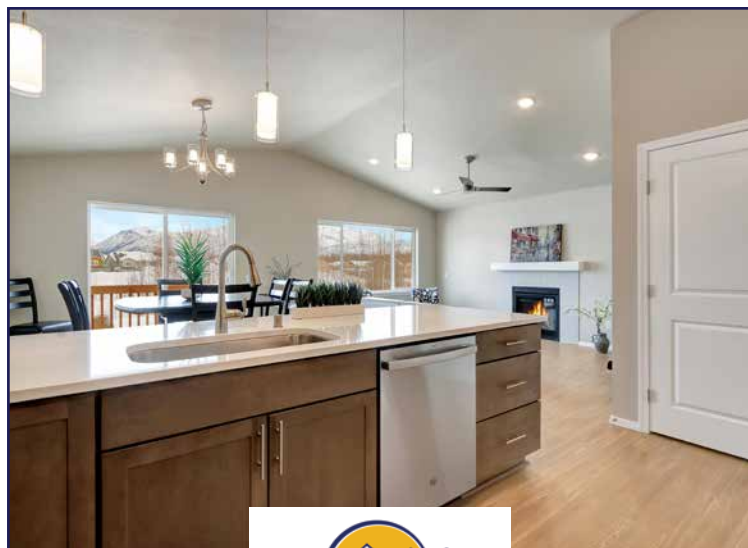
Kevin@tophomesalaska.com

12

5959 TAKOTNA LOOP, ANCHORAGE

FINISHED HOME

\$497,000



RES 1572

SPINELLHOMES.COM

BIRCH MEADOW

SQ. FT: 1,483
BEDS: 3

BATHS: 2.5
CARAGE: 2

Birch Meadow features the best value single-family homes in Anchorage. Visit this two-story home with the main living and primary suite upstairs. The kitchen hosts beautiful cabinets, wood laminate floors and quartz countertops. Enjoy a 2-car heated garage and lower bills with its 5-star energy rating.

DIRECTIONS: Glenn Hwy to Turpin Exit, right on Whisperwood Park Dr to Takotna Lp

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BUILDING SKILLS, BUILDING FUTURES: INTRODUCING THE ACADEMIES OF ANCHORAGE

BY: DR. KERSTEN JOHNSON-STRUEMLER
Anchorage School District

In the 2024-2025 school year, the Anchorage School District will launch the Academies of Anchorage. This wall-to-wall transformative opportunity is designed to include all students, aiming to reshape high school education and prepare the workforce of tomorrow. In the current job market, 70% of jobs require some form of technical training, marking a 50% increase over the past 40 years. The Academies of Anchorage aims to update high school education to meet the changing economy. Students will gain transferable skills, earn college credit or high-quality industry certifications, and graduate high school one step ahead.

Incoming ninth graders will take an elective called Freshman Academy Career Exploration, which is dedicated to learning more about their preferences and interests, exploring a diverse range of job sectors and eventually deciding what career pathway to enter for the remainder of their high school education. These Career Academies will offer coursework and career pathways related to one broad sector. Here students will continue their general education and career exploration through the lens of their chosen pathway and academy. The Academies of Anchorage will offer a variety of paths, including trades such as carpentry, construction electricity, welding, and automotive and aviation maintenance. Other sectors, ranging as wide as law, education, business, health science, art and design, and information technology, may also be represented. Offerings will vary from school to school based on student interest and workforce demand.

Throughout the academy experience, partnerships with local businesses and training programs will help students make key connections with potential employers. This approach aims to cultivate a sense of belonging and purpose, encouraging students to envision their futures and ultimately increase the local talent pipeline. This vision aligns with the Anchorage School District's broader aspirations to increase career readiness and higher education preparation, ensuring students are not just ready for the world but eager to contribute meaningfully to their community.

Keeping youth in Alaska starts with keeping them in school. Reports from a similar academy program in Akron, Ohio, indicate increased academic excellence and school attendance after the implementation of the program. By expanding the goals of secondary

education beyond solely college preparedness, the Academies of Anchorage offer more opportunities to more students. Those interested in the trades will have the chance to get hands-on experience and prepare for an apprenticeship after graduation. Students unsure of what the job market holds for them will have gained lifelong skills and the chance to learn more about potential careers. Students focused on higher education will still receive the same high-quality college preparedness curriculum with additional connections to potential careers after earning a college degree.

By bridging the gap between students and local industries, the program aims to build a skilled workforce tailored to the specific needs and opportunities in Anchorage. This transformation represents a strategic investment in the city's future, designed to retain young talent and attract businesses and families by making ASD a school district of choice. Emphasizing collaboration and practical experience, the Academies of Anchorage model seeks to increase economic competitiveness and foster a stronger community identity, ensuring that education plays a central role in the city's development and success.

