

Girdwood Housing and Economic Committee
Resolution 2023-01

Resolution in Support of Focus on Workforce Housing under the Girdwood Housing and Economic Committee

Whereas, Municipality of Anchorage voting data shows the Girdwood population has seen a small increase in voter registration counts since 2013;

Whereas, Public Tableau data shows the Girdwood K-8 school has seen moderate declines in enrollment since 2013;

Whereas, US census information based on limited data has shown over time a decline in population in demographics from ages under 35, while ages 35-44 and 65-74 have seen increases in population;

Whereas, US census based on limited data shows income for households skewing away from those earnings \$75,000-\$150,000 and towards those earnings \$150,000 or more;

Whereas, AirDNA.co data for listings on AirBNB and VRBO, excluding Vacasa, show

- 20%, or 332, of approximately 1,700 total properties within 99587 zoning districts total are listed as short-term rentals in the past year;
- 31% , or 155, of approximately 505 condo/townhome properties within 99587 zoning districts total are listed as short-term rentals in the past year;
- 15%, or 177, of approximately 1,184 single family home properties within 99587 zoning districts total are listed as short-term rentals in the past year.

Whereas, MOA property tax data shows

- 29%, 488, of 1,689 property owners within the 99587 zoning districts claim a property exemption in Girdwood for a primary residence.
- 13%, or 66, of 505 properties zoned condos or townhomes claim a property exemption in Girdwood for a primary residence.
- 36%, or 422, of 1,184 properties zoned single family homes claim a property exemption in Girdwood for a primary residence.

Whereas, dedicated rental units in Girdwood total approximately 236 currently

- Current rental units include Glacier City Mobile Home Park of roughly 16 units, Creekside Apartments of roughly 60 units, and 2 buildings from the Alyeska Resort totaling 160 units

Whereas, dedicated rental units current total 236 units is significantly less than the current total of 1,689 properties owners, of which 332 are being utilized for short-term rentals;

The Girdwood Economic and Housing Committee hereby drafts a resolution noting an acute shortage of workforce rental housing and the need for additional workforce rental housing.

Passed and approved by GHEC by a vote of 5 of 0 on this 27th day of December 2023.

Brett Wilbanks, GHEC Chair

Hello everybody.

We are currently out of Alaska and unable to attend the next land-use committee meeting. We are writing in strong objection to the proposed recommendation from the housing committee to relocate the soccer field and turn the current soccer field into housing. That land is designated as a Park. We strongly object to the suggestion of any housing on dedicated park land.

Many thanks.

Jacky and Ken Graham

I am writing you to let you know I oppose turning the soccer fields into housing. This is a community asset for humans, moose, and dogs. Please keep it as is.

Thea Ritter

207-466-0328

Attention: Land Use Committee and the Girdwood Board of Supervisors

I'm a resident of Girdwood and opposed to the short-sighted effort to relocate the current soccer field and turn it into housing.

I walk by the existing soccer field every day. It's a well-used, dedicated public park space that benefits the community. This dedicated park is used by many families in the summer and winter. The field accommodates activities such as: family outings, team sports, wildlife and walkers like me. Other areas such as Moose Meadows is not open for public use in the summer, the soccer field area is open for use year round.

There are many other, better locations such as the 60 acres already earmarked for future housing. Make use of the lands intended for future housing, and preserve the dedicated public park green spaces we have here.

Thank you,

Dawn Patience

230 Taos Rd

Girdwood

Girdwood Housing and Economic Committee
Resolution 2023-02

A resolution of Girdwood Housing and Economic Committee in response to AO 2023-110, advising GBOS to pursue regulatory dispensation for the Girdwood area by modification of the proposed Short Term Rental regulation in Title 10 and adding a zoning overlay district to Title 21, Chapter 9, that describes the entire Girdwood Valley, including all zoning definitions therein.

Whereas:

- Short Term Rentals (STR) are a necessary activity of and an integral part of a resort community like Girdwood
- Girdwood Housing and Economic Committee is looking for solutions that result in mitigation of the impact that STR activity has on available workforce housing
- There is approximately \$13M in STR activity in Girdwood annually
- The Anchorage Assembly is debating implementing Municipal wide regulations for Short Term Rentals in the proposed AO 2023-110
- The Girdwood STR market is substantially different than that of the city of Anchorage
- The goals of the Anchorage Assembly for STR regulations do not address the needs or goals of Girdwood
- Girdwood has a low primary occupancy rate, with 25% of the residential properties used as primary residence and 75% non-primary residence used as STR or left vacant
- The proposed Municipal STR regulations will be detrimental to Girdwood if implemented as written
- It has already been suggested by the proposing Assembly members that the Municipal STR regulations be applied differently to Girdwood because of the unique STR market and realities of being a resort town
- There are 29 zoning districts defined for Girdwood in Title 21, Chapter 9
- The Municipality of Anchorage allows a path to define a zoning overlay within the Girdwood district, as defined in AMC 21.03.160.H

Therefore let it be resolved that GHEC advises GBOS to fully pursue the implementation of the following mechanisms to ensure continuation of Girdwood's economic activity while addressing the impacts of STRs on workforce housing:

1. Work with the Assembly to modify AO 2023-110 to describe in the Title 10 language, a special "carve-out" designation where Girdwood defines service area specific regulations, fees, and other aspects of STR regulation and activity that is structured to meet local service area needs and stated goals of GBOS;
 - a. Method to deal with impact on the neighbors (noise, people, parking)
 - b. Incentivize long term rental
 - c. Mechanism to provide funds to be used to relieve workforce housing crisis in Girdwood
 - d. It is specifically noted that the goal is NOT to make hurdles for residents using property for Short Term Rental
2. A zoning change under AMC 21.03.160 that would describe the entire Girdwood valley, as defined in AMC 21.09.020.E, with a zoning overlay district. This action may be initiated by the Assembly, the Planning and Zoning Commission, or the Administration, by a request from GBOS.
 - a. Use the Girdwood zoning overlay district to define general area-wide provisions that describe use, such as STRs and ADUs.

- b. Describe other general design standard deviations from Title 21 requirements for development in Girdwood; building height, streets, sidewalks, lighting.
 - c. Define allowed, seasonal, and temporary gravel borrow operations as a unique land use activity within the zoning overlay district
 - d. Describe the area's unique characteristics that are to be maintained, land use that is to be encouraged, and development that is suited for the local area
3. Prepare to fund a part-time service area employee authorization or to contract with the Municipality to administer the STR registrations and/or other housing service area incentive programs.

Passed and approved by GHEC by a vote of 5 of 0 on this 27th day of December 2023.

Brett Wilbanks, GHEC Chair

Girdwood STR Regulation through Land Use - for discussion

The following notes outline a potential implementation, mostly within AMC 21.09, to regulate STRs in a way that meets GBOS' stated goals. This might be broadly compatible with AO 2023-110. **To be determined**

Goals for Girdwood STR regulation

From GBOS Resolution 2023-26

1. Set requirements on STRs to reduce negative impacts on immediate neighbors, provide a reporting and response mechanism
2. Direct any fees in excess of administrative cost, and taxes where allowed by charter, to a dedicated fund to mitigate the impact of STRs on the local Girdwood housing market
3. Directly or indirectly provide incentives to increase the amount of housing available for long-term rentals as primary-occupancy, and
4. Encourage primary-occupancy of housing in Girdwood by distinguishing between:
 - a. use of primary-occupied residential housing for STRs (either part of the property or for part of the year), and
 - b. use of housing which is not a primary residence for STRs

Proposal outline

Goal 1 - neighborhood concerns

This would be met by AO 2023-110. While we haven't seen the (S) version, it is probably going to remove the occupancy limit and parking requirement, so may only partly meet goal 1

Goal 2 - funds for mitigation

Direct the following into GVSA "Housing fund" **<confirm SAP account code>**

- Annual fees in excess of administrative costs for registered STRs within GVSA
- Two-thirds of the room tax generated by STRs operating within GVSA
 - A 4% room tax is mandated by Anchorage Charter to fund the capital and operating costs of the convention center
 - Room tax is currently set at 12% of taxable use
- Annual permit fees in excess of administrative costs for registered commercial STRs within GVSA

Goal 4 - distinguish residential use vs commercial use with additional regulation for commercial use

Goal 3 - incentivize long-term rentals

Define two types of STR use into Girdwood Land Use code, a commercial use and a residential accessory use.

