

ANCHORAGE HOME BUILDERS ASSOCIATION PRESENTS

BUILDING *Alaska* SPRING 2023

IN THIS ISSUE



SPRUCE UP YOUR LIFESTYLE
WITH SPINELL HOMES



SATURDAY & SUNDAY

April 15 & 16

NOON - 5 p.m.



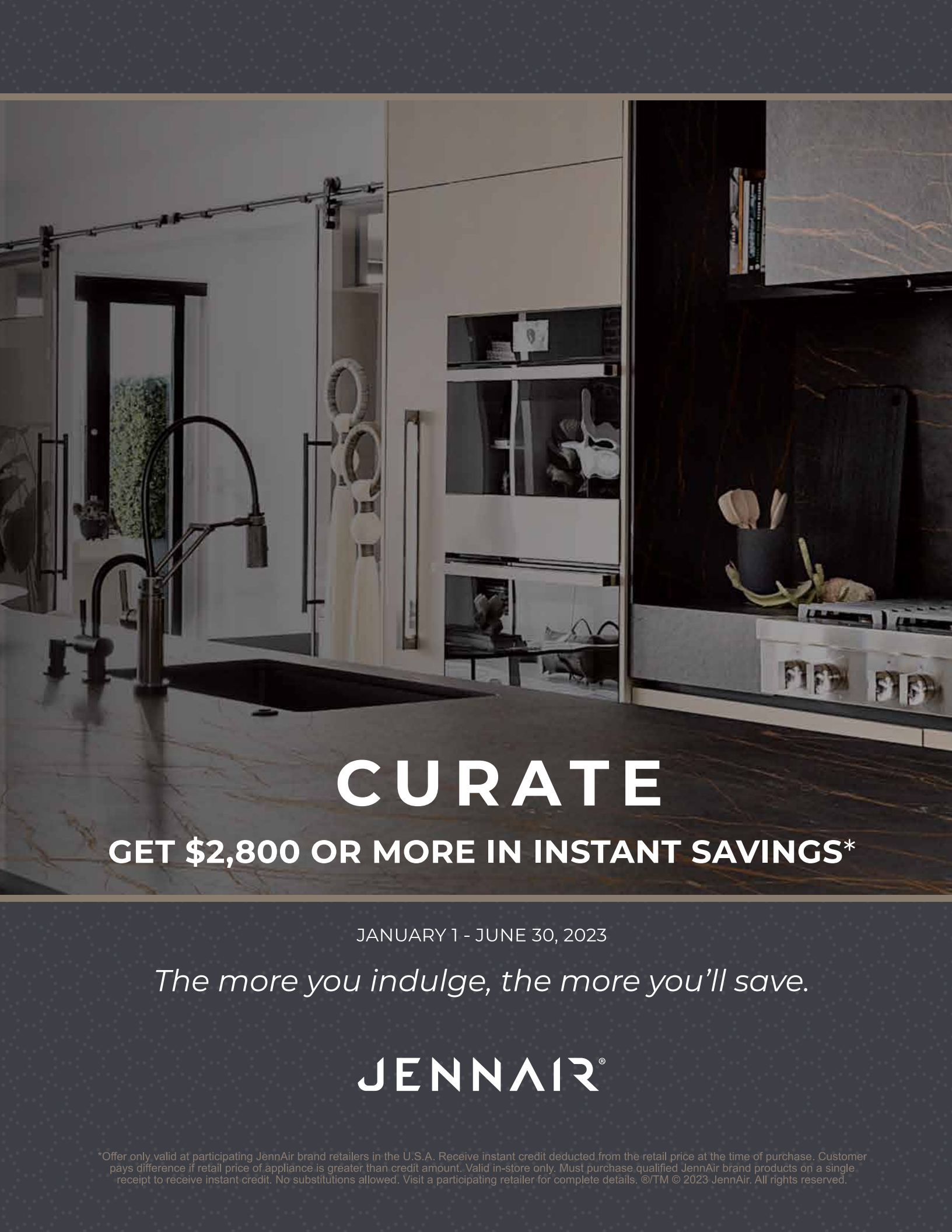
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ENTRIES BY AREA

- | | | | |
|----|-----------------|----|----------------|
| 10 | South Anchorage | 33 | East Anchorage |
| 24 | West Anchorage | 37 | Eagle River |

ON THE COVER



OUR GORGEOUS COVER features a rendering from Anchorage's newest heritage estate neighborhood, Spruce Terraces. This new subdivision, developed by Spinell Homes, will feature hiking trails and community water. Spruce Terraces is set in the lower hillside with amazing mountain views. Get more details on this new community and Spinell Homes on page 8.



UPCOMING EVENTS



APRIL 1 - 2 • 10 A.M. TO 6 P.M.
AT ALASKA AIRLINES CENTER

HOME SHOW SPONSORED BY:



SCAN HERE FOR MORE INFO ON THE HOME SHOW



APRIL 15 - 16 • 12 TO 5 P.M.

SPRING CONSTRUCTION SHOWCASE SPONSORED BY:



SCAN HERE FOR MORE INFO ON THE SPRING CONSTRUCTION SHOWCASE



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 over 170 members, 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 largest events: the Anchorage Home Show on April 1-2, 2023 at the Alaska Airlines Center showcasing over 100 industry vendors, and the Spring Construction Showcase on April 15-16, 2023 showcasing new construction open homes varying in location, size and price.

Every spring, the homebuilding industry comes together to show off the latest trends, innovations and their craftsmanship during these events. The Home Show is a one-stop shop for all your housing needs; it's a great place to get inspired, find professionals and start working on your projects. 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 and more that will fit your lifestyle and budget.

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 tips on buying your first property, an update on the housing market, accessory dwelling units and more. Also, be sure to scan the QR codes on page two for a list of Home Show vendors and activities, and a list of entries in the Spring Construction Showcase.

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.

