

**Land Sales - New Subdivision Development**

**FY2023 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:** Jashryn Mendoza  
**Estimated Project Dates:** 07/01/2022 - 06/30/2027 **Contact Phone:** (907)465-2495

**Brief Summary and Statement of Need:**

This program authorizes DNR to propose, design and develop new subdivisions. New subdivisions require surveys, appraisals, wetlands delineations, topographical surveys, archaeological surveys, field inspections, access location, conceptual road design, and rights-of-way brushing. 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. The Land Disposal Income Fund is funded through the land sales program.

<b>Funding:</b>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>FY2028</u>	<u>Total</u>
1153 State Land	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000		\$2,500,000
<b>Total:</b>	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$0	\$2,500,000

<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:**

Sec11 Ch1 SLA2021 P105 L32 HB 69 \$750,000  
 Sec8 Ch1 SLA2021 P75 L6 HB 69 \$500,000  
 Sec1 Ch5 SLA2011 P92 L22 SB 46 \$3,700,000

**Project Description/Justification:**

Making State land available for private ownership by individual Alaskans is part of 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.

On average, it takes four to five years to develop subdivisions for sale to the public. The first year or two of that 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, etc.

Once the project has gone through this public process, it then takes two or more years to develop the subdivision (site plan with soils analysis, wetland delineations, topological survey, archaeology investigation, flood zone determination, survey/monumentation, plat approval, and appraisal).

Several subdivisions are in active developments, including Hollies Acres, One Thousand Skies, Small Lakes, Delta Dozen, Windy City, and Square Island Subdivisions . Each subdivision has varying completion dates.

**Line Item Detail**

Line 1000	
Line 2000	
Line 3000	
Line 4000	
Line 5000	500,000
Line 7000	
<b>Total</b>	<b>500,000</b>