



ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY

REQUEST FOR INTEREST (RFI)



RFI 2025-01 Fireweed Flats

Multifamily Workforce Housing Development Opportunity

Location: 202-204 East Fireweed Lane, Anchorage, Alaska

1. Introduction

The Anchorage Community Development Authority (ACDA) invites Request for Interest (RFI) from qualified developers, design teams, and housing development entities interested in working with ACDA to design, develop, and construct a multifamily workforce housing project on Fireweed Lane in Anchorage, Alaska. This RFI is intended to gauge market interest, solicit conceptual approaches, and identify qualified companies for future development of the site.

2. Project Overview

ACDA's project goal is to facilitate the development of a workforce-oriented multifamily housing complex that strengthens the Anchorage housing supply and supports long-term economic vitality.

This project will develop a durable, energy-efficient, attainable multifamily housing complex featuring twenty-four-plus (24+) units, serving residents with household incomes of 80%-120% of the Area Median Income (AMI).

Development Objectives:

- Create high-quality, well-designed, and resilient workforce housing;
- Deliver sustainable and cost-efficient construction using durable materials and energy-efficient systems;
- Integrate design features that complement the local neighborhood and urban fabric;
- Promote external spaces, community interaction, and long-term utility;
- Showcase innovation in housing design, new technologies and expedited delivery models.

3. Site Description

Property Location: 202 & 204 Fireweed Lane, Anchorage, AK

Legal Description: SMITH #1 BLK 3 LT 5 & 4 (lots have been combined into one lot)

Lot size: 20,900 sq ft total

Class: Commercial

Zoned: B3

Site Conditions:

- Currently vacant and ready for development;
- Accessible to public roadways and utilities;
- Topography and soils suitable for standard foundation systems.

Site Amenities & Infrastructure Needs:

- Tenant parking strategies;
- Centralized laundry facilities;
- Americans with Disabilities Act (ADA) compliance on base floor units;
- Durable, climate-responsive exterior finishes;
- Energy-efficient systems designed for Alaska's cold climate.

4. Development Program Parameters

Project Type: Multifamily Workforce Housing

Unit Mix: 24+ units (must incorporate a portion of two-bedroom, one-bath units)

Target AMI: 80%-120%

Construction Start (Target): Q2 2026

Substantial Completion (Target): End of 2027 building season

Ownership model description: ACDA seeks developer to build, own, and/or operate and maintain the improvements comprising the complex on ACDA-owned land under a long-

term ground lease for a period of at least thirty (30) years. It is anticipated the ground lease will have an initial term of thirty (30) years with options for two (2) five-year (5) period extensions. ACDA will provide the selected developer with a nominal ground lease rental rate for an initial period of time under the ground lease offered to enhance project feasibility and cost recovery

5. Submission Requirements

Interested firms should submit a Letter of Interest and Packet by 4 p.m., February 19, 2026, to:

Anchorage Community Development Authority (ACDA)
245 W 5th Ave., Suite 122; Anchorage, AK 99501
Attn: John Woodbury, Development Associate
Email: jwoodbury@acda.net

Eligible respondents may include prime developers, consultants, engineers, contractors, subcontractors, or service providers capable of meeting or assisting in meeting the project goal.

6.Submission Format

Packets must include:

1. Firm name
2. Business type
3. Contact name and title
4. Phone number and address
5. Email address
6. Statement of Interest - PDF format (maximum 25 pages including visuals and appendices)
7. Proposed or alternative project approach - PDF format (maximum 25 pages including visuals and appendices)

Deadline: **4 p.m. February 19, 2026**

Format: Digital or physical submission accepted at the ACDA front desk (see Section 5 for address)

Delivery: Electronic submission: jwoodbury@acda.net

Subject line: RFI 2025-01 Fireweed Flats

Contact: Please contact the Anchorage Community Development Authority with questions, (907) 276-7275.

7. Evaluation and Next Steps

This RFI is for informational and planning purposes only and does not constitute a solicitation or offer. Responses will be used by ACDA to assess market capacity, refine

project parameters, and inform potential future Requests for Proposals (RFPs) or Requests for Qualifications (RFQs).

8. Design & Construction Priorities

- Attractive, bold and functional architecture instilling neighborhood confidence
- Accessible design for residents of all abilities
- Encouragement of creative approaches with alternative housing typologies that promote affordability and investigate international products

9. Visual and maps

- Satellite overview map of 202 & 204 Fireweed Lane
- Utility service maps (electric, water, sewer, gas)
- Vicinity map showing surroundings (businesses and transit routes)





11. ACDA Statement

ACDA seeks to collaborate with forward-thinking development teams who share the mission of delivering innovative housing options for Anchorage's workforce while reinforcing sustainable, attractive urban growth.