Chief Executive Officer
Anchorage Home Builders Association

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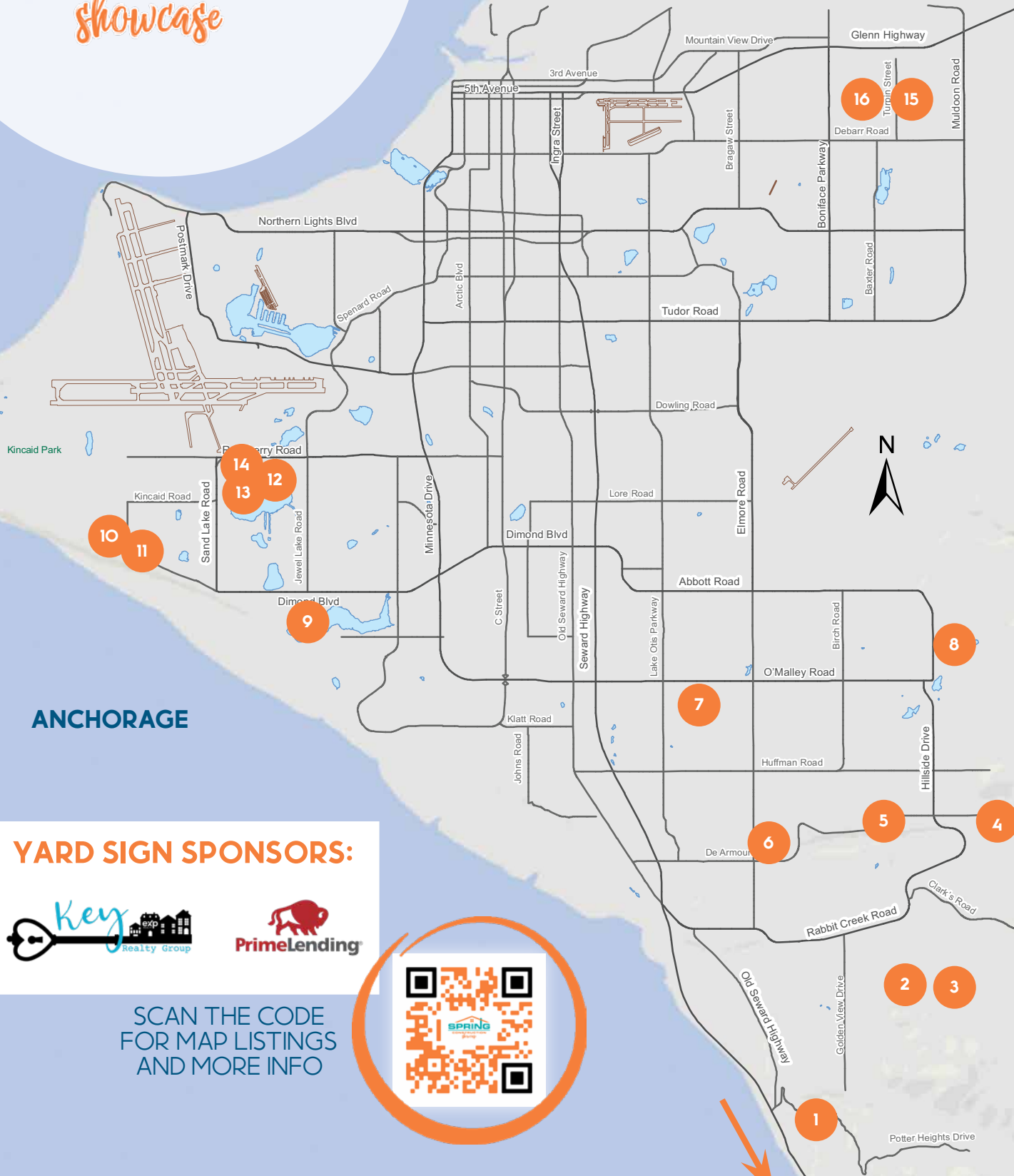
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CONSTRUCTION
showcase

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TO EAGLE RIVER/CHUGIAK



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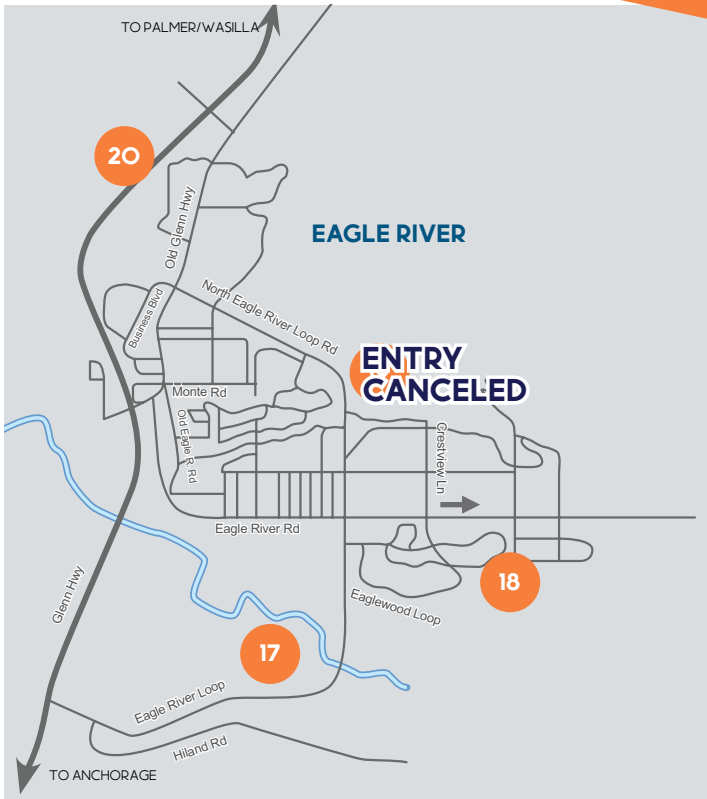
SCAN THE CODE
FOR MAP LISTINGS
AND MORE INFO



TO GIRWOOD

LIST OF HOMES

Anchorage & Eagle River



- 1 **COLONY BUILDERS** 10
6052 Potter Valley Road, Anchorage
- 2 **SPINELL HOMES** 11
Avalanche Circle, Anchorage
Lots: \$200,000+ | Homes: \$1,250,000+
- 3 **CROWN POINTE HOMES** 12
16280 Mountain Breeze Drive, Anchorage
\$1,900,000
- 4 **HULTQUIST HOMES** 13
13764 Canyon Road, Anchorage
\$925,000
- 5 **COLONY BUILDERS** 17
13311 Depalatis Circle, Anchorage
\$994,900
- 6 **BRICK & BIRCH HOMES** 17
4284 E 138th Avenue, Anchorage
\$1,499,000
- 7 **HULTQUIST HOMES** 20
11065 Sky Ridge Drive, Anchorage
\$899,000
- 8 **TREVI BUILDERS** 21
7509 Beacon Hill Drive, Anchorage
\$990,000

- 9 **SPINELL HOMES** 24
3816 Quartz Circle, Anchorage
\$669,000
- 10 **SPINELL HOMES** 25
8876 Becks View Circle, Anchorage
\$781,000
- 11 **MERIT HOMES** 25
8657 Dry Creek Loop, Anchorage
\$544,900
- 12 **JOHN HAGMEIER HOMES** 28
5443 Sandhill Loop, Anchorage
\$752,300
- 13 **BRICK & BIRCH HOMES** 28
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\$849,500
- 14 **SANDHILL RESERVE** 29
Sandhill Loop, Anchorage
Homes: \$752,300 - \$849,500
- 15 **SPINELL HOMES** 33
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- 16 **SPINELL HOMES** 33
269 Shageluk Drive, Anchorage
\$399,000
- 17 **HULTQUIST HOMES** 37
8892 Skyvista Circle, Eagle River
\$599,000
- 18 **SPINELL HOMES** 41
9378 Grey Owl Way, Eagle River
\$650,000
- 19 **ENTRY CANCELED** 41
8885,500
- 20 **SPINELL HOMES** 44
13106 Chase Circle, Eagle River
\$550,000



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SCHOLARSHIP OPPORTUNITY



The Anchorage Home Builders Association and Care Endowment is offering scholarships for secondary education focused on residential construction. If you are looking to join the homebuilding industry this is a great opportunity to secure scholarship funds.



**APPLY ONLINE AT AHBA.NET
BY MAY 1, 2023**

SCAN THE CODE FOR MORE DETAILS.



