

\*\*\* DRAFT \*\*\*

**ANCHORAGE, ALASKA  
AO No. 2022-\_\_**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY SUBMITTING**  
2 **TO THE QUALIFIED VOTERS RESIDING IN THE GIRDWOOD VALLEY**  
3 **SERVICE AREA (GVSA) AT THE REGULAR ELECTION ON APRIL 4, 2023, A**  
4 **BALLOT PROPOSITION TO ADD TO THE GVSA'S EXISTING POWERS THE**  
5 **POWER TO PROVIDE SERVICES IN SUPPORT OF POLICIES THAT PROMOTE**  
6 **LOCAL HOUSING AND ECONOMIC STABILITY; AND AMENDING**  
7 **ANCHORAGE MUNICIPAL CODE SECTIONS 27.20.110 AND 27.30.020 UPON**  
8 **VOTER APPROVAL OF THE BALLOT PROPOSITION.**

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9  
10 **WHEREAS**, Anchorage Municipal Charter section 9.01 provides that a service area  
11 may be altered only with the approval of a majority of those voting on the question  
12 within the area affected; and  
13

14 **WHEREAS**, the Girdwood Valley Service Area Board of Supervisors passed  
15 Resolution 2022-\_\_, dated November \_\_, 2022 requesting the Anchorage  
16 Assembly to initiate a ballot proposition for the April 4, 2023, general election to add  
17 to the GVSA's existing powers the power to study, recommend and provide services  
18 in support of policies that promote local housing and economic stability;  
19

20 **WHEREAS**, the GVSA mill rate will not be changed by this proposition, currently set  
21 in Anchorage Municipal Code section 27.30.020 at a maximum attainable rate of 6.0  
22 mills;  
23

24 **WHEREAS**, this ordinance will not itself have any economic effects; now, therefore,  
25

26 **THE ANCHORAGE ASSEMBLY ORDAINS:**

27  
28 **Section 1.** Pursuant to Anchorage Municipal Charter § 9.01(a), a ballot proposition  
29 in substantially the following form shall be submitted to the qualified voters of the  
30 Municipality currently residing within the Girdwood Valley Service Area at the April  
31 4, 2023 regular municipal election:  
32  
33

34 **PROPOSITION NO. \_\_**  
35 **GIRDWOOD VALLEY SERVICE AREA**  
36 **LOCAL HOUSING AND ECONOMIC STABILITY POWER**  
37

38 This proposition would add to the existing powers of the Girdwood  
39 Valley Service Area the power to provide services in support of  
40 policies that promote local housing and economic stability. This  
41 proposition would not authorize the Girdwood Valley Service Area to  
42 levy any additional taxes. Exercise of this new power, if approved,  
43 would be paid for by taxes levied under the service area's current  
44 maximum mill rate of 6.0 mills.

1  
2 Shall this new power be added to the existing powers of the  
3 Girdwood Valley Service Area?  
4

5 (AO 2022-\_\_)

6  Yes  No  
7  
8

9 **Section 2.** Anchorage Municipal Code section 27.20.110 is hereby amended to  
10 read as follows:  
11

12 **27.20.110 Girdwood Valley Service Area board of supervisors.**  
13

14 There is established a board of supervisors for the Girdwood Valley Service  
15 Area consisting of five persons elected in accordance with the provisions of  
16 this chapter. The board shall be constituted and shall function in the manner  
17 prescribed in this chapter in the exercise of fire prevention and protection,  
18 street construction and maintenance, solid waste collection, parks and  
19 recreation services, the operation and maintenance of a municipal cemetery,  
20 [AND] the provision of police protection services, and services that support  
21 local housing and economic stability, all at the sole expense of the Girdwood  
22 Valley Service Area.  
23

24 (AO No. 260-76B; AO No. 77-373; AO No. 2000-37, § 1, 2-22-00; AO No.  
25 2000-38, § 1, 2-22-00; AO No. 2002-55, § 2, 4-9-02; AO No. 2015-6, § 2, 1-  
26 27-15/4-7-15; AO No. 2016-11(S), § 2, 7-1-16)  
27

28 **Section 3.** Anchorage Municipal Code section 27.30.020 is hereby amended to  
29 read as follows:  
30

31 **27.30.020 Girdwood Valley Service Area.**  
32

33  
34 There is established a service area within the municipality to be the Girdwood  
35 Valley Service Area (GVSA) of the municipality, as outlined on the map  
36 located in section 27.30.700. The following powers shall be exercised within  
37 the service area: street construction and maintenance, solid waste collection,  
38 fire protection, parks and recreation (effective January 1, 1979), the operation  
39 and maintenance of a municipal cemetery, [AND] the provision of police  
40 protection services, and the provision of services in support of policies that  
41 promote local housing and economic stability. All the foregoing powers are  
42 at the sole expense of the Girdwood Valley Service Area. The Girdwood  
43 Valley Service Area shall establish a maximum attainable mill levy rate not to  
44 exceed 6.0 mills.  
45

