

**Municipality  
of  
Anchorage**



*P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>*

*David Bronson, Mayor*

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

**Resolution 2021-18**

**RESOLUTION OF SUPPORT  
FOR ALLOCATION OF PERCENTAGE OF ATTAINABLE HOUSING IN THE AGREEMENT  
FOR DISPOSAL OF HERITAGE LAND BANK (HLB) PARCELS 6-011, 6-016, AND 6-017**

WHEREAS, Girdwood residents and area businesses are struggling to find housing that is affordable within the community while many existing homes here are not owner-occupied and may be used as investment properties for short term (nightly) rental; and

WHEREAS, the community has identified that the need to provide attainable housing for those who live and raise families here and is integral to our community's future; and

WHEREAS, "attainable housing" refers to housing with a purchase price which is attainable for households with incomes in the range of 80-120% of annualized Area Median Income (AMI) for Girdwood; and

WHEREAS, Girdwood Land Use Committee and Girdwood Board of Supervisors have heard concerns regarding housing from the community, and responded with implementing the Girdwood Housing Working Group, which was established in 2018 to review the housing situation and seek solutions to make more achievable housing options available in Girdwood; and

WHEREAS, while many of the options identified by the Housing Working Group are reactive in nature, such as code change regarding Accessory Dwelling Units and possible regulation of Short Term Rentals, there are opportunities to be found in proactive effort to provide for this need in new construction projects; and

WHEREAS, recent Request for Proposals for HLB Parcels 6-011, 6-016 and 6-017 has resulted in selection of Pomeroy Property Development Ltd and partners as the preferred proposal; and

WHEREAS, potential disposal of this land to the entity for the winning proposal provides an opportunity to include attainable housing targeted to meet the needs of workforce and family housing for the community as a whole as well as employees of Alyeska Resort; and

WHEREAS, the Housing Working Group and the Girdwood Land Use Committee have requested that the Girdwood Board of Supervisors make this request for a percentage of attainable housing in addition to Alyeska Resort employee housing be included in the agreement for disposal of the HLB parcels under consideration; and

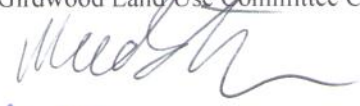

WHEREAS, the Girdwood Land Use Committee supported this request by a vote of 15 in favor, 0 opposed and 3 abstaining at their regular meeting on July 12, 2021.

THEREFORE, the Girdwood Board of Supervisors resolves support for HLB to prioritize allocation of a percentage of attainable housing in addition to employee housing to be included in the agreement for HLB Parcels 6-011, 6-016 and 6-017.

PASSED AND APPROVED by a vote of 5 to 0 this 16<sup>th</sup> day of August, 2021.

Mike Edgington, Girdwood Land Use Committee Chair

Date 8/17/21

Attest