- When housing is an occupied primary residence, ie. either owner-occupied *or renter-occupied* (hence addressing Goal 3) for most of the year, units can have a

residential accessory STR use. (See implementation details below for dealing with multiple units on a parcel.)

- Otherwise an STR would be a commercial STR use.
 - A permit is required for commercial STRs, with an additional fee.
 - There may be other restrictions such as a cap on the number of permits.

Implementation Notes

Use of tax, license and permit funds. **Still researching what code changes are required for directing funds for a purpose.**

Title 14 changes for enforcement and penalties **Work in progress.**

Title 21 changes to Girdwood Land Use code

- a) Commercial STR use
 - Amend AMC 21.09.050 B.4 (Commercial use)
 - Add paragraph for Commercial Short-Term Rental - analogous to Hostel for non-occupied residential housing
 - Requires a commercial STR permit in addition to license.
 - [Optional] Set a maximum number of permits, adjusted annually based on occupied housing supply.
 - When there are more applications than permits, use a lottery.
 - [Optional] ADUs can not be used as commercial STRs
 - Amend Table 21.09-2: Table of Allowed Uses
 - Under “Commercial section”, Use Category “Visitor Accommodations”, Use Type “Commercial STR” - add “S” when there is a “P” in the same zone for either “residential living, single family” or “residential living, mixed use” rows
- b) Accessory residential use
 - Amend AMC 21.09.050 C.2 (Accessory uses)
 - Add accessory use of Accessory Short-Term Rental as an accessory use of an *occupied* residential unit
 - Amend Table 21.09-3: Table of Accessory Uses
 - Add row for Residential STRs to mirror ADU row
- c) Define “occupied primary residence” at the parcel level (since exemptions are per parcel)
 - *Owner-occupancy*
 - Claiming the residential real property exemption (AMC 12.15.015 E.1) is *prima-facie* evidence of occupied primary residence
 - During first year of ownership only, sworn affidavit that the occupancy conditions of AMC 12.15.015 E.1 will be met

- *Renter-occupancy*
 - Lease 50% or more of legal conforming or legal non-conforming units on the parcel under one or more leases of at least 120 days duration, and
 - Average length of leased period per unit is 180 days or more, and
 - Property is the primary residence of tenants (analogous to real property exemption)

Girdwood

Guidelines for Short-Term Rentals

Definition

- Dwelling Unit is defined as: A Structure or portion thereof providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, cooking and sanitation.
 - a. Dwelling Unit, Accessory: A Dwelling Unit which is smaller in area and subordinate in Use to the Principal Single-family Dwelling Unit, whether attached or detached.
 - b. Dwelling Unit, Multi-family: A Structure or portion thereof containing multiple Dwelling Units for habitation by one or more persons co-residing therein and their domestic employees who are employed a minimum of 30 hours per week by an employer. An employer is an individual or entity that is located and/or conducting business in Girdwood
 - c. Dwelling Unit, Single-family: A Structure or portion thereof containing a single Dwelling Unit for habitation by one or more persons co-residing therein and their domestic employees who are employed a minimum of 30 hours per week by an employer. An employer is an individual or entity that is located and/or conducting business in Girdwood
- Short-Term Rental: Rental of a Dwelling Unit in whole or in part to a transient occupant for lodging purposes only, for a period of less than 30 consecutive days.
- Short-Term Rentals shall be subject to the following:
 - a. All applicable permits and licenses regardless of how the property is marketed.
 - b. Overnight lodging shall be limited to inside the Dwelling Unit.
 - c. Use of a Short-Term Rental for purposes other than lodging is prohibited (i.e. wedding, concert, fundraiser, etc). Even advertising showing availability for non-lodging events will result in fines.
 - d. Individual Homeowners Associations may requirements, restrictions and covenants related to short-term rentals
 - e. Non-transferable in the event of a property sale

Rules and Regulations for Short-Term Rentals

- Registration/Application
- Fees –
 - o Annual licensing fee to STR - \$1,000 per license
 - First time STR licensing fee must be paid at time of application.
 - STR renewal must pay fee by January 10th
 - STR will receive annual email in December from the GLTC noting it is time to pay with a link to a website where you enter your registration number and remit the license fee.
 - If renewal not paid by January 10th, the STR license is revoked.
 - o Transit Occupancy Tax – 3% of the applicable room rental fee
 - STR hosts must collect all taxes unless an agreement is held with Airbnb or other platforms
 - STR will receive monthly emails, from the GLTC noting it is time to pay with a link to a website where you enter your registration number and remit the taxes collected from your guests. You will be required to provide gross room revenue and the site will calculate the tax owed. If you did not rent out your STR, you will enter \$0.00 for that month.
 - Due date is 10th day of the month following the reporting month. Late fees are 25% of the taxes for that month which is applied to the next month's amount due. If not paid after the second month, the late fee is 50% of the taxes due. If not paid after the third month, the STR license is revoked

(i.e. January reporting month. Due Date 2/10, 25% penalty on 3/1, 50% penalty on 4/1, STR license pulled 5/1)

- Annual penalties for non-compliance with STR licensing fee - \$50,000 per year
- Regulatory fee is required to be kept separate from any Girdwood specific funds. All dollars generated by the fee will go to support the subsidy of long-term rentals.
- Maximum Occupancy Rules-
 - Maximum occupancy 2 persons per bedroom plus 2 more persons, with a maximum of 10 people
- Safety Rules
 - Use of Agents
 - Contact person for emergencies –
 - the host/STR operator shall be available 24 hours per day and 7 days a week.
 - will respond within one hour to complaints regarding the condition , operation or conduct of the STR or its occupants.
 - will take any remedial action necessary to resolve such complaints.
 - Adherence to local building and safety codes
 - Spas/hot tubs
 - Bedrooms
 - CO Detection and notification system
 - Fire extinguisher
 - Emergency egress and lighting
 - Local phone service/land line
 - Parking (i.e. one space per bedroom)
 - Elevators
- Neighborliness
 - Noise ordinances/quiet hours – the operator and property owner shall be jointly responsible for any nuisance violations arise at an STR. Repeated violations is considered a nuisance.
 - Parking limitations and restrictions
- Violations and Penalties – the dwelling unit or primary residence shall not be the subject of any active or pending code enforcement actions of violations of the MOA municipal codes.
- Advertising Requirements – all marketing and advertising of an STR, including any listing on a hosting platform, shall clearly list the Girdwood Issued STR registration number
- Guest Information Posted
 - Notice posted within the unit in a location clearly marked and accessible to the guest.
 - Maximum occupancy allowed in the unit.
 - Parking capacity, location of parking spaces and parking rules.
 - Trash and recycling pickup information.
 - The name of a local contact that can be reached 24 hours a day.
 - Emergency contact information for fire, police and emergency medical services
 - Evacuation plan showing emergency exit routes, exits and fire extinguisher locations.
 - Use of outdoor hot tubs, pools and spas are prohibited between the hours of 10pm and 7am
 - No notices shall be posted on the exterior of the STR advertising the STR to the public.