46 (AO No. 260-76B; AO No. 78-165(AM); AO No. 91-115; AO No. 2005-16(S),  
47 § 2, 4-19-05; AO No. 2015-6, § 3, 1-27-15/4-7-15; AO No. 2016-11(S), § 3,  
48 7-1-16)  
49

1 **Section 4.** Sections 2 and 3 of this ordinance shall become effective upon  
2 certification of the regular election held April 4, 2023, if, but only if, the proposition  
3 set forth in Section 1 is approved by a majority of the qualified voters voting on the  
4 question. The remainder of this ordinance shall become effective immediately upon  
5 passage and approval by the Assembly.  
6

7  
8 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
9 of \_\_\_\_\_, 2022.

10  
11  
12  
13  
14 Chair \_\_\_\_\_

15 ATTEST:

16  
17  
18 \_\_\_\_\_  
19 Municipal Clerk

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# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM -2022

Meeting Date: November XX, 2022

\*\*\* DRAFT \*\*\*

1 **From:** Assembly Chair LaFrance and Assembly Member Sulte

2  
3 **Subject:** AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY  
4 SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE GIRDWOOD  
5 VALLEY SERVICE AREA (GVSA) AT THE REGULAR ELECTION ON APRIL  
6 4, 2023, A BALLOT PROPOSITION TO ADD TO THE GVSA'S EXISTING  
7 POWERS THE POWER TO PROVIDE SERVICES IN SUPPORT OF  
8 POLICIES THAT PROMOTE LOCAL HOUSING AND ECONOMIC  
9 STABILITY; AND AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS  
10 27.20.110 AND 27.30.020 UPON VOTER APPROVAL OF THE BALLOT  
11 PROPOSITION.  
12

13 The ordinance submitted with this memorandum would send to voters residing with the  
14 Girdwood Valley Service Area the question of whether to add to the existing powers of the  
15 GVSA the power to “provide services in support of policies that promote local housing and  
16 economic stability.” The proposition would not increase, or otherwise affect, the ability of the  
17 GVSA to levy and collect taxes.  
18

19 Girdwood is a geographically separate community within the Municipality of Anchorage, with  
20 some unique challenges:  
21

- 22 • A substantial proportion of housing demand in Girdwood is for uses other than full-time  
23 primary residential occupation (e.g. second/vacation homes, short-term rentals, etc.).  
24
- 25 • There is limited developable land, development costs are high and there are few other  
26 nearby communities with housing opportunities and availability.  
27
- 28 • Local employment is dominated by the relatively low-wage service and recreational  
29 sectors, yet housing demand is driven by those not employed in the local economy.  
30

31 These traits cause an extreme mismatch between the cost of housing and the income  
32 distribution of residents and employees in the Girdwood community and is a common  
33 characteristic of resort communities. Almost 70% of Girdwood's housing units are  
34 second/vacation homes or used as commercial visitor accommodations (e.g. AirBnB, VRBO,  
35 Vacasa).  
36

37 The ability to “provide services in support of policies that promote local housing and economic  
38 stability” would empower the Girdwood Valley Service Area to provide services that address  
39 the scarcity of housing available that's affordable for employees in the community and other  
40 related issues.  
41

1 By way of example, if the proposition is approved, the Girdwood Valley Service Area, if directed  
2 by its Board of Supervisors, could:

- 3
- 4 • Develop a Housing Action Plan for the Girdwood Valley Service Area
- 5 • Provide services in support of Plan, and
- 6 • Research, develop and recommend to the Assembly and Administration changes to the  
7 municipal code and local policies that would promote housing and economic stability  
8 within the GVSA.
- 9

10 It is recommended the Assembly approve this ordinance.

11  
12 Prepared by: Assembly Counsel's Office

13  
14 Respectfully submitted: Suzanne LaFrance, Assembly Chair  
15 District 6, South Anchorage, Girdwood & Turnagain Arm

16  
17 Randy Sulte, Assembly Member  
18 District 6, South Anchorage, Girdwood & Turnagain Arm

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GVSA Economic & Housing Stability Power - Draft budget for Year 1

Housing Implementation Plan	\$ 65,000.00
Other consulting/Legal	\$ 20,000.00
<b>Total</b>	<b>\$ 85,000.00</b>

Estimated Mil rate	0.11
Annual cost to avg residential owner	\$ 50.02