Interested in supporting the Academies of Anchorage? Business owners and industry leaders have an opportunity to invest in their community and get involved. Opportunities range from career fairs and guest speaking to internships and job shadowing. To learn more about the work and the process of determining the academies that will operate across the district, please visit the Anchorage School District's website at www.asdk12.org/ccl.



*Photos courtesy of
Anchorage School District*



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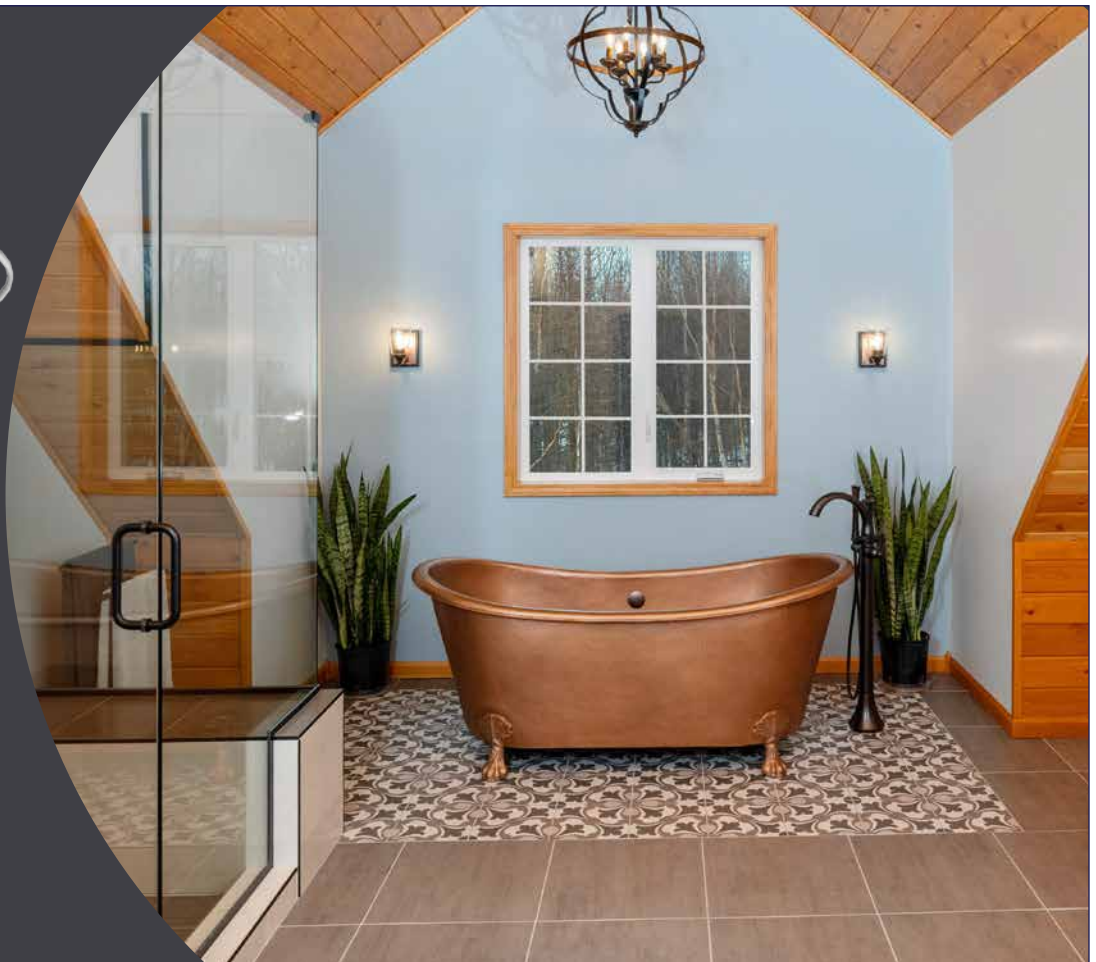
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TITAN TACKLES EVERY ASPECT OF OUTDOOR LIVING SPACE

BY: TODD CHRISTIANSON,
President, Titan

Alaska homeowners know they're battling a short season for performing exterior construction. When planning an outdoor space, it's important to consider the tight timeframe among several other factors. If you're looking at a project that may cost over \$25,000, get a design drawn up by a professional. Putting plans on paper ensures that you and the contractor are on the same page as to the final result.