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
 - o Homeowners renting an ADU or Tiny home with separate entrance, at least one bedroom, private kitchen, bathroom get 100% of the award
 - o Homeowners renting an RV space can get 50% of the award and can there is CAP on the RV space parking
 - o Developers or employers as landlords. Businesses with housing are ineligible. Private homeowners are eligible. Business owners with private property are eligible
 - o Change of Ownership. Old owners are disqualified and clawback applies
 - o 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

Girdwood Housing and Economic Committee
Resolution 2023-03

A resolution requesting that GBOS recover a portion of the 12% bed tax generated by this activity and remitted to the city of Anchorage, while being conducted within the Girdwood district, specifically within the Girdwood Housing Service Area.

Whereas:

- Short Term Rentals (STR) are a necessary activity of and an integral part of a resort community, such as Girdwood
- Many resort communities are also challenged with balancing STR activity and the impact on housing units available for Long Term Rental (LTR)
- The STR “bed tax” is currently allocated as 33% to capital project debt payments, 33% to Visit Anchorage tourism marketing, and 33% to the municipal general fund
- Annual gross bed tax revenue generated from Girdwood that is paid into Anchorage treasury is approximately \$3M
- Girdwood Housing and Economic Committee is looking for solutions that result in mitigation of the impact that STR activity has on available workforce housing

Therefore let it be resolved that GHEC advises GBOS to request 66% of the annual bed tax that is generated from Girdwood be returned to the Girdwood Housing and Economic Stability service area for mitigation of the impacts that STR activity has on workforce housing. The use of these funds may include the following initiatives or programs:

1. STR to LTR incentives to effect market availability of additional LTR units
2. Property tax offsets for LTR use as affordable workforce housing
3. Attaining below market-rate rental units for workforce housing, either through partnership developments by leveraging bonding or partnership agreements as an operation
4. Administration and development of these and similar programs and initiatives that increase both the availability and affordability of housing in general, and workforce housing specifically, in Girdwood

Passed and approved by GHEC by a vote of 5 of 0 on this 27th day of December 2023.

Brett Wilbanks, GHEC Chair

Resolution 2023-XX
Of the Girdwood Board of Supervisors
**RESOLUTION OF SUPPORT REQUESTING HERITAGE LAND BANK TO RESOLVE
LIMITING SIZE OF PARCELS FOR DISPOSALS**

Whereas, Heritage Land Bank has over 5,000 acres of land under its management in the Girdwood Valley; and

Whereas, Girdwood has basic community land needs which have not been met; and

Whereas, large scale developments can have known and unknown consequences and detrimental effects on the community; and

Whereas, smaller size disposals will allow for more local developers and builders to be involved; and

Therefore, the Girdwood Board of Supervisors requests that Heritage Land Bank resolves to limit their disposal of land in the Girdwood Valley to parcels of 16 acres or less, in any given calendar year to for-profit and joint venture efforts.

L Aid-On-The-Table

Submitted by: Assembly Vice Chair Zaletel
Prepared by: Assembly Counsel's Office
For Reading:

ANCHORAGE, ALASKA
AO NO. 2023-___

AN ORDINANCE AUTHORIZING THE COMPETITIVE DISPOSAL OF PORTIONS OF HERITAGE LAND BANK PARCELS 6-011, 6-016, AND 6-017, LEGALLY DESCRIBED AS TRACT I PRINCE ADDITION ALYESKA SUBDIVISION (PLAT 87-131)(PID 075-311-04-000), TRACT B GIRWOOD ELEMENTARY SCHOOL SUBDIVISION (PLAT 85-38)(PID 075-031-32-000), AND TRACT 9A SECTION 9 TOWNSHIP 10 NORTH RANGE 2 EAST (PLAT 73-220)(PID 075-041-31-000), TO CY INVESTMENTS LLC AS DESCRIBED IN THE DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE MUNICIPALITY OF ANCHORAGE DATED APRIL 29, 2022, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM.

WHEREAS, the Municipality of Anchorage (MOA) proposes the disposal of portions of Heritage Land Bank (HLB) Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), To CY Investments LLC as described in the Development Agreement between the developer and the Municipality of Anchorage Dated April 29, 2022, and amend the HLB 2023 Annual Work Program; and

WHEREAS, HLB issued a Request for Proposals on April 6, 2021 for the development of portions of three parcels in Girdwood commonly known as Holtan Hills with the intent to provide housing; and

WHEREAS, HLB obtained an appraisal on December 18, 2021 where the developed area was estimated to have a market value of two million one hundred thousand dollars (\$2,100,000); and

WHEREAS, the successful proposer was identified, and a Development Agreement was drafted and entered on April 29, 2022 between the MOA and the Developer; and

WHEREAS, the disposal will continue to implement residential housing identified in the 1995 Girdwood Area Plan and the 2006 Crow Creek Neighborhood Plan; and

WHEREAS, this disposal will occur according to the terms of the Development Agreement entered into by the Municipality of Anchorage and CY Investments, LLC including equal distribution of net proceeds of lot sales; and

1 **WHEREAS**, this disposal will occur over three phases and is intended to take the
2 form of a Planned Unit Development, affording the development a mixed-density
3 model which will allow single-family, multi-family, and condo-type construction by
4 the ultimate purchasers, thereby addressing several areas of housing needs in the
5 community; and

6
7 **WHEREAS**, the disposal over three phases is for 16.1 acres for Phase 1, 17.1 acres
8 for Phase 2, and 27.2 acres for Phase III, for a total of 60.4 acres of portions of HLB
9 Parcels 6-011, 6-016, and 6-017; and

10
11 **WHEREAS**, a Planned Unit Development (PUD), which can allow for greater density
12 than current zoning would allow, requires a Conditional Use Permit approved by the
13 Planning and Zoning Commission; and

14
15 **WHEREAS**, Phase 1 of the proposed Holtan Hills Planned Unit Development will
16 propose to have single-family, multi-family, and condo-type units; and

17
18 **WHEREAS**, the completed development will include infrastructure comprised of
19 roads and utilities that will extend to Crow Creek Road creating a second point of
20 egress for the neighborhood and creating the opportunity for development of lands
21 west of Crow Creek Road with utilities in the future; and

22
23 **WHEREAS**, development of municipal lands through a public-private partnership
24 offers an opportunity for greater public benefit by meeting the community's goals in
25 ways not typically feasible with a private development; and

26
27 **WHEREAS**, HLB and the Community of Girdwood have committed to work together
28 to identify and apply for available State and Federal funding to develop secondary
29 access on Crow Creek Road to the Holtan Hills development; and

30
31 **WHEREAS**, AWWU has sought a grant to cover the infrastructure costs of sewer to
32 the parcels, which will reduce the development costs for offsite improvements; and

33
34 **WHEREAS**, the infrastructure development, including roads and utilities will attach
35 to all parcels in Phase 1, including any lots subject to future conveyance to a
36 Girdwood housing entity for the development of housing; and

37
38 **WHEREAS**, to meet the housing needs in Girdwood, the development of housing
39 that is at least 50% occupied as primary residences whether owner occupied or
40 leased on a five-month to yearly basis should be prioritized; and

41
42 **WHEREAS**, Girdwood has an estimated immediate need to add at least 150-300
43 units of year-round permanent housing for residents to its inventory and this demand
44 will be updated through the Girdwood Area Plan that is underway; and

45

1 **WHEREAS**, many concerns have been expressed by the residents that the addition
2 of more residents will increase the burden on the infrastructure and services
3 available within Girdwood; and
4

5 **WHEREAS**, HLB is the primary owner of developable land within Girdwood for
6 housing, industrial and commercial uses. HLB's Work Plan which is due for updating
7 should be developed concurrently and in coordination with the Girdwood Area Plan
8 that is also underway specifically in addressing housing, commercial and
9 infrastructure needs for the community; and
10

