



RANDY SULTE
DISTRICT 6 | SOUTH ANCHORAGE

MEG ZALETEL
DISTRICT 4 | MIDTOWN

Anchorage Assembly Approves Ordinance to License Short-Term Rentals

March 20, 2024

Last night, the Anchorage Assembly approved [AO 2023-110\(S-1\)](#), As Amended, an ordinance sponsored by Member Randy Sulte and Vice Chair Meg Zaletel to create a program to license short-term rentals. The license requirements will go into effect no earlier than September 15, giving the Municipal Clerk time to set up licensing procedures and work with local operators to register.

“A goal of this ordinance is to safeguard the renter, the property and neighborhood value,” said ordinance co-sponsor **Assembly Member Randy Sulte**. “Currently, neighbors of short-term rentals have little recourse for dealing with problem properties. This ordinance puts into place a system to enforce existing public safety requirements and require short-term rental owners respond to problems in a timely manner.”

Ordinance co-sponsor **Vice Chair Meg Zaletel** added, “our community is in the midst of a housing crisis and we simply don’t have the data to understand how short-term rentals are effecting our housing market. This program will give us data that is currently held tightly by the rental platforms to make informed decisions in the future.”

About the Licensing Program

- Applies to property owners who rent out units for less than 30-day increments; the license fee is waived for deployed military, operators who rent for less than 15 rental days per year, owners who live

on site or a neighboring property as their primary residence, and STRs that also rent long term for more than 180 days per year.

- A \$200 to \$400 annual license fee with a 1- or 2-year period determined by the Clerk upon implementation and evaluated annually to cover administrative cost.
- Requirement of \$500K minimum insurance coverage, comparable to a bed & breakfast of similar size, which is waived for insurance provided by several major platforms.
- Requires 24/7 On-Call Manager AND/OR an alternate to respond within 24hours through a variety of means.
- Requires short-term rental owners and guests abide by all applicable existing municipal noise, housing, public health, trash storage and disposal, and fire and safety ordinances.
- The Municipal Clerk has no less than 180 days to develop licensing procedures.

As the licensing program is established, information can be found on the [Municipal Clerk's licensing site](#).

Contact

Randy Sulte | District 6, South Anchorage, Girdwood & Turnagain Arm
randy.sulte@anchorageak.gov

Meg Zaletel | District 4, Midtown Anchorage
meg.zaletel@anchorageak.gov



Legislative Services

Anchorage Assembly | Municipality of Anchorage

907-343-4125

www.masls@anchorageak.gov



Municipality of Anchorage
Mayor Dave Bronson

Office of the Mayor

Date: March 20, 2024
To: Anchorage Assembly
From: Mayor Dave Bronson
Subject: Veto of Ordinance No. 2023-110

Today, in accordance with Section 2.30.100 of the Anchorage Municipal Code (AMC) and Section 5.02 of the Municipal Charter, I am issuing a veto for AO 2023-110, an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Title 10 to add a new chapter for the licensing and regulation of short-term rental operations in the municipality and amending AMC section 14.60.030, the Municipal Fine Schedule, to add corresponding fines. This ordinance was approved during the Assembly's regular meeting of March 19, 2024.

The Anchorage Assembly should not be meddling in an individual property owner's ability to make a living for themselves and their families. Private property owners deserve to continue to be able to provide valuable housing offerings within the municipality on AirBnB, VRBO, and other outlets. Regulating, licensing, notification requirements, taxation and fining of private property owners will further minimize options in the Anchorage housing market.

Homeowners have worked hard to sustain their investments over the course of many years and should be provided any opportunity to earn further income because of their hard work and home ownership.

For the above reasons, I hereby veto AO No. 2023-110.



IMAGINE! GIRDWOOD

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**GIRDWOOD
COMPREHENSIVE
PLAN - DRAFT**

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**Public Comments
Open through
March 31st**

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ImagineGirdwood.org
for Maps and Plan Documents
physical copy at library for reference

Imagine! Girdwood



**REQUEST FOR INFORMATION
GIRDWOOD SOUTH TOWNSITE
HLB LOT 6-076**

Girdwood Community Land Trust
PO Box 647
Girdwood, AK 99587

Anchorage Home Builders Association
Builders Council
The Plan Room
Builders/Developers

February 28, 2024

Subject: Request for Information - Girdwood South Townsite Development

Dear Builder/Developer Community,

The Girdwood Community Land Trust is currently assessing development opportunities within the Girdwood South Townsite area. As part of our due diligence process, we are seeking information and input from experienced builders and developers regarding the potential development of this site.

