

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 & Briana Sullivan, Co-Chairs

Jennifer Wingard, Amanda Sassi, Guy Wade

November 21, 2022
GBOS Work Session
RE: Housing and Economic Stability Power
Minutes Draft
5:00 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community Room, 250 Egloff Rd:

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings. The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 5:00 p.m. Briana Sullivan, Co-Chair

Roll Call: Attending are Mike Edgington, Briana Sullivan, Amanda Sassi, Guy Wade. Jennifer Wingard is absent
Disclosures None

Agenda Revisions and Approval

Nov 21 GBOS Work Session Agenda approved Mike Edgington/Guy Wade Assent Vote

Agenda:

Discussion of additional power for GBOS to collect property tax for Housing and Economic Stability within the GVSA. Service Areas throughout Anchorage have a variety of powers. Girdwood has a number of powers as identified in code: Roads, Police, Fire, Parks and Recreation, and Cemetery. Cemetery service is the most similar to the concept of this new power that is being proposed, as the cemetery service paid for study and may pay for grant writing to build a cemetery in Girdwood.

Funding of this power would be used to complete credible and up-to-date housing study and identify a method to meet those needs via a housing authority, non-profit, land trust, etc. Actual creation of housing or other programs would be accomplished through fundraising by that entity, not by the service area.

Budgeting cannot be accomplished until the power is granted by the GVSA voters. If this item makes it on to the spring 2023 election ballot, budget would need to be completed and revisions to the budget would need to be incorporated in the first quarter revisions. GVSA has the power to tax up to 6 mills. This proposal does not request to exceed the 6 mill cap. For first year funding, it is estimated that .11 mills (\$50 per average homeowner) will be needed. It is possible that changes in other service area budgets could be made to achieve this funding and designate it for Housing and Economic Stability.

This will not change land ownership from MOA to Girdwood, but it could make the GVSA a land manager for some areas of land currently managed by HLB or MOA. This would be similar to Parks and Recreation management of park land and trails.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

If Assembly Ordinance is passed by the Assembly, item will go on the MOA ballot this spring. Item to be introduced at Assembly after receiving support in Girdwood. Item will be discussed this evening at GBOS and at a joint LUC/GBOS meeting next MON at 5PM, in an effort to have it move to Assembly soon.

Concern is expressed that there is not concrete deliverable that will be received through this power, and that other entities are already engaged in housing study and non-profits that can work on affordable housing exist. It is discussed that this power provides the requirement for that work to be done on behalf of the public, instead of being stakeholder led outside of government. This power closes the gap that currently exists between the concept of a way for GVSA to have mechanism to deal with local housing needs and the reality of the GVSA to have that mechanism. This item has been a sticking point in the Holtan Hills land/seed money discussions with HLB.

PUBLIC COMMENT: None

Adjourn 5:43PM