11 **WHEREAS**, the Assembly finds that the Girdwood community recognizes that while
12 there will be opportunity for public involvement during the entitlement process (i.e.,
13 conditional use permit and planned unit development) where public feedback can
14 help shape density requirements, the Girdwood community seeks assurance that
15 this development will provide some relief to the housing pressures experienced by
16 current and future full-time residents of Girdwood, specifically by providing more
17 stable long-term rental property and more attainable housing to those at 120 percent
18 and below area median incomes; and
19

20 **WHEREAS**, the land development costs are not typically recouped by the developer
21 until such time as the lots are sold and/or housing units constructed and sold; and
22

23 **WHEREAS**, in the Development Agreement, CY Investments LLC has a duty to act
24 as Declarant of the homeowners' association for the Project; and
25

26 **WHEREAS**, as Declarant for the homeowners' association, CY Investments LLC
27 can set the terms of the planned community through the declaration, and of the
28 homeowners' association through the founding bylaws, including any restrictions on
29 short term rentals, percentage required to approve changes to the homeowners'
30 association bylaws, as well as the time period in which the developer shall transfer
31 control of the homeowners' association to the individual owners and any rights
32 retained, and all terms must be approved by HLB; and
33

34 **WHEREAS**, the return on investment to the HLB Fund will be deferred but likely
35 significant, leading to the long-term health of the Fund; and
36

37 **WHEREAS**, this land disposal commits approximately 22% of the suitable
38 residential developable land in Girdwood to the Holtan Hills development (2022
39 Existing Conditions Report by Huddle AK and Agnew::Beck); and
40

41 **WHEREAS**, the Assembly finds that a public commitment by the Municipality to
42 improved communication and transparency, as well as a return on investment that
43 considers the specific benefit to the Girdwood community as part of the calculation
44 of the benefit for the Municipality as a whole, would be beneficial to the public
45 interest; and
46

1 **WHEREAS**, the Assembly finds that as a resort community, Girdwood faces high
2 external housing demand and has seen a drastic increase in short term rentals in
3 the last 10 years, making it challenging for year-round residents of Girdwood to
4 obtain housing, and raising concerns among residents that the character of this
5 beloved and close-knit community will be lost as community members, especially
6 working and middle class families, will be increasingly priced out of the housing
7 market; and

8
9 **WHEREAS**, the projected profits of two Phases of the Holtan Hills development for
10 HLB are estimated at approximately \$1.2 Million and likely additional profits in Phase
11 3 that are not yet identified, those profits should be reinvested in further
12 development of attainable housing in Girdwood; and

13
14 **WHEREAS**, the housing developed from Holtan Hills will contribute to the overall
15 property tax base of the Girdwood Valley Service Area; and

16
17 **WHEREAS**, return on investments by HLB should not be viewed in strictly monetary
18 terms, but overall benefit to the Municipality of Anchorage; and

19
20 **WHEREAS**, the proposed disposal of portions of HLB Parcel 6-011 is not in the
21 *2023 HLB Annual Work Program (AR 2023-235, As Amended)*, pursuant to AMC §
22 25.40.020B, to proceed with the disposal, the *2023 HLB Annual Work Program* must
23 be amended; and

24
25 **WHEREAS**, following required public noticing, the HLB Advisory Commission
26 (HLBAC) held a public hearing and passed HLBAC Resolution 2022-09(S),
27 recommending the disposal of portions of HLB Parcels 6-011, 6-016, and 6-017,
28 legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID
29 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-
30 38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East
31 (Plat 73-220)(PID 075-041-31-000), to CY Investments, LLC as described in the
32 Development Agreement between the developer and the Municipality of Anchorage
33 Dated April 29, 2022, and amend the HLB 2021 Annual Work Program; now,
34 therefore,

35
36 **THE ANCHORAGE ASSEMBLY ORDAINS:**

37
38 **Section 1.** The MOA is hereby authorized to execute disposal of portions of HLB
39 Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition
40 Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood
41 Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A
42 Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to
43 CY Investments, LLC as described in the Development Agreement dated April 29,
44 2022.

45
46 The following terms shall attach to any conveyance of these parcels as well as be
47 included in the Development Agreement:

1
2 A. CY Investments LLC will restrict the use of single-family properties
3 built in Holtan Hills, Phase 1, to prohibit short-term rentals (less than
4 30 days in duration) except for rental of an Accessory Dwelling Unit
5 (ADU) on the property, through the homeowners' association bylaws;
6 which shall further provide that, until such time as the Municipality
7 adopts an ordinance, applicable to properties in the homeowners'
8 association, otherwise regulating short-term rentals, this specific
9 restriction may be amended only by 100% unanimous approval of all
10 parties entitled to vote on proposed amendments to the homeowners'
11 association's bylaws; and
12

13 B. The above restriction and amendment vote requirement shall be
14 included with the initial Declaration recorded by the Developer after
15 approval of HLB and shall not be changed except by unit owners after
16 formation of the homeowners' association and transfer of rights to it.
17

18 This Assembly approval requires and is conditioned upon the agreement by the
19 Developer to the following terms and conditions:
20

21 C. All developers must submit applications for land use entitlements to
22 the Girdwood Board of Supervisors (GBOS) for review prior to seeking
23 official action by the designated decision-making body; and
24

25 D. At least one multi-family lot for the development of at least 8 units to
26 be drawn from HLB's portion of profits will be designated for future
27 disposal to a Girdwood housing trust or non-profit entity for the
28 purposes of developing community housing for residents, if and only
29 if a housing trust or entity is established which can legally receive and
30 own property, and if and only if the housing trust or entity is
31 established within five years of the recording of the plat for Phase 1 of
32 Holtan Hills Subdivision and upon approval of the Conditional Use
33 Permit for the Residential Planned Unit Development. Otherwise, the
34 multi-family lot reverts to Heritage Land Bank ownership; and
35

36 E. CY Investments LLC and HLB will continue to engage with the
37 Girdwood Board of Supervisors or delegated committee as the project
38 progresses; and
39

40 F. CY Investments LLC will develop Holtan Hills through the Conditional
41 Use Permit for a Residential Planned Unit Development and will
42 request approval to exceed the allowable density for the gR-3 zoning
43 district as part of this process; and
44

45 The above terms are required for legal disposal of parcels in this Ordinance.
46 Conveyance is subject to the agreement of the Developer to comply with the terms
47 of this resolution.

1
 2 **Section 2.** Within 45 days of passage of this ordinance, and concurrent with the
 3 ongoing development, HLB and GBOS shall identify and mutually agree on and pay
 4 for engagement of a third party to liaise between HLB and GBOS until such time as
 5 HLB has a newly appointed and confirmed HLB director that has been in the position
 6 for at least six months.

7
 8 **Section 3.** Within 30 days of the close of the sale, HLB staff shall provide an
 9 update to the Assembly through an informational memorandum.

10
 11 **Section 4.** The Municipality’s intent for this development in all phases, is to
 12 provide community housing opportunities attainable for year-round residents of
 13 Girdwood.

14
 15 **Section 5.** HLB, in consultation with GBOS or a committee it designates, shall
 16 work to identify available State and Federal funding to develop a secondary access
 17 on Crow Creek Road to the Holtan Hills development.

18
 19 **Section 6.** Pursuant to AMC § 25.40.020B, this ordinance hereby amends the
 20 *2023 HLB Annual Work Program* to include this disposal under the terms stated
 21 herein.

22
 23 **Section 7.** This Ordinance shall become effective immediately upon passage and
 24 approval by the Anchorage Assembly.

25
 26 PASSED AND APPROVED by the Anchorage Assembly this _____ day
 27 of _____, 2024.