Girdwood Community Land Trust is a 9-member volunteer board. One of our goals is to steward land for community uses, which includes workforce housing. Our organization has been working with the Heritage Land Bank for several years. We are named for parcel 6-076 in their annual and 5-year management plan. We have secured a Letter of Interest on this parcel and have received written permission from the Real Estate Director to issue this Request For Information(RFI). We stand ready to help facilitate a long-term lease of 55 years for \$1/per year. This is due to our nonprofit status, and an existing, identified need in our community. To achieve success and our goal, we are seeking to work with a development and building partner who is interested in creating the type of housing we think is needed in our community.

We kindly request your participation in providing information to assist us in better understanding the feasibility and potential for development within the Girdwood South Townsite. Your expertise and insights are invaluable as we explore the possibilities for this area.

Please find below a list of questions we would appreciate your response to:

1. Do you think the Girdwood South Townsite is reasonably developable for permanent housing?
2. Do you believe this area should instead be utilized for recreational and non-permanent uses?
3. What is your draft concept site plan you would suggest for development within the Girdwood South Townsite? Please note that this does not need to be a formal survey, but rather a preliminary concept of your proposed development.
4. What type of housing would you propose at this location? Please provide details regarding the housing type, size, density, and any other relevant considerations.
5. Do you have previous experience in creating neighborhoods, developing roads, needed infrastructure, etc. Please provide 3 examples.

If you are interested in providing a response, we request you send an email (girdwoodlandtrust@gmail.com) stating your interest and intent to submit a response. We will then direct you to additional resources and information. This step is not required, but encouraged, so we can pass along the most relevant information for formulating your concept.

The deadline for your response to this Request for Information is March 26, 2024. Your timely input is greatly appreciated.

Please submit any questions and your responses via email to girdwoodlandtrust@gmail.com

For more information regarding Girdwood South Townsite, our organization and polling done with our community, please visit our website: www.girdwoodlandtrust.org > Things that Inspire (upper menu button)

Thank you for your attention to this matter. We look forward to receiving your insights and suggestions regarding the development of the Girdwood South Townsite.

Sincerely,

Girdwood Community Land Trust

Board of Directors

Additional Information from GCLT:

- Mitigation of California Creek may be needed as the water is meandering, especially at Forest Fair Beer Garden area, which is up-valley of this parcel.
- There is a plat note that states the road needs to be developed the length of the parcel. This would include 850' on one side and 1200' along Karolius.
- Karolius currently exists as a dirt/gravel road.
- The Girdwood Area Plan is underway and we are suggesting this area as “Mixed Use” under the new Land Use Map.
- There is an adopted Master Plan in place. Girdwood South Townsite Master Plan.
- Heritage Land Bank has added an update of the Master Plan on their annual and 5-year plan. The plan has been approved at HLB Advisory Commission and awaiting assembly approval.

Supplemental Questions:

- 1.) Are we limited to 33 units?
 - a. The municipality traffic department has previously suggested that a max of 33 units are possible due to lack of secondary access.
 - b. Do you have any alternative ideas to work around this issue?
- 2.) What do you recommend for mitigation of the meandering creek?
 - a. Do you have any experience with this kind of work?
 - b. Have you worked with the Army Corps of Engineers previously?
- 3.) What variances, if any, would you need for your concept to work?

GCLT Suggested Concepts:

- 1.) Small Cabin Complex (Preferred – Polled high with community.)
 - a. Sized accordingly to be at or below \$400,000.
 - b. Girdwood residents often discuss how well the “Bird Houses” are a great example of what we need to see more of. These are 15 chalet-type homes that average 800 SF. They share a 1.5 acre lot, which is owned by the Condo Association. The structures are individually owned, detached “condos.”
- 2.) Apartment Building
 - a. Open to builder owning the building.
 - b. Looking for rent price points of \$800 - \$1000.
 - c. Size units accordingly to reach price point goal.