ANCHORAGE HOME BUILDERS ASSOCIATION
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SPRUCE UP YOUR LIFESTYLE



THE PERFECT ALASKA HOME

sits between the wilds of the Last Frontier and the amenities of an urban metropolis. It's a life of opening the blinds in the morning to soak in the majestic views of mountains before hopping in a car for a quick commute into the city. It's conveniently running errands then coming home and relaxing amongst the privacy of the trees at the base of the mountains. Such a balance is tough to strike. With limited land available, many Anchorage residents don't have much choice in where they live. They're stuck in tight city neighborhoods or forced to seek space far outside the city limits.

Some real estate professionals are calling Spinell Homes' Spruce Terraces the best new development in Anchorage. This neighborhood is a rare find. The community sits on the Hillside, located off Rabbit Creek Road and Golden View Drive. Homeowners will enjoy their own private space on estate-sized lots. Every lot is over an acre in size, this gives homeowners enough space for large, custom homes while also maintaining room for a spacious outdoor area.

Spruce Terraces is full of mature trees, rooted in rich soil. Homes will showcase the perfect Alaska balance of urban and wild, with striking views of mountaintops and the city skyline. Enjoy wildlife in the yard. Recreate

right outside your doorstep. Explore miles of hiking and skiing trails in Chugach State Park and Hilltop Ski Area. Spend a day at the nearby Anchorage Golf Course or Alaska Zoo. Lots have community water. Not having to drill a well provides a big cost savings to homebuyers and takes away one of the biggest potential unknown costs.

Spinell Homes will help you design the custom or semi-custom home of your dreams. Building with Spinell Homes brings many benefits. You'll have the freedom to choose your finishes. While other builders set an allowance or limit selections, Spinell lets you truly customize every aspect of the build. It's your home and Spinell Homes works hard to ensure



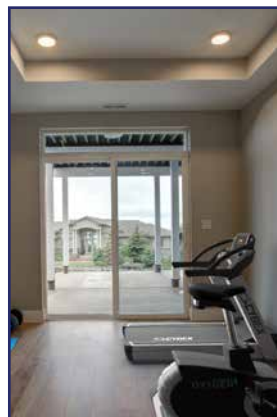
that it turns out that way. Spinell's experts provide transparency throughout every step. Homeowners see the costs along the way, allowing them to make decisions based on preferences and budget.

Spinell-built homes come without surprises. Spinell Homes has been family-owned and -operated for more than 30 years. As Alaska's

largest homebuilder, the company has built more than 3,200 homes. The company pioneered the 10-year structural warranty, which has since become the standard within the industry. Life in new construction means the latest technology, and energy-efficient materials and appliances.

Balance in life can be rare to find.

However, it brings joy and peace, especially when your home is in harmony. You don't have to live too close to your neighbor or spend an hour driving just to get to work in order to own enough space for your toys. Spruce Terraces is the picture-perfect Alaska location. On the edge of the wild and the outskirts of town, Spruce Terraces has everything an Alaskan could want.





6052 POTTER VALLEY ROAD, ANCHORAGE POTTER HIGHLANDS

5,125 SQ. FT.

5 BEDROOM

3.5 BATH

3 GARAGE

Situated in one of Anchorage's finest neighborhoods, this 5 bedroom and 3.5 bathroom mountain modern home is designed around an open concept with rustic features. Every room in this home truly takes advantage of the views of Cook Inlet and defines Alaska living at its finest.

DIRECTIONS: New Seward Hwy to Potter Valley Rd, Left on Potter Valley Rd

BUILDER WEBSITE: colonybuildersak.com

Colony Builders was founded in 1980 by Bill and Tami Taylor. The Colony Builders 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.

SUBCONTRACTORS

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BUILDER

AVALANCHE CIRCLE, ANCHORAGE

SPRUCE TERRACES

**LOTS: \$200,000+
HOMES: \$1,250,000+**

2,800-4,500 SQ. FT. 3-6 BEDROOM 3-5 BATH 3-4 GARAGE

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. All homesites are 1.25 acres or larger. With spectacular views and room to spread out, enjoy life in the mountains while remaining just a quick commute to town.

DIRECTIONS: Head South on Old Seward Hwy toward Rabbit Creek, 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

BUILDER WEBSITE: spinellhomes.com

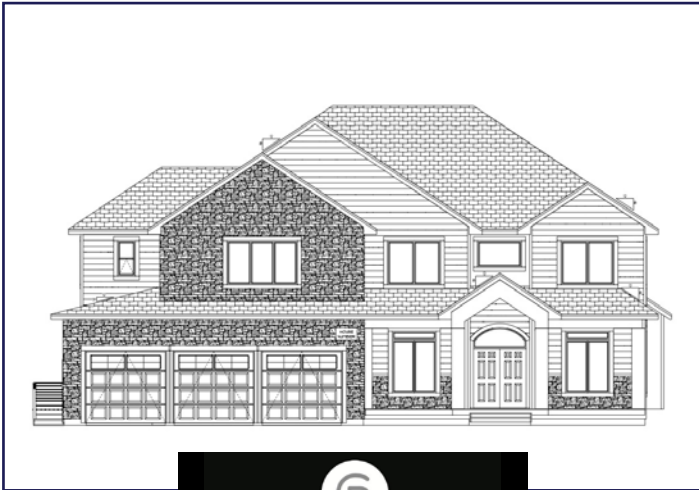
At Spinell Homes, family is the heart of our business. We've been family owned and operated for more than 35 years. As Alaska's largest homebuilder, we've built more than 3,200 homes across Southcentral. We've given thousands of Alaska families the keys to safe, secure and energy-efficient homes.



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16280 MOUNTAIN BREEZE DRIVE, ANCHORAGE
 SHANGRI-LA ESTATES EAST **\$1,900,000**

5,512 SQ. FT. 4.5 BATH
 5 BEDROOM 4 GARAGE

Custom two-story design with walk-out lower level, in-floor radiant heat throughout, two-story great-room, 4-car 1,250 square foot garage attached plus a separate detached garage with a 2-bedroom accessory dwelling unit. This home is built to take advantage of the gorgeous city and mountain views from this hillside lot in Shangri-La and features the exceptional finishes for which Crown Pointe Homes is known.

DIRECTIONS: New Seward Hwy to Rabbit Creek Rd Exit, East on Rabbit Creek Rd, right on Goldenview Dr, left on E 162nd Ave, right on Sandpiper Dr, right on Mountain Breeze Dr

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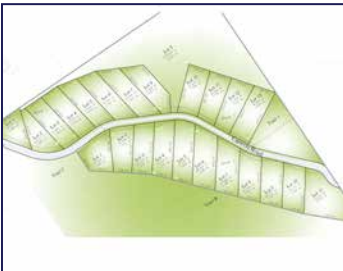
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13764 CANYON ROAD, ANCHORAGE

CANYON VIEW

\$925,000

3,090 SQ. FT. 4 BEDROOM 3 BATH 3 GARAGE

The Mountain Vista in Canyon View brings an open concept floor plan to alpine living. The grand windows in the living areas capture views of the mountains and inlet. Below features an expansive basement as well as a bonus room for storage. In addition to a 3-car garage, the Mountain Vista offers everything you need to maximize space and adventure, into Alaska, right out your backdoor.