When planning projects that include multiple steps like landscaping, hardscaping (patio/fireplace), decking and fencing, find a contractor that performs all of these tasks in-house. In Anchorage, that limits you to only a few contractors, like Titan.

Hiring multiple contractors may seem cheaper, but scheduling since the pandemic has become more or less a nightmare. If you choose to do the project management yourself, be prepared to face challenges, especially with the ongoing labor shortages in the construction industry. The lack of qualified laborers has forced many contractors to take on fewer projects, which means companies book up fast.

At Titan, we can take on everything. Working with us means communicating with a single company. Our journeymen and experienced crews perform 50 different skill sets. This saves time and ensures projects flow better. Most homeowners see the value in avoiding scheduling multiple subcontractors and trying to personally coordinate project timelines. For example, if the project encounters a delay, homeowners could be forced to stop a project while waiting for the subcontractor to come back to make the change. That won't happen when you work with us because we coordinate internally to keep the project moving on time.

Hiring a single company ensures that each step of the process is done correctly. When installing

fencing and landscaping, it's better to lay the grade first and then install the fence followed by the topsoil and hydroseeding. This is a more efficient process that assures costly items like post-hole excavation are dealt with properly. The finished result will have the perfect grade because the bottom height of the fence is the proper depth and does not touch the fence.

When comparing bids, ask about skill sets. Never shy away from questioning the contractor about the company's skills, time in business and the experience of their field crews. Ask for references. You don't want your project to be the contractor's first project of that type. Follow up your conversation with a look at their website. A quality website with photos is a good indication of who you could be working with.

If you don't know exactly what you want done to your property, consider having a consultation. Estimates are for customers that have a specific scope with no plans to move away from it. A consultation is for homeowners open to ideas while trying to figure out how to create an outdoor space. Landscaping consultants provide ideas on how to properly use space. They may come with a small fee.

If you're looking to update your outdoor space this summer, consider a one-stop shop for all your outdoor needs. At Titan, we'll take your ideas from paper to the outdoor space of your dreams. Right now is the perfect time to reach out to get that process started before schedules fill up quickly.

Photos Courtesy of Titan



13

17843 RIVERVISTA ROAD, EAGLE RIVER

FINISHED HOME

\$875,000



RES 742

HULTQUISTHOMES.COM

EAGLE BLUFF ESTATES

SQ. FT: 3,296
BEDS: 5

BATHS: 3.5
GARAGE: 3

The Glacier boasts an open living concept on the first floor with a kitchen walk-in pantry and sliding door in the dining room leading to the deck. The first floor features a den, mudroom and powder room. The second floor has 4 spacious bedrooms, a laundry room and a full bath with double vanity.

DIRECTIONS: Glenn Hwy to Hiland Rd Exit, right on Eagle River Loop Rd, left on Wolf Den Dr, right on Yellowstone Dr, left on Turlock Dr, left on Rivervista Rd

SUBCONTRACTORS: Hultquist Homes would like to thank all of our contractors and vendors for partnering with us over the years. We value your hard work, continued craftsmanship, and dedication to quality homebuilding.

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MORTGAGE RATES DROP

Easing Anchorage Homebuyers Back into the Market

BY: NIKKI GIORDANO,
CEO, AHBA

Anchorage homebuyers welcomed 2024 with a new sense of confidence. Mortgage interest rates dipped below 7% for the first time in months, falling to an average of 6.6% by February. That's more than a full percentage point lower than last year's high of 7.79%. Falling mortgage rates help improve housing affordability, which in Anchorage, is at a near all-time high.

"Housing affordability is almost at its worst ever," said Eric Visser, owner of Visser Construction. Visser made these remarks during AHBA's 2023 Economic Summit. The annual event offers an in-depth economic forecast for Anchorage and features local and national experts and policymakers. Last year's summit offered some tough news regarding housing affordability.

In 2019, the average sale price in Anchorage for a single-family home was \$390,000. In 2022, that price shot up to \$469,000. In addition to sky-high prices and elevated mortgage rates, Anchorage homebuyers battled record-low inventory, expensive property taxes and restrictive building codes.

"Housing affordability has gotten so bad that the only way to solve this problem is for dramatic changes to the building and land use codes here in Anchorage," Visser said.

Homeowners and the building industry experienced some wins last year. These housing challenges prompted conversations among policymakers and created grassroots campaigns. AHBA spent the year working with elected officials to make sensible changes to the code. The Anchorage Assembly repealed parking mandates and is working on making changes to Title 21 and Title 23, which relate to zoning and safety. There have also been changes to fill and grade codes and triplex and fourplex permitting standards.