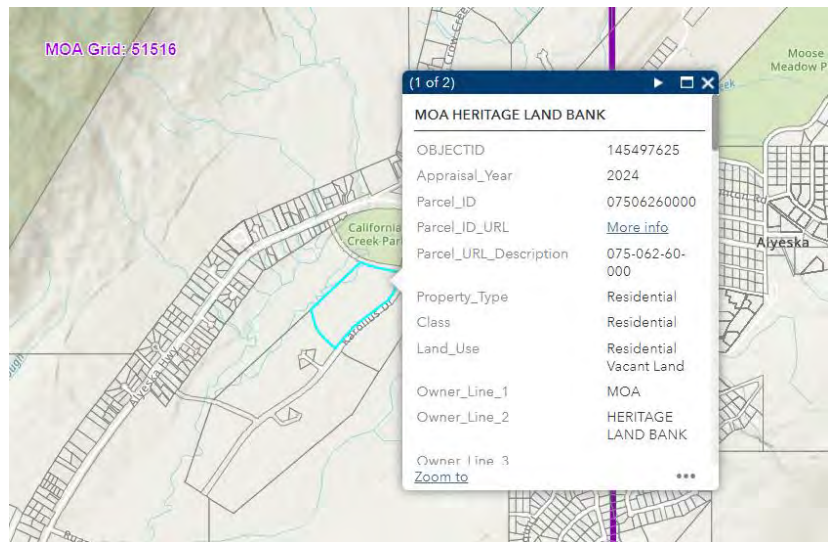
- 3.) Open to some traditional market-rate development to help make project pencil. Majority of project (51%+) should focus on attainable housing pricing (\$400K for purchase, \$800-1000/month for rent)
- 4.) Open to creative ideas that are outside of those referenced.