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

BUILDER WEBSITE: hultquisthomes.com

For over 40 years Hultquist Homes has built over 4,000 homes for Alaskan families. Hultquist Homes builds the highest level of quality at the best possible price and we take pride in being the largest home builder in Alaska.

SUBCONTRACTORS

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GET INSPIRED AT THE 2023

Welcome to the Anchorage Home Show, a one-stop shop for all your housing needs! This is Alaska's biggest home show event of the year. The two-day event runs April 1 - 2, 2023 at the Alaska Airlines Center. Doors are open from 10 a.m. to 6 p.m., Saturday and Sunday.

The Anchorage Home Show provides Alaskans the opportunity to take their inspiration and make it a reality by chatting with local businesses about all things homebuilding and remodeling. More than 150 local exhibitors will be in attendance, ranging from builders to design firms, real estate agents to home décor

companies, and suppliers to financial institutions. 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, someone is willing and able to help.

The Anchorage Home Show is an exciting opportunity for local businesses to connect with customers. The pandemic prompted some changes in the homebuilding industry. Today, many people think differently when building or remodeling their homes. More time at home created

a shift in how people view their personal space. In some cases, it revealed the flaws homeowners have been putting off for years and/or prompted new projects. Others want more space for gyms, theaters, home offices and more.

The Anchorage Home Show has something for everyone. The family-friendly event features activities for the kids. The first 100 women through the door each day will receive a free toolkit. You can also attend a demo or workshop on one of many educational and informative industry related hot topics. Many



PLAN YOUR VISIT

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WORKSHOPS

CHECK OUT THE SCHEDULE TO SEE HOW YOU CAN GET HANDS ON WITH THE PROS!

GET THE SCHEDULE AT AHBA.NET.

April 1 to 10 a.m.
to 6 p.m.

April 2 to 10 a.m.
to 6 p.m.

Alaska
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— CENTER —
3550
Providence Drive

ANCHORAGE HOME SHOW

vendors will offer weekend specials and even have products on hand to check out.

Wherever you're at with your home, the Anchorage Home Show is here to help make it one 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 VISIT AHBA.NET.

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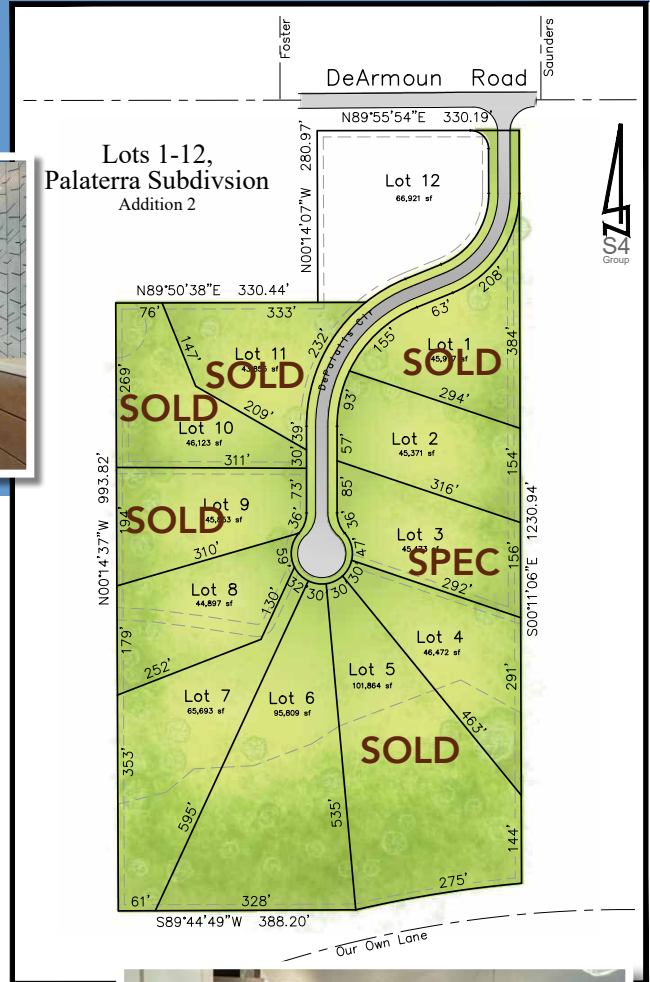
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5

COLONY BUILDERS

NEW CONSTRUCTION



13311 DEPALATIS CIRCLE, ANCHORAGE

PALATERRA

\$994,900

2,701 SQ. FT.
4 BEDROOM

3 BATH
3 GARAGE

Colony's modern farmhouse, the Willamette plan, is located on a one-acre, cul-de-sac homesite. The wide open main level features a vaulted great room, designer kitchen with professional grade appliances, stunning primary suite and upgraded finishes. This gorgeous home is close to world-class recreational areas.

DIRECTIONS: New Seward Hwy to DeArmoun Rd Exit, East on DeArmoun Rd, right on Depalatis Cir

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COLONYBUILDERSAK.COM

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6

BRICK & BIRCH HOMES

NEW CONSTRUCTION



4284 E 138TH AVENUE, ANCHORAGE

SOUTH ANCHORAGE

\$1,499,000

4,413 SQ. FT.
7 BEDROOM

4.5 BATH
3 GARAGE

Modern ranch with a twist. This home features everything you could need on a main level, including oversized living and kitchen area, main floor master, secondary living and bar area, office, laundry, robust mud room, arctic entry and more! Upstairs you'll find a second master suite and 3 additional guest rooms. Don't forget the oversized 3-car garage, every Alaskan's dream!

DIRECTIONS: From Seward Hwy to De Armoun Rd Exit, East on De Armoun, left on Elmore Rd, right on 138th Ave

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BRICKANDBIRCHAK.COM



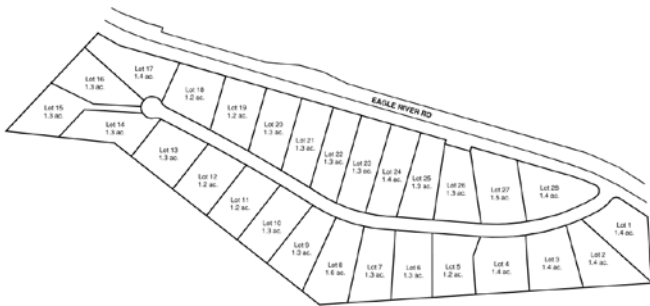
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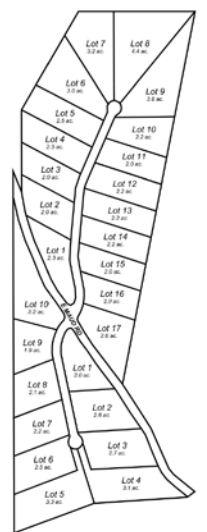
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INCREASING CONSTRUCTION COSTS AFFECT EVERYONE

SUPPLY CHAIN SHORTAGES AND INCREASING COSTS ARE MAKING HEADLINES BUT THE REAL STORY IS THAT BUILDERS ARE TAKING AS BIG OF A HIT AS BUYERS.