28
 29
 30
 31 _____
 32 Chair

33 ATTEST:
 34
 35
 36 _____
 37
 38 Municipal Clerk

LAI-ON-THE-TABLE
MUNICIPALITY OF ANCHORAGE



ASSEMBLY MEMORANDUM

No. AM ____-2023

Meeting Date: December 19, 2023

1 **From: Assembly Vice Chair Zaletel**

2
3 **Subject: AN ORDINANCE AUTHORIZING THE COMPETITIVE DISPOSAL**
4 **OF PORTIONS OF HERITAGE LAND BANK PARCELS 6-011, 6-016, AND 6-017,**
5 **LEGALLY DESCRIBED AS TRACT I PRINCE ADDITION ALYESKA**
6 **SUBDIVISION (PLAT 87-131)(PID 075-311-04-000), TRACT B GIRWOOD**
7 **ELEMENTARY SCHOOL SUBDIVISION (PLAT 85-38)(PID 075-031-32-000),**
8 **AND TRACT 9A SECTION 9 TOWNSHIP 10 NORTH RANGE 2 EAST (PLAT 73-**
9 **220)(PID 075-041-31-000), TO CY INVESTMENTS LLC AS DESCRIBED IN THE**
10 **DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE**
11 **MUNICIPALITY OF ANCHORAGE DATED APRIL 29, 2022, AND AMEND THE**
12 **HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM.**

13
14 This ordinance authorizes the Municipality to execute the competitive disposal of
15 portions of Heritage Land Bank (HLB) Parcels 6-011, 6-016, and 6-017, legally
16 described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-
17 311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID
18 075-031-32-000), and Tract 9a Section 9 Township 10 North Range 2 East (Plat 73-
19 220)(PID 075-041-31-000), to CY Investments, LLC as described in the
20 Development Agreement between the developer and the Municipality of Anchorage
21 dated April 29, 2022, and to amend the 2021 HLB Annual Work Program.

22
23 This proposed disposal of public land was originally introduced in November of 2022
24 as AO 2022-103. On February 7, 2023, after much deliberation, the Assembly took
25 up this matter in the form of AO 2022-103(S-2) and voted to postpone action on that
26 item indefinitely. This ordinance reintroduces this proposal incorporating all of the
27 changes proposed by the S-2.

28
29 **I request your support for the ordinance.**

30
31 Reviewed by: Assembly Counsel's Office

32
33 Respectfully submitted: Meg Zaletel, Assembly Vice Chair
34 District 4, Midtown

Submitted by: Assembly Members Brawley and
Rivera
Prepared by: Legislative Services
For reading: December 19, 2023

ANCHORAGE, ALASKA
AR No. 2023-433

1 **A RESOLUTION OF THE ANCHORAGE ASSEMBLY ADOPTING A HOUSING**
2 **ACTION PLAN**
3
4

5 **WHEREAS**, Anchorage has been experiencing a housing shortage and affordability
6 crisis for several years, documented as a policy issue for over a decade in reports
7 such as the *Anchorage Housing Market Analysis* (2012), work of AEDC's Live Work
8 Play Housing Committee, *2040 Land Use Plan* (2017), and other publications; and
9

10 **WHEREAS**, the housing shortage has been further exacerbated by supply chain
11 issues created by the COVID-19 pandemic, inflationary cost increases for building
12 materials, rising interest rates for loans, a workforce shortage, and major increases
13 in home sale and rental prices, which also increases the urgency for meaningful
14 actions to address this problem; and
15

16 **WHEREAS**, affordable, accessible and stable housing is critical to our community's
17 future economic growth and quality of life, and our current housing shortage is at
18 the root of many other issues, including homelessness, outmigration and the
19 workforce shortage; and
20

21 **WHEREAS**, the Assembly has set housing action as one of its top priorities for the
22 past two years and through that work set a broad vision for the Municipality in the
23 areas of economic and workforce development in AR 2022-136; identified
24 actionable strategies to address the community's housing shortage in AR 2022-416;
25 adopted Housing among its 2023 priorities in AR 2023-45; and adopted general
26 principles for future housing policy decisions in AR 2023-260(S); and
27

28 **WHEREAS**, with the urgency and amount of work to do in the arena of local housing
29 policy, the Assembly can accomplish more with a clear set of goals, specific actions,
30 shared commitment to focus, and working in parallel with partners; and
31

32 **WHEREAS**, AR 2022-416 committed the Assembly to "develop a comprehensive
33 housing policy outlining an Assembly action plan"; and
34

35 **WHEREAS**, the Anchorage Assembly has spent the past five months creating the
36 Anchorage Assembly Housing Action Plan and gathering significant community
37 feedback on that plan; and
38

39 **WHEREAS**, in that Plan the Assembly's vision is that "the Municipality of Anchorage
40 has affordable, abundant, and diverse housing opportunities, so everyone who
41 wants to live here can find a home that fits their needs and preferences"; and
42
43

1 **WHEREAS**, the Assembly Housing Action Plan will serve as a guide for the
2 Assembly’s work on housing over the next few years, and will allow the public to
3 understand what the Assembly is working on and engage in that work;
4

5 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**
6

7 **Section 1.** The Assembly adopts the Assembly Housing Action Plan contained in
8 Exhibit A as its guiding document for its housing policy work, and commits to utilize
9 this plan’s vision, guiding principles, goals and strategies as general guiding policy
10 direction for current and future housing policy projects.
11

12 **Section 2.** The Assembly Housing Action Plan is intended to be a living document
13 that is flexible over time, to be regularly reviewed to assess progress toward the
14 goals and add or revise strategies and actions to best reflect the Assembly’s
15 approach and current projects. The Assembly will review the plan and consider any
16 proposed substantive updates by the end of 2024.
17

18 **Section 3.** This resolution shall be effective immediately upon passage and
19 approval by the Assembly.
20

21 **PASSED AND APPROVED** by the Anchorage Assembly this 19th day of December,
22 2023.
23
24

25 _____
26 Chair of the Assembly

27 ATTEST:
28
29
30

31 _____
32 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

Assembly Information Memorandum

No. AIM 235-2023

Meeting Date: December 19, 2023

1 **From:** ASSEMBLY MEMBERS RIVERA AND BRAWLEY

2
3 **Subject:** SUMMARY OF PUBLIC OUTREACH CONDUCTED FOR AR 2023-
4 433; A RESOLUTION OF THE ANCHORAGE ASSEMBLY
5 ADOPTING A HOUSING ACTION PLAN
6

7 Beginning in July 2023, we have been leading the Anchorage Assembly through a
8 process to develop a housing strategic plan. The Assembly worked on the plan
9 over several worksessions and committee meetings and conducted an extensive
10 process to solicit public input on the plan. This AIM summarizes the outreach
11 efforts for this plan:
12

13 **TIMELINE:**

- 14
- | | |
|--------------|--|
| 15 5/19/23 | Assembly Housing Retreat to share key data about housing issues and trends, identify potential policy actions |
| 16 7/27/23 | Worksession with Assembly to develop vision, guiding principles and goals |
| 17 8/22/23 | AR 2023-260(S) was passed adopting general principles for the Assembly's future housing policy decisions |
| 18 9/22/23 | Worksession with Assembly on overview of strategic plan |
| 19 10/18/23 | Development of strategic actions at Housing and Homelessness Committee meeting |
| 20 Oct. 2023 | Draft plan shared with community stakeholders and organizations who participated in prior meetings and events |
| 21 11/3/23 | Draft plan is shared at the Community Housing Action Summit |
| 22 11/14/23 | Draft plan is shared in the Assembly newsletter and emailed to housing experts and community councils for feedback |
| 23 11/15/23 | Draft plan is presented to Federation of Community Councils |
| 24 11/16/23 | Draft plan is reviewed at the Community and Economic Development Committee meeting |
| 25 12/4/23 | Deadline for Public Comment on the draft plan: <ul style="list-style-type: none">26 • 100 people participated in providing comments during the Case Studies section of the Housing Action Summit27 • 177 suggestions submitted via email from 26 individuals and 10 agencies: Anchorage Community Land Trust, Catholic Social Services, MOA Planning Department, Anchorage Community Development Authority, AARP Alaska, Cook |
- 28
29
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37
38