Attachment A: Parcel Map

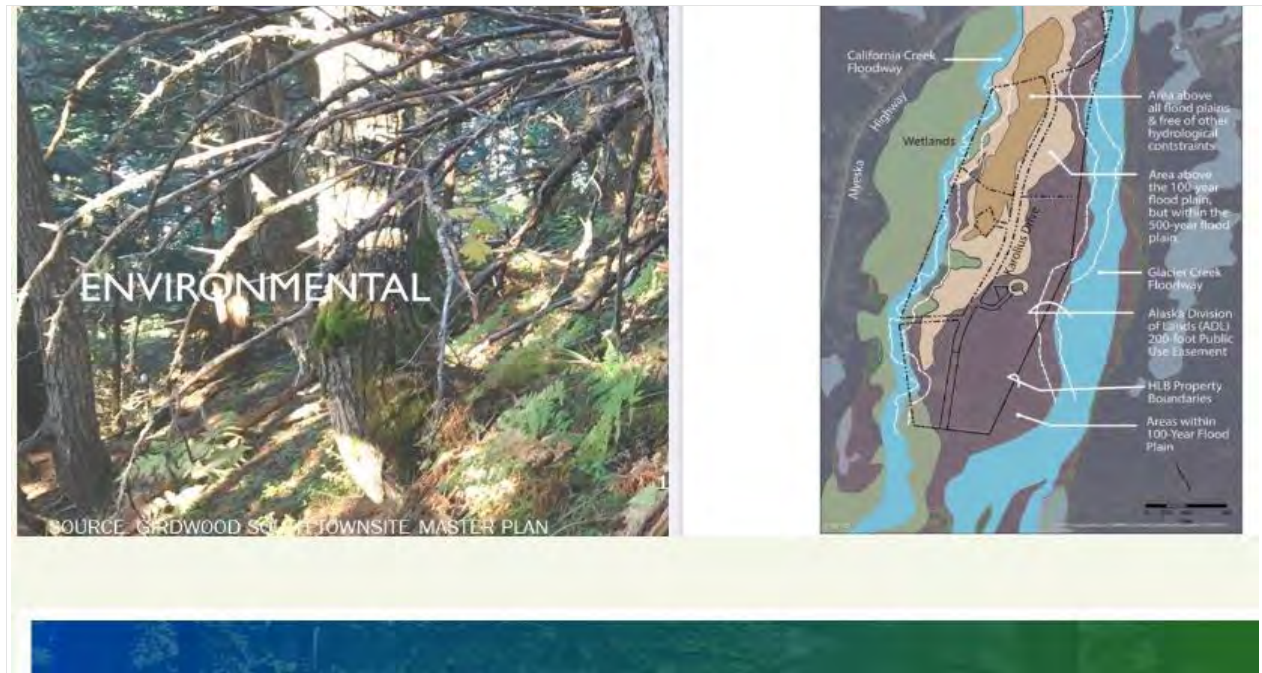
Girdwood South Townsite Maps



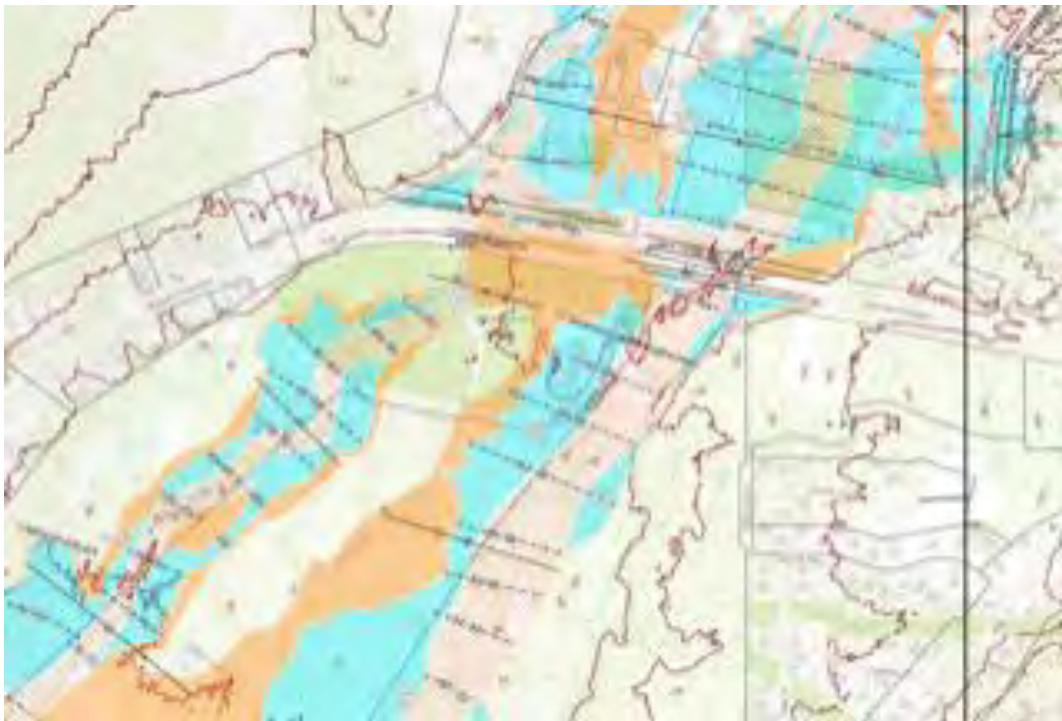
Parcel 6-076



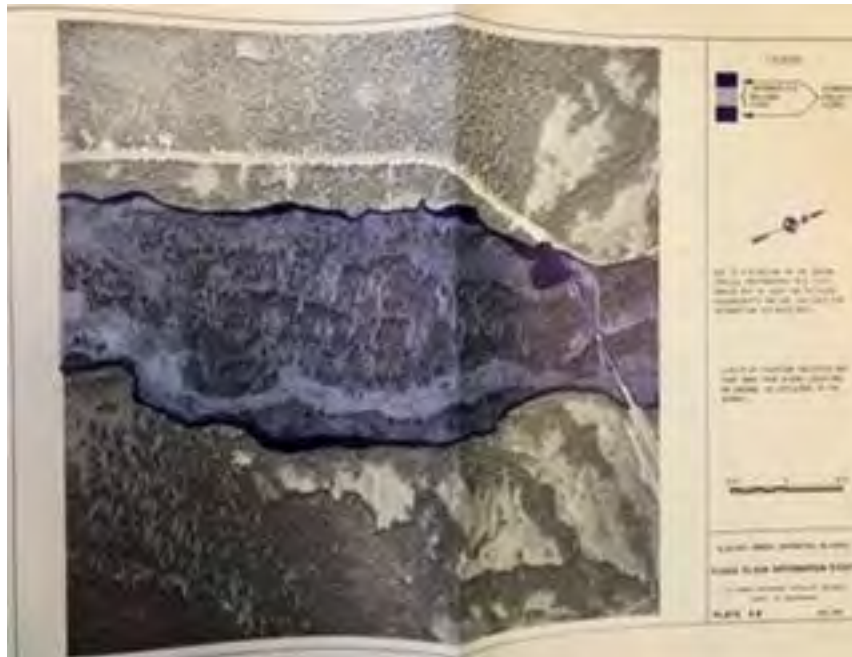
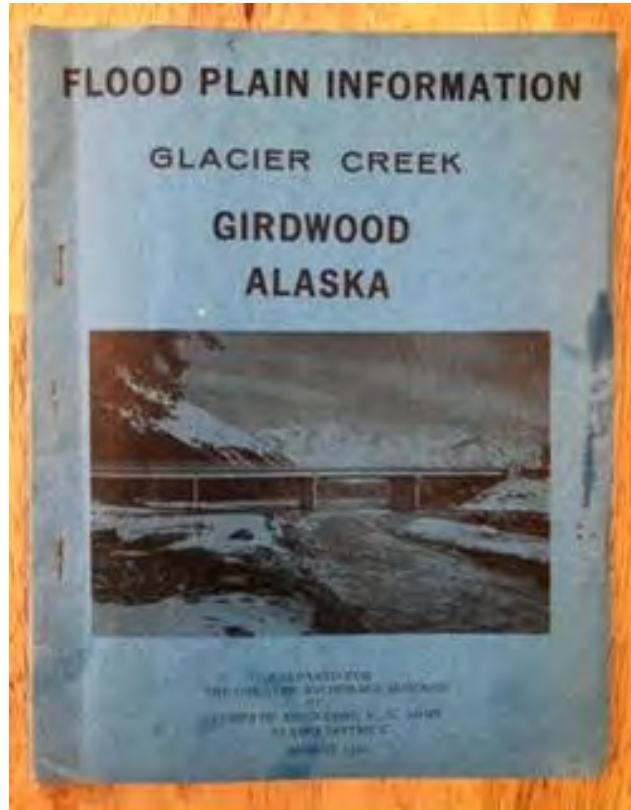
Attachment B: Environmental Constraints