BY: **NIKKI GIORDANO**, CEO of Anchorage Home Builders Association

Alaska is one-of-a-kind. From Alaskans' functional-with-flare style to their independent attitudes, Alaska's remoteness creates a beautiful uniqueness. The state's isolated geography also comes with its own set of problems. Shipping to Alaska is expensive and takes time. While Alaskans get peeved at the occasional bad produce, nothing has been more frustrating than the rising cost and delayed shipping times of construction materials.

It's a problem that's plagued the entire country since the beginning of the pandemic. Building material prices have jumped more than 35% since January 2020 and 80% of that increase has occurred since January 2021, according to the National Association of Home Builders. The Anchorage Home Builders Association and NAHB have been tirelessly advocating for ways to curb the rising costs.

NAHB routinely engages with members of Congress and the White House on issues affecting the housing industry. NAHB's efforts have paid off in the form of awareness and changes. In

early 2022, the Commerce Department announced its plans to cut tariffs by more than 35% on shipments of Canadian lumber into the U.S.

Rising lumber costs dominated price spike headlines. The increased cost of lumber added more than \$18,600 to the price of a new home, according to NAHB. This is extremely frustrating for homebuyers who are already facing rising home prices and a lack of inventory. Alaska set a record in 2021 with the cost of the average home soaring to \$388,648, according to the Alaska Department of Labor & Workforce Development.

New construction is one of the solutions to Anchorage's housing problems. New construction adds much-needed inventory. New homes are also safer and more energy efficient. However, many new construction projects are now at price points that many homebuyers can't afford. This is due in part to the soaring costs of construction materials and lack of inventory.

Builders are feeling the pinch as much as homebuyers. Builders don't want to price the majority of homebuyers out of the market. A wide variety of home prices is better for everyone. Affordable housing is a key component of a healthy economy. When Alaskans of all income levels can buy homes it benefits everyone. That's why builders are frustrated with construction costs and doing everything they can to combat the increase.

"Homebuilding is about creating communities" said Jason Dial, AHBA President, Rain Proof Roofing. "There are always challenges that get in the way of that. Currently, it's the cost and availability of construction materials, as well as a lack of labor. We're doing everything we can to overcome these challenges like ordering months in advance and tracking prices, but there's only so much we can do."

Costly construction materials eat up profits by lowering a builder's profit margin on a home. Shipping delays also create headaches. When something is on backorder it delays the progress. When builders have to wait for supplies like flooring, windows and cabinets, the project takes longer to complete. While this is annoying for homebuyers who are waiting to get into their homes, it's costly for homebuilders who sit on the project, sometimes for months, waiting for it to be complete.

AHBA and NAHB will continue to advocate on behalf of homebuyers and the homebuilding industry. There's a lot of work to be done and solutions won't happen overnight like easing production bottlenecks and increasing output. NAHB will continue to keep pressure on policymakers and industry stakeholders because housing is an important part of the American Dream and everyone should be afforded the opportunity.



11065 SKY RIDGE DRIVE, ANCHORAGE SKY RIDGE

\$899,000

2,285 SQ. FT.

4 BEDROOM

2.5 BATH

3 GARAGE

The Mountain Bird in Sky Ridge sits on a forested half-acre lot boasting views of the mountains, city and inlet. This modern mountain offers a large open living space, vaulted ceilings and a spacious kitchen that's perfect for entertaining. Sky Ridge has exclusive features for your family. Located close to hiking, schools and more amenities in South Anchorage.

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

BUILDER WEBSITE: hultquisthomes.com

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7509 BEACON HILL DRIVE, ANCHORAGE

BEACON HILL ESTATES

\$990,000

| | |
|---------------|----------|
| 4,104 SQ. FT. | 4 BATH |
| 4 BEDROOM | 3 GARAGE |

Check out this 2,052 square foot ranch home with a 2,052 square foot walk out basement and 3-car garage. Located in a great hillside neighborhood close to Hilltop Ski Area and the surrounding trail system. Basement has a full mother-in-law apartment, rec room, workout room and optional man cave with a theater room.

DIRECTIONS: From Abbott Rd, continue onto Hillside Dr, left on Beacon Hill Dr

BUILDER



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ALASKA RANKS AS ONE OF THE MOST STABLE HOUSING MARKETS

Photo courtesy of Spinell Homes



RESIDENTIAL MORTGAGE, LLC
NMLS #167729

BY: **RICHARD MANTYLA**, Residential Mortgage

Another busy home building season is upon us. Demand for housing continues to exceed the available supply, often resulting in bidding wars for existing homes. With existing home inventory at an all-time, now is an excellent time to explore new construction. Whether you buy a new or preowned home, your financing options are the same.

Most loan programs offer interest rate locks for 45 to 60 days. If closing will not take place within 60 days, up to one year rate locks are available. Since no one can forecast where interest rates will be in six months, or even one year from now, a longer rate lock can provide peace of mind, while your new home is being built.

With a longer rate lock, a float down option is normally available. If rates

decline, you can take advantage of a lower interest rate. Once your interest rate is locked in, you're protected from possible interest rate increases before you close on your new home.

Many prospective homebuyers currently own a home that they need to sell. Our extremely tight housing market makes it nearly impossible to get a contingent offer accepted on an existing house. Some homebuilders will allow you to sell your current home while your new home is being built. This is a big benefit for buyers who don't want to own two homes.

Construction Coverage recently published an article naming the most stable U.S. housing markets in 2023. Alaska is one of three states they cited. The results are based on the probability that a buyer purchasing a home between 2000 and present day would have experienced a greater-than-5% price drop following the

purchase. According to data, Alaska has a 0% chance of this happening. This is great news for Alaskans! We expect the Anchorage housing market to remain strong for years to come. Our vast energy resources remain in high demand. Additional development of our North Slope oil fields will create jobs which will grow our economy. World events have amplified the importance of strategic locations, like Alaska, for our military bases. JBER has launched a \$390 million construction project to expand its runway to allow for more efficient use of that facility. Ted Stevens Anchorage International Airport continues to expand to meet the needs of the air cargo industry.

With the continued stability of the Alaska housing market, homeownership is still a good choice and one of the best ways to build your net worth.



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. For the past five years, he's been one of Alaska Housing Finance Corporation's top closing lenders.

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BUILDER



SPINELLHOMES.COM

3816 QUARTZ CIRCLE, ANCHORAGE

RUBY ESTATES

\$669,0001,810 SQ. FT.
3 BEDROOM2 BATH
2 GARAGE

Uncover this hidden gem overlooking Campbell Lake in Anchorage. Ruby Estates offers beautiful mountain and lake views in a quiet neighborhood with mature trees. Access nearby Kincaid's world-class trail system with miles of biking, running and walking paths set against the backdrop of beautiful Cook Inlet. Ruby Estates is the place to call home if you are looking for the best of both worlds - relaxed, Alaska living that is close to shopping, dining, highly-rated schools and more.

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



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10

SPINELL HOMES

NEW CONSTRUCTION



8876 BECKS VIEW CIRCLE, ANCHORAGE

HEATHER WOOD ESTATES

\$781,000

2,278 SQ. FT.
4 BEDROOM

2.5 BATH
2 GARAGE

This contemporary craftsman style home has 250 square feet of outdoor living space with an unobstructed view of the Chugach Mountains. Enjoy the wow factor with a dramatic entry and bridge leading to the great room where you will find a massive chef's island kitchen with a walk-in pantry. The kitchen is finished in quartz, hardwoods and stainless steel.