1 Inlet Housing Authority, Sightline Institute, AKPIRG,
 2 NeighborWorks Alaska, Alaska Literacy Program
 3 12/8/23 Worksession to finalize the plan and begin to divvy up strategy
 4 actions among members.
 5

6 **PRESENTATIONS ON HOUSING BY ASSEMBLY MEMBERS:**

- 7 10/5/23 Hillside Area Landowners (HALO)
- 8 10/15/23 Liberation Forum: The Housing Crisis in Anchorage
- 9 10/16/23 NAACP Anchorage Chapter
- 10 10/18/23 Federation of Community Councils
- 11 10/20/23 USUAA (UAA Student Government)
- 12 10/25/23 Rotary Club of Anchorage East
- 13 10/25/23 Anchorage Lions Club
- 14 10/26/23 Bartlett Club
- 15 10/26/23 Anchorage Downtown Partnership
- 16 10/29/23 Anchorage Unitarian Universalist Fellowship
- 17 10/30/23 Anchorage Chamber of Commerce - Make it Monday
- 18 12/7/23 Enlaces
- 19 12/10/23 Alaska Black Caucus
- 20 11/15/23 Federation of Community Councils
- 21 12/21/23 Scheduled: Anchorage Hillside Rotary
- 22 Jan. 2024 Scheduled: Polynesian Association of Alaska

23
24 **HOUSING ACTION WEEK MATERIALS DISTRIBUTED TO:**

- 25 • UAA Faculty Senate
- 26 • Alaska Common Ground
- 27 • Opportunities for Lifelong Education in Anchorage (OLE)
- 28 • Filipino Community of Anchorage
- 29 • Mountain View Library
- 30 • Loussac Library
- 31 • Muldoon Library
- 32 • Muldoon Boys & Girls Club
- 33 • UAA Student Union

34
35 **REACH:**

- 36 • Grew an email mailing list of 545 individuals subscribed to email updates
 37 on housing action.
- 38 • Hosted the Anchorage Housing Action Summit with more than 275
 39 participants engaged in the program. As of December 7, the event recording
 40 tallies 580 views.

41
42 A media coverage report is attached.

43
44 Prepared by: Legislative Services Office

45
46 Submitted by: Felix Rivera, Member, District 4
 47 Anna Brawley, Member, District 3

Anchorage Housing Action Week Media Coverage Report

The Anchorage Assembly convened Housing Action Week (HAW) October 30 - November 4, 2023. HAW emerged at an important moment of increasing public awareness of Anchorage's housing shortage, bringing together community leaders, policymakers, advocates, and residents in a collaborative effort to confront and alleviate the escalating issues surrounding housing attainability and affordability. The week-long initiative garnered attention for its comprehensive approach to sharing information from "How we got here" to actionable steps aimed at a community-driven, multilayered public process to untangle the intricacies of Anchorage's housing crisis.

The HAW media coverage report is specific to housing in Anchorage and HAW-related earned media coverage from September 2023 through December 9, 2023. It is meant to be both a clearinghouse and a snapshot of housing-related media coverage during this specific timeframe. Sharing a more expansive view of housing-related media coverage illustrates the overall depth and offers an awareness of publicly accessible information centered on potential housing developments, the Assembly's work to address the crisis, and public sentiment.

Most media outlets displayed an earnest willingness to share information with their audiences about Anchorage's housing crisis and the steps to address it; they understand the importance and gravity of what the shortage means and how it impacts the community. The media coverage spans mediums and demographics, connecting with a variety of audiences and platforms, ranging from podcasts to talk radio to online publications and television news. Additional media outreach and coverage are planned before the end of the year.

Online Outlets

- Anchorage Daily News
 - September 7, 2023, Alex DeMarban – [Alaska rents just saw their highest increase in over a decade.](#)
 - November 6, 2023, Alex DeMarban – *Pomeroy Lodging pursues new housing projects in Girdwood* ([ADN](#) and [Alaska Journal of Commerce](#))
 - November 26, 2023, Emily Goodykoontz – [For Anchorage’s homeless, pets can be a barrier to housing – but also a crucial comfort](#)
 - December 2, 2023, [Wayne and Wanda: The housing market is keeping my relationship from progressing to the next level](#)
- Alaska Journal of Commerce
 - November 20, 2023, Zachariah Hughes – [Eagle River may get large housing development after deal between city and Eklutna](#)
- Alaska Business Monthly
 - November 8, 2023, Scott Rhode – [Anchorage Summit Sharpens Draft Plan for Housing Strategies](#)
- Sol de Medianoche
 - Reporter Pedro Graterol interviewed Anna Brawley and Felix Rivera on December 7, 2023. The article will be published in the outlet’s next edition.
- Alaska Public Media
 - September 15, 2023, Jeremy Hsieh – [Does Alaska have an affordable housing crisis?](#)
 - September 19, 2023, Jeremy Hsieh – [Anchorage Assembly to put off vote on residential zoning reform pending planners’ review](#)
 - October 18, 2023, Wesley Early – [Anchorage’s tight housing market is making breaking up harder to do](#)

Radio

- Tom Anderson Show, KVNT
 - Randy Sulte was interviewed the week of October 9.
 - Randy Sulte was [interviewed](#) on November 3.
- Mike Porcaro Show, KENI
 - Randy Sulte was [interviewed](#) on October 20.
- Talk of Alaska, Alaska Public Media
 - September 12, 2023 – [Alaska’s chronic housing shortage](#), Lori Townsend, Talk of Alaska

- Addressing Alaskans, Alaska Public Media
 - Recorded sessions at the Community Housing Action Summit, aired on KSKA the weekend of Nov 11/12 and [published online](#) on November 14.

Podcasts

- ADN Politics Podcast, Anchorage Daily News
 - Elizabeth Harball interviewed Anna Brawley on background on October 17.
 - Anna Brawley podcast recording, October 19, [published](#) October 20.
- Anchorage Unitarian Universalist Fellowship Forum (AUUF) Podcast
 - Meg Zaletel [spoke](#) at the AUUF weekly forum on October 29.
- East Anchorage Book Club, Andrew Gray
 - State Rep. Andrew Gray [interviewed](#) Daniel Volland.
- [Discover w/ Lucy](#), Lucy Kriner Hollenbeck
 - Lucy interviewed George Martinez on Nov. 20 at 10:30 a.m.; the episode is anticipated to drop on December 12, 2023.
- The Alaska Landmine, Jeff Landfield
 - Jeff [interviewed](#) Daniel Volland; the podcast dropped on September 20, 2023.
 - Jeff will interview Anna Brawley and Eric Visser on December 11, 2023; the episode will likely drop the week of Dec. 11.