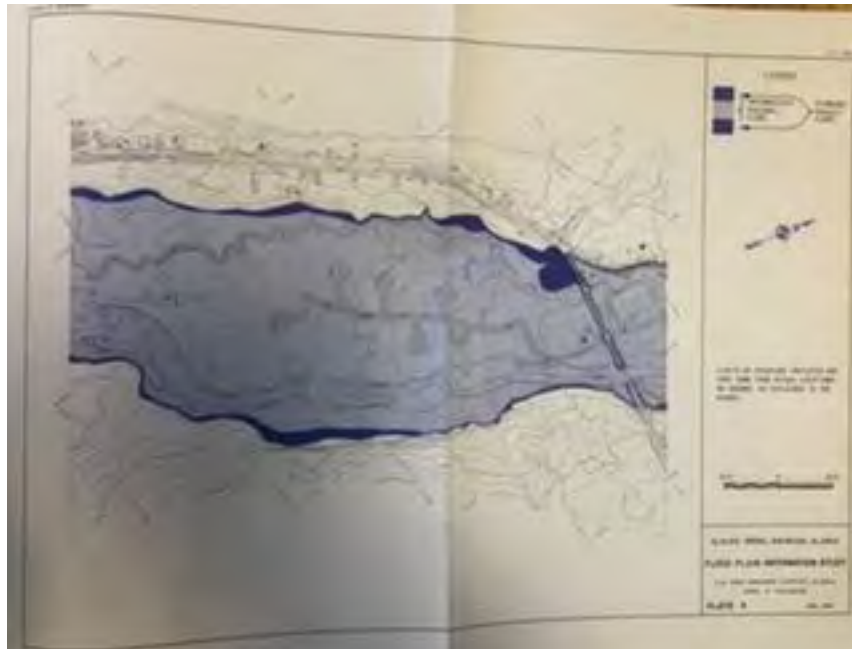


Flood Map:



Historical Flood Plain Information – 1969:





Flooding in South Townsite – Summer 2023: (additional photos on website)



Incentive Program for Converting Short-Term Rentals to Long-Term Rentals

Funding

Where Could the Cash Come From

- Local Bed Tax
- Local Separate Resort Tax
- Local Sales Tax
- Short-Term Rental License Fee
- Property Taxes
- Non-Profits
- Foundations
- Cuts in Other Budgeted Spending

Who the Cash Could Come From

- MOA residents
- Girdwood Residents
- Second-Homeowners
- Tourists and Visitors

Issues

- The MOA does not designate taxes raised for specific reason to be “restricted” in general though the bed tax seems to be an exception