DIRECTIONS: From Dimond Blvd, North on Becks View Cir

BUILDER



SPINELLHOMES.COM



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11

MERIT HOMES

NEW CONSTRUCTION



8657 DRY CREEK LOOP, ANCHORAGE

SONOMA GLEN

\$544,900

1,936 SQ. FT.
3 BEDROOM

2.5 BATH
2 GARAGE

The magnificent Stags Leap boasts 3 bedrooms, 2.5 baths and a 2-car garage. The captivating exterior, along with the luxurious interior, goes above and beyond the industry standard. It features beautiful quartz countertops, premium flooring and beautifully detailed craftsmanship. This home utilizes the best the industry has to offer!

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

BUILDER



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SUBCONTRACTORS

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ACCESSORY DWELLING UNITS

ANSWER PART OF ANCHORAGE'S HOUSING PROBLEM

HOMEOWNERSHIP is the American Dream. Unfortunately, for too many Alaskans owning a home is beyond their reach. Low availability and record-high housing costs are putting a strain on people's budgets. Affordable housing benefits everyone. In Anchorage, that means expanding the market in a variety of ways.

Anchorage is facing several building challenges including the cost and availability of construction materials, lack of usable land, and policies in place that hamper development. These challenges provide opportunities. Anchorage's land-use policies currently favor single-house lots. While desirable for many, single-family homes are the most expensive form of housing. Alaskans need alternatives.

Accessory dwelling units are part of the complex answer to Anchorage's housing problem. An ADU is a housing unit that's built on the same property as another home. For example, a cabin or above-garage apartment. ADUs serve many important purposes. They often house aging relatives, young families,

generate rental income and increase property values.

ADUs provide an opportunity for builders and homeowners. They add housing to land that's already developed. They provide additional room and potential income for families. The majority of Alaskans see the benefits. That's why in 2018, the Anchorage Assembly revised Anchorage's ADU ordinance. The revisions allow for ADU construction to account for 20% of annual residential building permits. However, that didn't happen.

Since the revision, ADUs have only accounted for 7% of residential permits. Homeowners and builders report the most common barriers are zoning limitations, permitting costs and the property review process. That's why in early 2022, the Anchorage Assembly once again adopted revisions to the ADU code. These changes include: allowing ADUs on any lot with a dwelling;

allowing ADUs in all residential and commercial zones; capping ADU size at 1,200 square feet; height



BY: NIKKI GIORDANO,
CEO of Anchorage Home
Builders Association

PHOTOS COURTESY
OF SPINELL HOMES
is limited to 25

feet, except if it's over the garage then it can be 30 feet; require the planning department to track ADU production; retain existing special setbacks for R1/R1a; and change the effective date to February 2023 so that there is time to add some of the old restrictions into Girdwood's chapter of the zoning code. Assembly members also voted to remove parking mandates which will help remove some of the barriers to ADUs.

The Anchorage Home Builders Association believes in building a thriving community for Alaskans. Working together, Anchorage's leaders, the building industry and community members can create more homes.





BUILDER



HAGMEIERHOMES.COM

5443 SANDHILL LOOP, ANCHORAGE

SANDHILL RESERVE

\$752,300

2,630 SQ. FT.
4 BEDROOM

3 BATH
2 GARAGE

Check out this new contemporary elevation by John Hagmeier Homes. Enjoy the viewing deck of the mountains on the second floor. Compartmentalized hall bathroom with separate vanities. Concrete patio off dining area. Western sunshine floods the great room. Home has 4 bedrooms upstairs plus an office on the first floor.

DIRECTIONS: From Dimond Blvd, North on Sand Lake Rd, right on W 80th Ave, left on Sandhill Lp

LICENSEE



CONNIE YOSHIMURA

(907) 229-2703

connie@bhhsalaska.com



BUILDER



BRICKANDBIRCHAK.COM

7864 CRANE CIRCLE, ANCHORAGE

SANDHILL RESERVE

\$849,500

2,629 SQ. FT.
4 BEDROOM

3 BATH
3 GARAGE

Enjoy the flow of the chef's kitchen with an abundance of cabinetry, walk-in pantry and center island with seating. The open concept layout provides direct access off the kitchen to your two-story great room, dining area and outdoor living. Bed and full bath on main living level, 3 bedrooms on second floor including the master suite with dual vanity, 5-foot walk-in shower, soaking tub and walk-in closet. Don't forget to check out the oversized 1,094 square foot 3-car garage.

DIRECTIONS: From Dimond Blvd, North on Sand Lake Rd, right on W 80th Ave, left on Sandhill Lp, left on Crane Cir

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BROKERAGE



SANDHILL LOOP, ANCHORAGE SANDHILL RESERVE

HOMES: \$752,300 - \$849,500

2,629 - 3,492 SQ. FT. 4-5 BEDROOM 3-3.5 BATH 2-4 GARAGE

Walk through the community and admire the mix of housing styles while enjoying the incredible mountain views! Ranches and two-story homes with contemporary interior finishes can be found in Anchorage’s most popular new home community, Sandhill Reserve. Every new home has a different style and exterior. Admire the diversity and unique streetscapes. Sandhill Reserve is just minutes away from Kincaid Park and just down the road from Ted Stevens International Airport. Ask about the six luxury downhill homesites with unobstructed mountain views. Visit open homes every Saturday and Sunday from 1-4 p.m.

DIRECTIONS: From Dimond Blvd, North on Sand Lake Rd, right on W 80th Ave, left on Sandhill Lp

BROKER WEBSITE: bhhsalaska.com

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TIPS FOR BUYING YOUR FIRST PROPERTY



BY: SHANNON INGRAM
Realtor®
Keller Williams Realty
Alaska Group

I remember buying my first home at age 20. I knew it was a great investment for my future. Plus, I was eager to make that little place my home. While the buying process from start to finish was incredibly smooth, due to the hard work of my realtor and lender, it felt scary and nerve-racking at the same time. Anytime my phone rang, I was expecting a laugh on the other end telling me I had no business buying and I'd be stuck renting forever.

Fortunately, my fears were just that. With happy tears, I closed on my first condo. I remodeled the place and eventually sold it for a much larger profit. That was the start of 20 years of successful real estate investment. Whether it's land, a condo or single-family home, here are some tips for purchasing your very first property,

1. HAVE A SOLID VIEW OF YOUR FINANCES.

Know your debts, budget and credit score. This will determine how much of a mortgage payment you can afford, and are comfortable with.

2. KNOW YOUR BUYING POWER.

Get prequalified by a mortgage lender before looking at homes. Your buying power for a single-family home with no dues will look different than a townhouse or condominium with dues. If you're unable to purchase a first home now, lenders will give you financial direction on how to get there and reach that goal. Keep in mind that not all lenders will loan money to purchase land.