Television

- Alaska Insight, Alaska Public Media
 - Alaska Insight: September 15, 2023 – [Alaska’s Affordable Housing Crisis](#), Lori Townsend, Alaska Insight
- Alaska’s News Source
 - September 15, 2023, Steve Kirch – [Assembly discusses ordinance aimed at addressing housing shortage](#)
 - October 10, 2023, Steve Kirch – [Assembly set to discuss housing, improvements to Chugach State Park, and Muni drug policy at meeting](#)
 - October 28, 2023, Steve Kirch – [Anchorage Assembly votes to pursue HUD grants to address housing crisis](#)
 - October 30, 2023 – Steve Kirch interviewed Kevin Cross on background.
 - October 30, 2023 – Taylor Pierre interviewed Randy Sulte at Make it Monday
 - November 1, 2023, Steve Kirch – [Anchorage Assembly and stakeholders explore solutions for housing crisis](#)
 - November 2, 2023, Steve Kirch – [Developers, residents discuss solutions to lack of new home construction in Anchorage](#)
 - November 3, 2023, Steve Kirch – [College student homelessness discussed at Housing Action Summit](#)
 - November 3, 2023 – [Assembly Member Daniel Volland Discusses solutions to Anchorage’s housing crisis](#). Daniel Volland’s in-studio live interview with Mike Ross and Maria Downey during the 6 p.m. newscast

Op-eds and LTEs

- Kevin Cross, Randy Sulte, Daniel Volland, October 27, 2023 – [A radically simple answer to Anchorage’s housing shortage](#)
- Brooke Lavender, November 6, 2023 – [Letter: Housing article response](#)
- Anna Brawley, Felix Rivera, November 10, 2023 – [Anchorage Assembly’s strategic plan on housing is for everyone](#)
- Joanne Kell, November 16, 2023 – [Letter: Assembly housing plan](#)

Press Releases

- September 12, 2023 – [Anchorage Assembly designates Oct. 30 – Nov. 4 as “Anchorage Housing Action Week”](#)
- October 10, 2023 – [Assembly Leadership Announces “Anchorage Housing Action Week” Event Calendar](#)
- November 2, 2023 – [Assembly Members Rivera and Brawley Announce Housing Action Summit Agenda](#)



HOUSING ACTION PLAN

THE ASSEMBLY’S HOUSING VISION

The Municipality of Anchorage has affordable, abundant, and diverse housing opportunities, so everyone who wants to live here can find a home that fits their needs and preferences.

We Want More Housing!

| | | | | | |
|--------------------|----------------------------|------------------------|---------------------|----------------------|--------------|
| Cottage houses | Duplexes, 3- and 4-plexes | Supportive housing | Housing for seniors | Starter homes | Condominiums |
| Affordable rentals | Multi-generational housing | Walkable neighborhoods | Innovative design | New ownership models | Apartments |

GUIDING PRINCIPLES

- Attainable home ownership
- Housing quality, choice, stability and accessibility
- Quality rental options
- Community where everyone belongs
- Distinct neighborhoods
- Economic prosperity
- Engage the whole community in solutions
- Innovation & collaboration
- Government that works

GOALS

1. Increase the supply of housing units for sale and for rent.
2. Diversify the housing market: housing types, sizes, price points, locations, accessibility, and ownership models.
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units.
4. Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents.
5. Make the Municipality a better partner in the development process.

STRATEGIES

1. Remove Barriers to Infill and New Construction
2. Encourage Reuse and Redevelopment
3. Develop Funding Streams for Infrastructure and Public Utilities
4. Focus Incentives & Public Investment to Increase Housing Stock
5. Expand Housing Affordability, Accessibility and Stability
6. Streamline Municipal Processes

ANCHORAGE ASSEMBLY HOUSING ACTION PLAN – 12/19/23

ASSEMBLY TOOLBOX FOR IMPLEMENTING STRATEGIES

- **Policy** – code changes, resolutions, policy direction; remove barriers that the Municipality has control or influence over.
- **Investment** – incentivize desired end products; disincentivize other choices; direct investment (funding, budget decisions); indirect investment (tax exemptions, fee reductions or waivers).
- **Communication** – two-way feedback with the community about their needs and steps the Assembly can take to address those needs; education on existing issues and the Assembly’s work to address the issues.
- **Advocacy** – build relationships across all levels of government, champion policies and needed investments in housing and community infrastructure
- **Convening and Collaboration** – bring together partners and stakeholders for problem-solving and action; engage the community in solutions; facilitate and negotiate multi-stakeholder agreements.

MEASURES OF SUCCESS

The Assembly will track the following indicators, and focus our efforts, investments, and policy decisions to help the community achieve the following targets.

| Indicator | 3-5 Year Target | Data Source |
|---|--|---|
| 1 Number of new housing units constructed: > Detached (single family) housing > Duplex, triplex and fourplex > Multi-unit (5+) buildings > Accessory Dwelling Units | Increase | Permit Center, Building permits; track by # units, Registration |
| 2 Number of renovated housing units. | Increase | Permit Center, Building permits |
| 3 Number of housing units created from conversion and reuse of existing properties. | Increase | Permit Center, Building permits |
| 4 Number of subdivided residential lots. | Increase | Planning Dept., Platting Cases |
| 5 Housing voucher waitlist, Anchorage | Decrease | Alaska Housing Finance Corporation |
| 6 Rental market vacancy rate | 5% | Alaska Department of Labor and Workforce Dev. |
| 7 Median sale price of housing units by type. > Detached (single family) properties > Condominiums > Attached (multi-family) properties | Increase no more than CPI inflation | AK MLS <i>MLS tracks the 3 types. Multi = commercial</i> |
| 8 Number of housing units for sale under median sale price. | Increase | AK MLS |
| 9 Rate of average annual rent increase. | Increase no more than CPI inflation | AK Dept. of Labor, HUD |
| 10 Proportion of resident-occupied housing units compared with all housing units. | Increase | Census, American Community Survey |
| 11 Number of vacant and abandoned properties identified by MOA | Decrease | Code Enforcement (V&A database) |

ANCHORAGE ASSEMBLY HOUSING ACTION PLAN – 12/19/23

| | | | |
|----|---|----------|-------------------------------------|
| 12 | Median days between submitting a permit application and receiving a permit. | Decrease | Permit Center, Performance Measures |
| 13 | Number of renters who are rent burdened | Decrease | AK Dept. of Labor, HUD |
| 14 | Number of evictions | Decrease | AK Court System |
| 15 | New investments in housing > Public funding / > Philanthropic funding | Increase | Muni, HUD, State, Philanthropy |

ACTIONS

A. STRATEGY: Remove Barriers to Infill and New Construction

1. Reduce costs and barriers to development of 3- and 4-plexes (AO 2023-103 and AO 2023-130).
2. Simplify residential zoning code to align with 2040 Land Use Plan (HOME Initiative, AO 2023-87(S)).
3. Encourage denser development (housing units per acre) by revising dimensional standards, minimum lot size and coverage, height limits, and other policies where appropriate.
4. Simplify and reduce prescriptive regulations in zoning code (Title 21) and building code (Title 23) for attached housing.
5. Encourage rezones to bring properties in line with 2040 Land Use Plan.
6. Create and expand use of pre-approved building plans for housing units.
7. Remove zoning and building code (Titles 21 and 23) barriers to manufactured and prefabricated housing.
8. Encourage workforce development in skilled building trades.
9. Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.

B. STRATEGY: Encourage Reuse and Redevelopment

1. Create a “code safe harbor” program and options to waive code compliance requirements for existing buildings, to reduce the effort and cost needed to rehabilitate and reuse aging buildings.
2. Encourage adaptive reuse by simplifying the change of use process for properties to become residential uses and subdivide properties into multiple units.
3. Focus investment on re-use of vacant and abandoned nuisance properties identified by the Municipality.
4. Explore code and policy changes needed to encourage more residential development in commercial zones.

C. STRATEGY: Develop Funding Streams for Infrastructure and Public Utilities

1. Increase utilization of Infrastructure Coordination Agreements (ICAs) by developers in partnership with AWWU.
2. Increase shared public-private responsibility for the cost of offsite improvements: water and sewer utility extensions, road and drainage upgrades, and public infrastructure required of new development.
3. Prioritize infrastructure expansion as part of developing new neighborhoods (e.g., Eklutna 770 and Powder Reserve).
4. Create an infrastructure bank, a revolving loan fund program established and administered by the municipality to provide low-cost loan financing for infrastructure for housing development.