Expenditures

- X% Administrative Costs
 - o STR Regulation
 - o Landlord qualifying for LTR Incentive
 - o Renter being qualified to participate in program
- Y% Subsidy
 - o A direct cash payment to the LTR for filling all obligations to qualify for subsidy

Key Qualification for Property Owner

- A maximum amount of rent can be charged
- Property must be in Girdwood
- Tenant must work in Girdwood
- Applicant must be the Property Owner

Key Qualification for Renter

- Must work in Girdwood X hours per week
- W-2s must be provided and Government ID
- Background check required
- Tenant must be 18 years or older, Households allowed
- Applicant must be the Property Owner

Incentive Program for Converting Short-Term Rentals to Long-Term Rentals

Duration of Program – 4 years

Funding sources

- Local bed tax from hotel and STRs - \$100,000 per year plus 3% occupancy tax
- Annual licensing fee to STR - \$1,000 per license
- Annual penalties for non-compliance of paying licensing fee - \$50,000 per year
- Local foundations
- Area non-profits

Source to Hold Funds and Administration – Girdwood Community Land Trust

- Local bed tax of \$100,000 intended to cover 1 PME salary/benefits/overhead to handle all administrative tasks for
 - 1) tracking short-term rental compliance
 - 2) tracking long-term rental compliance for subsidy eligibility
- 3% occupancy tax and license fee collection would be collected with funds used for subsidies. Additional donations can also be allocated to subsidies.

Overview

- Incentive Chart for Homeowners to Long-Term Renting
 - o Ratings chart
 - o Commitment Defined
 - o Homeowner Defined
 - o Bedrooms Defined
 - o Incentive Distribution Timing
 - o Potential for Drawing if applicants exceed funding available
 - Property limit
 - Time limit
 - Process
- Program Administration
 - o Administration of payment to Homeowners
 - o Lease compliance
 - o Support role/tenant screening
- Eligibility for Property Owners
 - o Location - in Girdwood Area District defined
 - o Status – legally permitted unit. If legal STR must have all taxes/fees paid
 - o Ownership – applicant must be owner or representative of the owner
 - o Rental Affordability – The maximum amount of rent to be charged to an individual shall not exceed
 - o Property Conditions
 - o Signed Application with Girdwood Community Trust
 - o Signed Lease Agreement with qualified tenants working for employer in Girdwood
 - o Successful Midway and Final Lease Checks for Final Award
 - o Homeowners renting a portion of their home get 50% of the chart amount

- Homeowners renting an ADU or Tiny home with separate entrance, at least one bedroom, private kitchen, bathroom get 100% of the award
- Homeowners renting an RV space can get 50% of the award and can there is CAP on the RV space parking
- Developers or employers as landlords. Businesses with housing are ineligible. Private homeowners are eligible. Business owners with private property are eligible
- Change of Ownership. Old owners are disqualified and clawback applies
- Failure to Comply with Lease. Homeowner can be disqualified and clawback applies
- Eligibility for Tenants
 - Application
 - Work in Girdwood at least 30 hours per week per tenant
 - Required documentation for tenant include government issued ID, and Copy of W-2 or last two months paystubs
 - Background check
 - Household defined: two or more adults, 18 years or older, related or unrelated but living together in one house.
 - Tenant defined: an adult, 18 years or older, applying to be matched into a rental unit in Girdwood for use as their primary residence
- Program Evaluation
 - GCLT Staff and Board of Directors evaluate program annually. Tracks the following data
 - Number of homes unlocked as long-term rentals
 - Types of homes unlocked
 - Number of units converted from short to long-term rentals
 - Rental prices for each unit in the program with an average per bedroom
 - Income of renters served
 - Employers served
 - Number of rentals extended beyond 6 month leases
 - Number of rentals extended beyond 12 month leases
 - Program participant surveys (homeowners and tenants)
 - Ensure compliance with HUD Fair Housing Act and any Local Landlord/Tenant Acts

Summary of GBOS actions and status in connection with GHEC resolutions. Green are complete; yellow is informal but public action