3. MAKE A LIST OF YOUR MUST-HAVES, WANTS AND NEGOTIABLES.

This is useful to reference to keep in mind what's most important for you. Are there specific areas you'd like to stay in due to schools, workplace, shopping convenience, bus route etc? Maybe you're open to location as long as it's the right property. These are important things your realtor or real estate licensee will want to know.

4. FIND A REALTOR OR REAL ESTATE LICENSEE YOU TRUST.

They should be knowledgeable about the city and area that you're interested in. Find someone who is knowledgeable about the type of

property you want like land, condo, remodel or new construction. Never be afraid to ask questions.

5. NEW CONSTRUCTION IS AN OPTION FOR SOME FIRST TIME HOMEBUYERS.

This is a great way to get everything you want in a home. The process will take longer, about 8 to 12 months, compared to buying a pre-existing property, which is about 30 to 90 days from start to close. Building is a lengthy but fun process. Having a knowledgeable real estate professional on your side is key.

Shannon Ingram started in the real estate industry in 2001 in new construction. She has extensive knowledge of the homebuilding process, remodeling and has a passion for working with new home buyers.



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15

SPINELL HOMES

NEW CONSTRUCTION



5958 TAKOTNA LOOP, ANCHORAGE

BIRCH MEADOW

\$534,000

1,924 SQ. FT.
4 BEDROOM

2.5 BATH
2 GARAGE

Check out the best value new single-family homes in Anchorage. The ever popular Foxglove plan is a traditional two-story with all the bedrooms, loft/den and laundry upstairs. The first floor great room features 9-foot ceilings and a powder room. The kitchen has an island and generous storage. Don't miss the double heated garage and nice backyard.

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

BUILDER



SPINELLHOMES.COM



LICENSEE

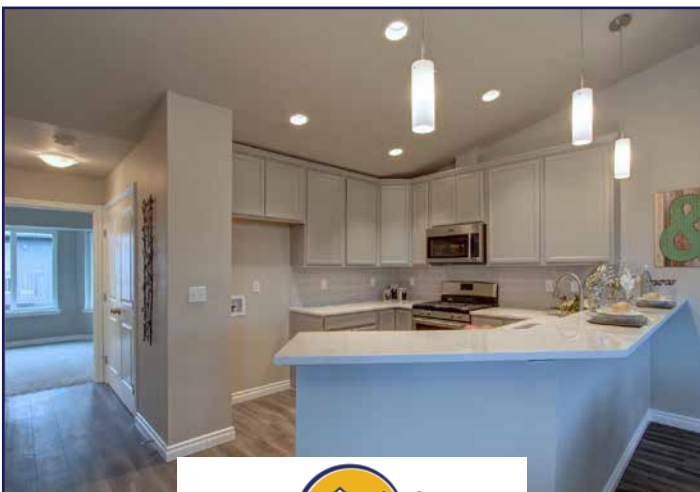
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16

SPINELL HOMES

NEW CONSTRUCTION



269 SHAGELUK DRIVE, ANCHORAGE

LAUREN GLENN

\$399,000

1,459 SQ. FT.
3 BEDROOM

2.5 BATH
2 GARAGE

Come home to this family-friendly neighborhood conveniently located near amenities, outdoor recreation and JBER. The main level primary suite features a private bath and walk-in closet. There's a powder room for guests, vaulted ceilings and covered west facing deck to enjoy long summer days. The kitchen is finished in hardwoods, quartz and GE stainless appliances. There's a heated garage with a hot and cold running water spigot and floor drain. Enjoy a generous backyard.

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

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Photo by **Amanda Doney**
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IGNORE NATIONAL HOUSING HEADLINES, ALASKA IS UNIQUE



BY: NIKKI GIORDANO,
CEO of Anchorage Home
Builders Association

Alaskans aren't like residents of the Lower 48. Our housing market isn't either. So, when you read headlines about national housing trends, they don't tell the story of what's happening in Alaska.

Nationwide, economists predict the U.S. could be headed toward a recession in 2023. During an economic downturn, typically fewer people buy homes. Mortgage interest rates also rose in recent months. Traditionally, these factors cool off the housing market. But Alaska doesn't follow national trends. Historically, Alaska's housing and homebuilding markets are significantly off-cycle from the Lower 48.

Between 1991 and 1998, homebuilding in the U.S. grew by 50% while in Alaska it grew by 221%, according to the National Association of Home Builders. In

2014, homebuilding in Alaska grew significantly faster than in most areas around the country. Yet, between 2018 and 2020, fewer homes were popping up in Alaska than in most areas in the U.S.

The lack of new homes is one of the biggest predictors of what to expect in the housing market. Alaska is currently underbuilt, meaning it has too few homes for its residents. Anchorage has a deficit of 740 homes for sale, according to November 2022 estimates from NAHB.

People always need a place to live. A recession doesn't change that, which is why experts predict Alaska's housing market will remain strong. There are additional contributing factors. Mortgage interest rates have gone up from recent historic lows, but interest rates are still within the normal range. The Anchorage Assembly recently made changes

to its attached dwelling unit regulations. ADUs add more housing to the same property. These changes will allow homeowners to add much-needed housing despite a shortage of available land.

Owning a home is a smart investment. Alaska's homeowners enjoy tax benefits, they're building equity and get to belong to a community. Don't let national market trends determine your decisions. Alaska's housing market remains strong and now is a great time to become a homeowner.

Nikki Giordano is the CEO of the Anchorage Home Builders Association, for more than 10 years Giordano has been working with industry leaders and advocating for attainable housing in our community.





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8892 SKYVISTA CIRCLE, EAGLE RIVER EAGLE BLUFF

\$599,000

1,706 SQ. FT. 3 BEDROOM 2 BATH 2 GARAGE

The Timberwood in Eagle Bluff is a charming craftsman style ranch featuring a sizeable great room with vaulted ceilings and large windows. The kitchen and pantry are spaciouly equipped to accommodate your family and guests. Eagle Bluff not only offers mountain views, but convenient access to the highway and surrounding points of interest.

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 Skyvista Rd

BUILDER WEBSITE: hultquisthomes.com

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Ashley is the Owner and General Contractor at Brick & Birch Homes. She's also a member of the AHBA Board of Directors.

Thank you for your service to AHBA, our industry, community and for being an inspiration to women in the building industry.



LOVE YOUR HOME WITH LANDSCAPING



BY: TODD CHRISTIANSON
Titan LLC, President/CEO

MAY 2023 marks my 41st year as a member of Anchorage's landscaping industry. As someone who weathered the market crash of the late 1980s and the boom of the 2000s, I'm here to tell you today's market is certainly uncertain. The stock market is down and housing prices across the majority of the U.S. are also declining. But Alaska is different. Our housing market remains steady and housing prices in many cases are on the rise.

If you're interested in selling, one of the best ways to improve the value of your home is to boost its curb appeal. In fact, 80% of buyers say curb appeal is the main consideration when purchasing a home. Homeowners look at paint, landscaping and site improvements like decks and fencing.

Now is a great time to invest in landscaping. Things have slowed down slightly since the early demands of the pandemic. However, landscapers are still very busy. Plus, finding and retaining employees has been a huge challenge across many industries including the homebuilding industry.