While there's still work to be done, 2024 holds some good news for homebuyers. Home prices remain high but there's some relief, especially in the form of a healthy economy and buyer confidence. A surge in construction will add much-needed inventory to the housing market. The Alaska Department of Labor and Workforce Development is predicting construction jobs to grow by about 6% this year.

Experts with the Department of Labor also say the recently passed Infrastructure Investment and Jobs Act will benefit Alaska's economy. Plus, a surge in tourism is also bringing money into the state. Last year Alaska experienced record tourism numbers with 1.6 million people visiting, up 20% from 2019. Similar numbers are predicted for this year.

A healthy economy helps create a healthy housing market. According to the National Association of Home Builders, builder confidence is climbing. It reached 44 points in January. This aligns with declining interest rates.

Housing sales typically pick up in the spring, with sellers listing more homes. Nationwide, about one-third of builders reported reducing home prices in January to drive sales, according to NAHB. But Anchorage homebuyers may not see much relief in prices. Anchorage is likely to continue to see limited housing inventory. During his remarks at the Economic Summit, Robert Dietz, the chief housing economist for the National Association of Home Builders, said in 2022, there was an 80% decrease in single-family permits for the Municipality of Anchorage. Dietz says this reflects policy problems.

Lower interest rates have improved housing affordability and are bringing sidelined buyers back to the table. With boosted buyer confidence and a backlog of buyers, the housing industry could see a busy spring.



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We are proud to finance the construction of nine different homes built by Hultquist Homes, Merit Homes and Spinell Homes and open during the Spring Construction Showcase.

(907) 562-0062 | northrim.com



SOLD

18748 ROSEBERRY PARK DRIVE, EAGLE RIVER

UNDER CONSTRUCTION

14

ROSEBERRY PARK

SQ. FT: 6,170
BEDS: 4

BATHS: 4.5
GARAGE: 5

Come see this sprawling luxury home with incredible views and easy access. The house has two separate oversized garages, vaulted ceilings, 8-foot doors and a dream walk-in shower!

DIRECTIONS: Glenn Hwy to Hiland Rd Exit, right on Eagle River Loop Rd, right on Skyline Dr, right on Roseberry Park Dr




MICHAEL QUINN CONSTRUCTION

LICENSEE

Skyler Quinn
(907) 229-8117
skylerequinn@gmail.com

RES 509

MICHAELQUINNCONSTRUCTION.COM

\$429,000

12253 VISTA RIDGE LOOP, EAGLE RIVER

UNDER CONSTRUCTION

15

DOVE TREE

SQ. FT: 1,600
BEDS: 3

BATHS: 3
GARAGE: 2

Enjoy an open living, dining and kitchen area. Oversized, extra deep 2-car garage. Just minutes from military bases, as well as shopping and restaurants in downtown Eagle River. Quartz countertops in the kitchen and master bath, high-end laminate flooring, stainless steel appliances and more.

DIRECTIONS: Glenn Hwy to Eagle River Rd Exit, North on Old Glenn Hwy, right on Bowen Cir, right on Vista Ridge Lp

SUBCONTRACTORS: The Spinell Homes family includes all of our subcontractors. Their skills and experience allow us to provide safe, energy efficient and beautiful homes to our customers. Thank you for all of your hard work!




SPINELL HOMES

RES 1572

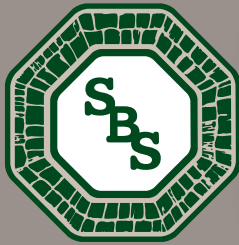
SPINELLSHOMES.COM



LICENSEE

kw ALASKA GROUP
KELLERWILLIAMS REALTY

Questa Locke
(907) 350-2322
questa@alaskahomequest.com



QUALITY CRAFTSMANSHIP

SBS is the premier building supplier in Alaska for Windows, Doors, Cabinets and Trim. ***Our Millwork Centers offer:***

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- One of Alaska's largest local stock of vinyl windows.
- Custom fabricated doors and high quality hardware.
- In-house commercial door & hardware department.
- Statewide shipping and delivery.
- Partner with the industry's most trusted brands like Therma-Tru, Alpine, Andersen, Milgard, Lynden, and more!

Stop by our newest location, SBS Millwork & Design Center Showroom or visit us online to find a location near you!