GHEC resolution	Topic	Request to GBOS	GBOS initiative	Status
2023-01	Workforce Rental housing	No action requested	A component of Housing Goals	Feb 26; item 17
2023-02	STR regulations for Girdwood	Pursue implementation of a specific proposal	Girdwood STR regulations	<p>1) GBOS Resolution 2023-26 - requirements for Girdwood STR regulations</p> <p>2) Feb 26; consider resolution supporting specific amendments to AO 2023-110 (i.e. require STR platforms to report tax receipts by locality; clarify LTR exemption to full registration fee; strengthen Land Use conformance)</p> <p>3) New business item on Feb 26 agenda - Girdwood STR regulations</p>
2023-03	Room Taxes to Girdwood	Request 2/3 of Room Taxes from Girdwood	Other funds for housing	<p>1) Prop 7 - complete</p> <p>2) Raised in public testimony on AR 2024-30 at Feb-13 Assembly</p> <p>3) working on due diligence before introducing item in March/April GBOS</p>
2024-01	Local management of 5 HLB Parcels	<p>a) recommend local transfer</p> <p>b) request inclusion in HLB workplan</p>	<p>1) HLB work plan comments</p> <p>2) Work with HLB at future withdrawal & transfer</p>	<p>1a) HLB workplan comments & Feb 26, item 8</p> <p>1b) For anything not accepted by HLB, Assembly sponsors ready to offer amendment to HLB plan - resolution when HLB workplan gets to Assembly</p>

January 17, 2024

A resolution of Girdwood Housing and Economic Committee to provide Long Term Rental (LTR) units in the Girdwood area by restricting the rental of Accessory Dwelling Units (ADU) to 30 days or longer.

Whereas:

- There is a lack of Long Term Rentals (LTR) available in Girdwood for workforce housing and seasonal employees
- There is an immediate need to make available additional LTR units
- Girdwood Housing and Economic Committee is looking for solutions that result in mitigation of the impact that Short Term Rentals (STR) activity has on available workforce housing
- There are no revenue sources immediately available to fund other incentive programs to increase the supply of LTR
- The intent and purpose of Accessory Dwelling Units is stated in 21.09.050B:
 - Increase the supply of supplemental housing through flexible use of existing housing stock, land supply, and infrastructure;
 - Respond to the local needs for seasonal housing
- There are no restrictions on the use of ADU for STR, which defeats the stated intent and purpose of these size limited properties

Therefore let it be resolved that GHEC advises GBOS to pursue a change in Title 21, Chapter 9, that defines the allowed use of ADUs to only permit rentals for 30 days or longer.

[NEW language]

21.09.50 Use Regulations

2. Use-specific standards for accessory uses:

a. Accessory Dwelling Units

iii. Requirements

(A)Maximum number of accessory units. Only one accessory dwelling unit, as defined in Section 21.05.070D., shall be allowed on any single-family residential lot. The accessory dwelling unit may be a rental unit. **[If rented or leased, the accessory dwelling unit shall not be used for rental periods of less than 30 days.]**



[Chapter 21.09 - GIRDWOOD \(NEW CODE - Effective January 1, 2014\) | Code of Ordinances | Anchorage, AK | Municode Library](#)

b.
gC-2 (Girdwood Station/Seward Highway Commercial) district.

i.
Location. The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

ii.
Intent. The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. **Because of the proximity to the Seward Highway, residential uses are not appropriate in this district.** Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

iii.
District-specific standards. Building and landscape materials, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

c.
gC-3 (Old Townsite Commercial/Residential) district.

i.
Location. The gC-3 district is comprised of the land north of the gC-2 district, east of the Alyeska Highway, south of the Alaska Railroad, and west of Glacier Creek at the entrance to Girdwood Valley.

ii.

Intent. This district reflects the development pattern of early Girdwood, with a mix of houses and small businesses on small lots creating the appearance of a small, historic town. There are still many vacant lots in this district to be developed with either residences or small commercial and craft-oriented businesses to retain the unique scale and visual quality of this district.

iii.

District-specific standards.

(A)

Residential character. To maintain overall neighborhood integrity, new nonresidential development in the old townsite shall have a residential character, even though the zoning permits commercial uses. Elements of residential character in the old townsite include predominantly pitched roofs, porches and protected entryways, rectangular and vertically oriented windows recessed into the exterior wall or window trim, no blank walls, and special attention to the detailing of windows, doors, porches and protected entries on the ground floor. Siding and trim shall be traditional residential in appearance, and avoid materials associated with industrial uses.

(B)

Parking. On-street parking may satisfy parking requirements; excessive on-site parking is discouraged. Up to 50 percent of the width of the front setback may be used for parking, provided parking lots allow for sidewalks so pedestrians may comfortably and safely walk by parking stalls.

(C)

Accessory structures and outdoor storage. Uses shall adhere to residential district standards for outdoor storage and accessory structures.