

Municipality of Anchorage

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<http://www.muni.org/gbos>
David Bronson, Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Jennifer Wingard, Co-Chairs
Mike Edgington, Amanda Sassi, Guy Wade*

Resolution 2023-26 Of the Girdwood Board of Supervisors

Resolution of the Girdwood Board of Supervisors (GBOS) Identifying Goals for Short-Term Rental (STR) Regulation within Girdwood

WHEREAS, housing throughout the Municipality is listed on STR platforms such as AirBnB, and VRBO, with approximately 1.5% of housing units involved in the STR market Municipality-wide; and

WHEREAS, according to commercially available STR data, almost 20% of the housing units in Girdwood were listed on an STR platform during the previous 12 months; and

WHEREAS, the Anchorage Assembly is considering an ordinance, AO 2023-110, to regulate STRs across the Municipality, requiring registration of STRs and certain commitments to reduce their impact on the quiet enjoyment of neighboring properties; and

WHEREAS, the impact of STRs in Girdwood goes beyond their effect on immediate neighboring properties, creating a distinct set of pressures on the wider housing supply and creating incentives for non-residential use of housing; and

WHEREAS, notwithstanding the above, STRs provide additional visitor accommodation which is a necessary component of Girdwood's economy and can provide both direct and indirect economic benefit to residents; and

WHEREAS, the housing market in Girdwood is distinct from that in Anchorage, with very limited inventory, and median sales prices over twice that of other areas of the Municipality; and

WHEREAS, other outdoor recreation communities with a similar or higher percentage of active STRs have shown that STRs have a negative impact on the availability of Long-Term Rentals and have led to increased housing costs in both rental and purchase of housing.

THEREFORE GBOS resolves that while AO 2023-110 may be a suitable vehicle to address the limited impacts of STRs on other areas of the Municipality, it fails to adequately address the significant impacts of STRs within Girdwood

AND GBOS further RESOLVES that regulation of short-term rentals applied in Girdwood should meet the following four goals:

- Set requirements on STRs to reduce negative impacts on immediate neighbors and provide a reporting and response mechanism
- Direct any fees in excess of administrative cost, and taxes where allowed by charter, to a dedicated fund to mitigate the impact of STRs on the local Girdwood housing market
- Directly or indirectly provide incentives to increase the amount of housing available for long-term rentals as primary-occupancy, and
- Encourage primary-occupancy of housing in Girdwood by distinguishing between:
 - use of primary-occupied residential housing for STRs (either part of the property or for part of the year), and
 - use of housing which is not a primary residence for STRs

PASSED AND APPROVED by a vote of 3 to 1 this 18th day of December 2023.

Mike Edgington

Mike Edgington
GBOS Housing and Economic Committee Supervisor

Margaret Tyler

Attest