Now is a great time to lock in a project and get a good price. If you

plan on waiting to see what the economy will do, you may end up paying much more in the future. Or you may end up waiting months if not years for space to open up. As someone who has been in this industry for more than four decades, I see no indication that prices will drop. So if you plan to wait for a better price, you may end up waiting a long time.

Landscaping not only boosts curb appeal which leads to quick sales and better pricing, but it can improve your happiness with your home. So, even if you're not looking to sell right now, it's never a bad idea to invest in your home. Spring is a great time to line up some work. Our schedule fills up quickly, so visit titanalaska.net for an estimate or consultation. We look forward to a sunny summer and productive projects for 2023.



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BUILDER



SPINELLHOMES.COM

9378 GREY OWL WAY, EAGLE RIVER

OWLS NEST

\$650,000

2,364 SQ. FT.
4 BEDROOM

3 BATH
3 GARAGE

Come visit Spinell Homes' newest Eagle River community. The Elderberry expanded has a separate family room upstairs. Enjoy open concept living with large windows to let the light and mountain views in. The kitchen has solid surface countertops, laminate flooring and more fine finishes. A large 3-car garage to house all the toys necessary to explore Alaska. Just minutes to JBER, this community is perfect for military families.

DIRECTIONS: Glenn Hwy to Highland Rd Exit, right on Eagle River Loop Rd, right on Eagle River Rd, right on Eagle River Ln, left on Grey Owl Way



LICENSEE

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BUILDER



MICHAELQUINNCONSTRUCTION.COM

11055 KINSHIP LANE, EAGLE RIVER

BRAENDEL CREEK

\$885,500

3,519 SQ. FT.
5 BEDROOM

4 BATH
3 GARAGE

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(907) 229-8117.**

Come see this wonderfully laid out 3,519 square foot home with a covered 910 square foot garage. The home features a beautiful staircase, an office on the main floor and a guest bedroom in the basement. Large basement recreation room for plenty of activities for the kids.

DIRECTIONS: Glenn Hwy to Highland Rd Exit, right on Eagle River Loop Rd, right on Talarik Dr, left on Kinship Ln

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ALASKAN FRAMING SOLUTIONS: A FRESH LOOK AT STEEL FRAMING IN ALASKA

In 2017, Anchorage resident Michael Shestakov sat down with a cup of coffee and prepared to design his new hillside home. As he pondered the design, he asked himself a simple question, “why not steel framing?” His quest for answers led him to a solution: Alaskan Framing Solutions, Alaska’s first local manufacturer of steel wall panels, trusses and joists for panelized construction.

Traditionally, most homes are built with lumber and other building materials. However, steel has many benefits including being the most cost-effective and boasting the highest strength-to-weight ratio. Steel is five times lighter than wood. Significant savings are immediately realized because the foundation requires less material. The same weight difference also means lesser forces being imparted by seismic activity.

Steel is energy efficient, low carbon-footprint, and 100% recyclable. It’s excellent for C-PACE and LIHTC funding. Steel is durable, inorganic, non-combustible and dimensionally stable. It will not rot, fuel a fire or warp as wood would do. It’s also more likely to withstand high winds, due to the strength of its connections.

When paired with the benefits of panelized construction, AFS provides an unmatched and superior solution to residential and commercial builders including shorter jobsite times. With AFS, jobsite times are measured in days not weeks or months. This also allows for predictable construction schedules. Steel also improves build quality with straight walls, perfect corners and accurate dimensions. Steel significantly discounts the builder’s risk insurance. There’s also less scrap and waste.

AFS employs Scottsdale Construction Systems equipment to roll-form framing materials out of steel coils. Individual pieces are quickly riveted together, as they come off the machine, to form wall panels, trusses and joists. An entire house frame can be produced, packed and shipped in a single 20-foot shipping container. Each component is labeled and marked in specific sequence, allowing the on-site crew to erect the frame in a handful of days.

Existing lumber designs can be redesigned to steel, complete with engineering, using Scottsdale software. AFS offers this service to help builders use their existing catalog of house plans. Located in

Anchorage, AFS became operational in February 2023. We have test bed projects in queue with several builders. We have also partnered with Nordic Builders for experienced frame installation. Schedule a visit today to see our facility. Viewing our purpose-built framing demo will allow an in-depth view of the final product including aspects of fastening, bracing, plumbing and wiring.

AFS is funded by a group of private investors, including the 49th State Angel Fund (Municipality of Anchorage).

We have partnered with several other successful manufacturers, including Australian Framing Solutions and StrongBuilt Construction Services. We’re a member of the Steel Framing Industry Association and a Registered Contractor with C-PACE.

For more information visit

alaskasteelframe.com.





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Check out this new subdivision in Powder Ridge, the sunny side of Eagle River. Check out this 5 bedroom and 3 bathroom house with separate living and family room. This smart floor plan features vaulted ceilings with open living, dining and kitchen. Curry Ridge is the perfect location for any family. Just minutes from JBER, shopping, excellent schools and downtown Anchorage.

DIRECTIONS: Glenn Hwy to N Eagle River Exit, North on Eklutna Park Dr, left on Vasili Dr, left on Stephan Valley Dr, left on Curry Ridge Cir, right on Chase Cir



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ALASKA HAMMER & HOME: TAKING PRIDE IN THEIR PRODUCTS AND SERVICES

When two lifelong best friends were questioning their next move in the construction industry, Alaska Hammer & Home became the answer. Jericho Lambert and Jon Murphy opened the business in 2018. Alaska Hammer & Home provides first-class customer service, professionalism, quality products and a superior installation process.

The company continues to grow and expand its products and services. This year, Alaska Hammer & Home is excited to announce its partnership with Tyvarian International, an innovative bathroom product that provides the luxurious look of natural stone and tile without the maintenance that comes from cleaning grout lines. Tyvarian is mold and mildew resistant, and 100% waterproof.

Tyvarian products are innovative and unique surfaces manufactured with a new technology that incorporates high-definition images into cultured marble. This Tyvarian process provides the look of natural stone, granite, travertine, onyx and other designs customers love. Tyvarian can be used for shower and bath walls, floors, backsplashes, art and many

other applications. You will be amazed by the colors and styles. We're excited to be the first authorized dealer and company to bring the American-made Tyvarian product line to Alaska.

That's not the only exciting addition to our company's lineup this year. Alaska Hammer & Home is now offering Trex Composite Fencing materials. Trex Fencing is a composite fence made to solve deficiencies in other popular materials. The product is built with wood and the popular composite materials that Trex uses in decking. This results in a durable fence unlike any other.

In 2022, the company created Alaska Hydro Wash, a certified Softwash Systems provider. Softwash Systems is an environmentally-friendly method of exterior cleaning that utilizes a stream of low-pressure water, mixed with biodegradable detergents to safely clean and disinfect any surface. Pressure-washing only blasts away surface debris and doesn't get rid of the algae, mold, bacteria, moss and mildew that reside deep inside exterior surfaces. Our equipment and chemicals are manufactured to deal with these issues. Softwash Systems can last four to six times longer than power-washing alone.

Alaska Hammer & Home takes pride in cultivating products with the highest quality. We look for ones that will outlast other products and materials, and will hold up against Alaska's extreme climates. We look forward to working with customers in the future to help build their next dream project with our unique creative designs and newly-available products.



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