

Girdwood Housing and Economic Committee
June 28, 2023
Regular Meeting
Minutes Final
12:00 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:

This Advisory Committee is subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

All committees of the GBOS operate under the Girdwood Public Meetings Standards of Conduct.

Call to Order 12:02 p.m. Brett Wilbanks, chair

Attending are Brett Wilbanks, Krystal Hoke, Thomas Meding, Tim Cabana, Matt Schechter, Erin Eker, Brooke Lavender.

GBOS HEC supervisor Mike Edgington is attending, as is GBOS co-chair Briana Sullivan

Other attending is Katie Vachris with SOA Mental Health Trust.

Agenda Revisions and Approval

June 28 2023 meeting agenda approval Erin Eker/Matt Schechter Assent

*Division between old and new business added during meeting

May 31 2023 Meeting minutes approval Erin Eker/Matt Schechter Assent

Old Business:

1. Organizational details

Operating rules were presented in May, adjustments made based on committee member comments.

Motion:

GHEC moves to approve the operating rules as presented

Motion by Tim Cabana, 2nd by Thomas Meding

Motion carries by Assent vote

2. Set Primary Goals and timeline for completion

- Review parcels that members think are most developable to produce housing
6-039 along Alyeska Highway near the Transfer station.

This parcel could be accessed by road from Ruane that ends in a cul de sac. Parcel would need water.

6-076 South Townsite parcel

6-134 Also in South Townsite but in flood plain. This would be good for moveable housing, such as RV, as Seward has done along their waterfront. This idea was presented some years ago by Lottie Michael, but was not accepted by the community as there were concerns it would become long-term mobile home park instead of shorter-term RV use.

Krystal Hoke offers to present a concept site plan for use of this parcel for an RV Park.

Group adds these ideas to the new draft matrix.

Sub-group forms to review the parcel list from HLB and other properties that may come up.

Sub-group consists of Tim Cabana, Thomas Meding. Kyle Kelley will join also to assist with GIS and utility information.

- Type of housing desired (rent or own; density, etc)

Group discusses how to identify the types of housing needed. A poll via the Chamber is discussed.

There is a study upcoming via Imagine!Girdwood and produced by Agnew Beck, pending completion in August.

Meeting Agendas and minutes are available: [Municipal Road Maintenance Service Areas gbos-hes](#)

Agnew Beck to be invited to attend GHEC meeting in July so that there is collaboration on these projects. Next Imagine! Girdwood meeting is scheduled for July 26 at 6PM (same day but later than GHEC meeting), members of GHEC are encouraged to attend. Desire to have good flow of information between Imagine! Girdwood and GHEC over housing/economic items. Erin Eker sits on the Imagine!Girdwood committee, as does GBOS Housing & Economic Stability Supervisor Mike Edgington.

- Discuss financial mechanisms for creating attainable housing
Definition of the housing needed. Krystal Hoke has researched and presents the following:

Affordable Housing: Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Source: <https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm#:~:text=Affordable%20Housing%3A%20Affordable%20housing%20is,Reference%3A%20www.hud.gov>

3. Set mechanisms to attaining goals.

Group begins reviewing the matrix that has been started by Brett and Matthew. Idea is that items can be added to the matrix for additional discussion at upcoming meetings, allowing the group to chart their progress.

- Discuss what data is needed: Collaboration with Imagine!Girdwood on the projects so that the parameters match.
- Discuss what work assignments to address various tasks, questions, issues
Group forms sub-group to work on parcels ID'd for additional review.
Group discusses using matrix approach (see below) to track work, input and outcomes.

Mike Edgington states that GBOS provided 2 objectives for this committee:

- Review of parcels to recommend for study/development
- Identify items that can be resolved in the short term to help with the immediate housing crisis.
In the matrix the group reviews Long Term rental voucher & Incentivize owners to make long term rentals more available. Group discusses possibility of using land for summer RV use.

New Business:

4. Matrix approach to organizing information

Matrix is editable by all members of the committee. Public has access to view.

Group agrees to use this method for tracking ideas but not making decisions.

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Next meeting: July 26 2023 at 12PM

Adjourn 1:05PM