

**Land Sales - New Subdivision Development**

**FY2022 Request: \$500,000**  
**Reference No: 62874**

**AP/AL:** Appropriation **Project Type:** Renewal and Replacement  
**Category:** Development  
**Location:** Statewide **House District:** Statewide (HD 1-40)  
**Impact House District:** Statewide (HD 1-40) **Contact:** Cheri Lowenstein  
**Estimated Project Dates:** 07/01/2021 - 06/30/2026 **Contact Phone:** (907)465-2422

**Brief Summary and Statement of Need:**

This project fulfills the legislative mandate to provide land for Alaskans. This CIP would authorize DNR to propose, design, and develop new subdivisions under statutory requirements. New subdivisions require surveys, appraisals, wetlands delineations, topographical surveys, archaeological surveys, field inspections, access location, road conception, and rights-of-way brushing. If this CIP is fully funded, DNR intends to offer new parcels for sale in FY20, FY21, and FY22. The land sales program contributes to the development of state land, gives Alaskans throughout the State an opportunity to purchase land, puts money into the private sector through service contracts, and creates an income base for the State

<b>Funding:</b>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>Total</u>
1153 State Land	\$500,000						\$500,000
<b>Total:</b>	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000

<input checked="" type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> Ongoing
40% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

**Project Description/Justification:**

Making state land available for private ownership by individual Alaskans is part of the Department of Natural Resources (DNR)'s core mission. At Statehood, Alaska received a large grant of federal land. Alaska's Constitution and AS 38.04 and AS 38.05 require the state to make some of this land available for settlement purposes. DNR makes state land available for settlement by transferring land into private ownership through several programs, including auctions of pre-surveyed lands. This CIP would fund capital expenditures (primarily road and access improvements, land surveys and appraisals, and other development costs) required to develop new subdivisions.

It generally takes four to five years to develop subdivisions for sale to the public. The first year or two of the process generally does not require significant capital expenditures, as DNR is identifying the land for sale, conducting field inspections, preparing best interest findings and public notices. Once the project has gone through this public process, it then takes two or more years to develop the

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subdivision (site plan with soils analysis, wetland delineations, topological survey, archaeology investigation, flood zone determination, survey/monumentation, plat approval, and appraisal).

**Survey contracts planned** include Innoko II, Kantishna II, Mankomen Lake, Redlands II, Clark Bay View Phase II, Kureanof Shores Subdivision, Fritz Creek, Chitanana Lake, Hawk’s Landing, Captain Cook North, and Mukluk Phase I. Other identified project costs include cultural resource surveys, contractual cleanup, public meetings, travel, etc.

**Line Item Detail**

<b>Line Item</b>	<b>Amount</b> <b>(use whole dollars)</b>
1000 Personal Services	
2000 Travel	
3000 Services	
4000 Commodities	
5000 Capital Outlay	\$500,000
7000 Grants	
<b>Total Request</b>	<b>\$500,000</b>