VISIT US AT **1701 E. DIMOND CIRCLE, ANCHORAGE**, OR FIND A LOCATION AT **SBSALASKA.COM**

SPENARD BUILDERS SUPPLY: 70 YEARS OF SERVICE IN ALASKA

Spenard Builders Supply has been serving Alaska since 1952. With over 600 employees at 20 locations, it allows us to provide products and services no matter where you are in Alaska. We provide home building solutions through supply, design, delivery, manufacturing and installation for a full range of structural and related building products. SBS is diversified in the market with civil, rural, residential, retail and commercial divisions. We're Alaska's leading supplier of pre-engineered building components, including wall panelization, commercial and residential floor, and roof trusses.

As a longtime Alaska company, bringing innovation into the market and staying on the forefront of the building industry is important.

We recently launched our Digital Tools platform, which provides homebuilders with greater transparency and control over their projects. Powered by Paradigm technology, this revolutionary suite of tools helps customers accelerate the sales process, better engage homebuyers and streamline construction. It's revolutionizing design by seamlessly connecting a homebuyer's vision with their homebuilder's process, and improving transparency throughout the project.

We also believe in contributing to our state and local communities beyond offering building supplies. SBS is a long-time supporter of local homebuilder associations and statewide trade organizations like the Alaska State Home Building Association, Alaska General Contractors and Associated Builders and Contractors of Alaska. We're grateful for the hard work these associations do for Alaska's building industry. SBS also supports education in local and rural communities from elementary schools all the way through higher education like the University of Alaska Anchorage. We also support statewide events like the Iron Dog, Arctic Winter Games and the Alaska State Fair.

At SBS, our employees are our biggest strength. With an average of 20 years of service, we believe in supporting their careers through growth and development. Investing in our employees creates a strong and quality team that provides Alaskans with the best possible service.

Our support for our community and employees is built on our foundation of customer service. Our first responsibility is always to our customers, who use our products and services. Our resources and experience allow employees to work as individuals and as a team to best serve their customers. We understand the responsibilities that go hand in hand with our service. Spenard Builders Supply has been a successful fixture in Alaska for over 70 years and our locations are well positioned to continue that success into the future.

Photos courtesy of SBS





Associated Builders and Contractors

Promoting the interests & voices of nonunion contractors; ABC Alaska represents over 150 construction companies.

ABC of Alaska aims to be the voice of the construction industry, advocating the ideals of free enterprise, developing training for the workforce and providing contractors the resources required to compete in the ever-changing environment. ABC Alaska provides a professional and conducive environment for every level of membership. With more members ABC Alaska's voice grows stronger and will have a bigger impact for Alaska builders & contractors.

SAFETY / QUALITY

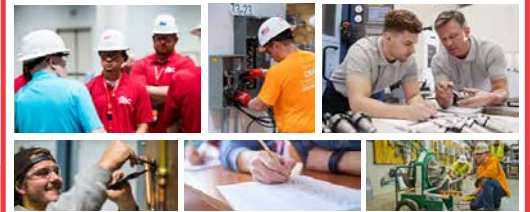
- Safety Training & Evaluation Process [STEP] Program Build & grow your company's safety management system
- Accredited quality contractor certifications
- Access to Toolbox Talks - supplement OSHA training & improve worker conditions and reduce risk of injury or death



A COMMITMENT TO SAFETY & PROMOTE HEALTHY CULTURE

TRAINING / EDUCATION

- Federally accredited programs
- Access to 300+ active apprentices
- Apprenticeships - develop & build a path to a successful career
- AK CESCL certification



ELECTRICAL, PLUMBING, CARPENTRY ROOFING & MORE..

MEMBERSHIP BENEFITS

- ABC Insurance Trust - Expert Solutions
- Access to a suite of construction-specific employer services
- Unique plans and benefits for companies of all sizes
- Discount Programs available



PROGRAMS, INSURANCE & MONEY SAVINGS

NETWORKING / MARKETING

- Regional & National networking events
- Golf & Cornhole Tournaments, Open House, Beer N Bites, Safety Expo, Night at the Ballpark, Annual Gala & More...
- Membership growth luncheons
- Member Spotlights, Newsletter blasts & Job board



BUILD RELATIONSHIPS & PROMOTE YOUR COMPANY

- **PRESIDENT/CEO** - alicia@abcalaska.org
- **DIR. APPRENTICESHIP** - amber@abcalaska.org
- **DIR. MEMBER SERVICES** - crystal@abcalaska.org
301 Arctic Slope, Ste100, Anch. AK 99518 | 907.565.5600



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Alaska

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First 100 women receive a pink toolkit from the American Cancer Society of Alaska.

First 100 groups receive a two-gallon bucket from Spenard Builders Supply.



Build a birdhouse with King Tech High School (50 available each day).

APRIL 20 & 21

10 A.M. TO 5 P.M.



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