D. STRATEGY: Focus Incentives & Public Investment to Increase Housing Stock

1. Continue investments in vacant and abandoned properties for housing (2023: \$1.3M matching funding to Anchorage Affordable Housing & Land Trust).
2. Evaluate existing incentive programs to identify areas for improvement, or alternatives for new programs, to increase program results, leverage existing infrastructure, and maximize public benefit.
3. Identify realistic qualification criteria and performance metrics to evaluate projects eligible for incentives (tax abatement, etc.), to ensure public resources are invested with reasonable expectation of public benefit.
4. Work with Planning staff to review recommendations from a planned targeted housing market study, including analysis of infrastructure costs and impact on development feasibility, accessibility and affordability.
5. Explore incentives for prevailing wage and apprenticeship utilization for projects that receive municipal tax incentives or direct capital investment.
6. Enact any code changes needed to support innovative housing models, such as community land trusts.
7. Increase local control of federal housing dollars; explore creation of an Anchorage Housing Authority.
8. Create an Anchorage weatherization assistance home upgrade program.

E. STRATEGY: Expand Housing Affordability, Accessibility and Stability

1. Identify impact of short-term rentals on housing availability and affordability, and potentially regulate (AO 2023-110).
2. Support local enforcement of the Fair Housing Act and develop reporting system to reduce housing discrimination.
3. Explore policies to protect and preserve current affordable housing stock, such as owner- and renter-occupied units in mobile home parks.
4. Collaborate with landlords, housing and service providers, legal aid programs,

and other stakeholders for education about fair housing, tenants' rights, emergency assistance and eviction prevention, and language access resources.

5. Explore policies to mitigate rapid increases in housing costs.
6. Support expansion of low-barrier, rapid response programs for emergency rental assistance and preventing eviction.
7. Remove barriers for people exiting the corrections system to secure permanent housing.
8. Increase number of supportive housing units operating in the Municipality, to help people live independently.
9. Encourage investments in residential energy efficiency and weatherization for rental properties and homeowners.
10. Work on recommendations to address Girdwood's unique housing challenges in the updated Girdwood Comprehensive Plan and future housing plans.

F. STRATEGY: Streamline Municipal Processes

1. Develop an implementation strategy for the Housing Strategic plan, with annual review of progress.
2. Create housing dashboard, track Muni investment in housing & how units performing.
3. Increase predictability throughout the entitlement and development process.
4. Implement findings and recommendations of the Bendon Adams report (2015) to improve performance, expedited timelines, and customer satisfaction with permitting.
5. Support a customer-focused redesign of the permitting and development review process to reduce time and confusion between submittal and approval of a permit application.
6. Support implementation of a streamlined online permit system, with robust data reporting.
7. Create a project advocate (staff) function to assist development customers in navigating the process, and interface across departments and with all entities in the permitting process.
8. Broaden community engagement and involvement in housing policy.

APPENDIX

Anchorage 2020 Comprehensive Plan: Housing-Related Goals [plan link](#)

- **General Land Use:** A forward-looking approach to community growth and redevelopment.
- **Residential Uses:** A variety of housing types and densities in safe, attractive neighborhoods that offer a choice of urban, suburban, and rural lifestyles that are appropriate for northern conditions and in harmony with our natural setting.
- **Neighborhood Identity and Vitality:** A variety of safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents, with good access to schools, recreation, natural areas, and community facilities.
- **Housing:** A balanced, diverse supply of affordable, quality housing, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage’s varied social, cultural, and physical environment.

Anchorage 2040 Land Use Plan (2017): Housing-Related Goals [plan link](#)

- **Goal 1: Plan for Growth and Livability:** Anchorage achieves residential and commercial growth, which improves community resiliency and citizens’ quality of life as it supports their vision for the future expressed in the Comprehensive Plan.
- **Goal 2: Infill and Redevelopment:** Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.
- **Goal 3: Centers and Corridors:** Mixed-use, walkable commercial centers, and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.
- **Goal 4: Neighborhood Housing:** Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and all races and ethnicities.
- **Goal 5 Infrastructure-Land Use:** Coordinated and targeted infrastructure investments catalyze new growth, provide an acceptable return on investment, and equitably improve safety and quality of life.
- **Goal 6 Accessible Land Use:** Anchorage coordinates transportation and land use to provide safe, efficient, and affordable travel choices.
- **Goal 7 Compatible Land Use:** Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.

Foundational Plans, Reports, and Prior Work

- Anchorage Housing Assessment (2012) [link](#)
- Anchorage Climate Action Plan (2019) [link](#)
- Assembly Summary Actions from Planning Session (Sep 2022) [link](#)
- Assembly Housing Action Resolution, AR 2022-416 (Dec 2022) [link](#)
- Planning Dept. Housing White Paper (May 2023) [link](#)
- Housing Retreat Summary Strategies (May 2023) [link](#)
- Assembly Guiding Principles for Housing, AR 2023-260(S) (Aug 2023) [link](#)
- Policy recommendations from subject matter experts, industry and trade groups.
- Sightline report on Accessory Dwelling Units [link](#)

Amend AMC 21.09 to allow Temporary Workforce Housing on Commercial Land Until Permanent Workforce Housing is Constructed in Girdwood

Briana Sullivan, Co-Chair, GBOS

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Context

- There is an increasing unhoused population in Girdwood, most of whom are employed locally and/or have established connections to the community. Some unhoused residents are tent camping, but many are in vehicles and RVs.
- While shelter options in Anchorage can provide an emergency stop-gap, they are not compatible with employment in Girdwood.
- The number of long-term rentals (LTRs) has decreased over the last several years as many have been converted to Short-Term Rentals (STR). According to commercially available data, almost 20% of Girdwood's housing stock was involved in the STR market over the past 12 months compared to a rate of under 1.5% in the rest of the MOA.
- While permanent housing is the long-term solution, Girdwood, unlike Anchorage, does not have a reservoir of underutilized buildings that can be converted quickly to lower-cost housing.
- Constructing new workforce housing is a 2-3 year project even if funding was available.

Goals

1. Establish policy(s) to bridge the current situation until lower-cost housing can come on line (~3 years).
2. Encourage employers to be part of the solution, as the lack of housing affects them directly by limiting the employee pool.
3. Build upon unofficial approaches already underway.
4. Include a sunset trigger mechanism, since temporary housing is not the long-term solution.
5. Limit allowable use to the provision of workforce housing, not for additional visitor accommodation.

Proposal

Key features:

- Amend AMC 21.09 to allow temporary housing units and/or RV use on existing commercially zoned land, if they are used for primary residential occupation.
- Sunset provisions in October 2026, or later when a specific number of new workforce housing units become available.
- Prohibit use as STR and require primary occupation, but also allow tenants to move into permanent housing without penalty.
- Consider lease or ground rent maximum, e.g. affordable at 80% single person AMI

Implementation details

AMC 21.05.080 already allows “temporary structures” to be occupied when they are on the same parcel as a residential building under construction, so code already allows temporary structures for residents with enough capital resources to own land and fund construction. Conceptually, this policy does the same thing at a community level.

Add a definition for *Temporary Workforce Housing* as a new section in 21.09.050 B.4 (Commercial Uses) to include RVs, cabins without permanent foundations and similar temporary structures, to be used as residential housing.

- Prohibit use as short-term rentals or other visitor accommodations.
- Define “affordable” as no more than 30% of gross income for rent+utilities at 80% of AMI, using individual AMI for studio sized units, and household AMI for larger units.
- If the structure/RV is owned by the resident, then limit ground rent to half the above amounts.
- An affidavit from the land owner, and property manager if applicable, is required

Amend the Use Table (Table 21.09-2) by adding a row for Workforce Housing as a new Use Category and Temporary Workforce Housing as a Use Type under the Commercial section. Enter an “S” for Administrative Site Plan review for the following zones:

<final list subject to feedback>

- GC-2 (Old Girdwood by Mall)
- GC-3 (Old Girdwood)
- GC-4 (Alyeska Highway)
- GC-5 (South Townsite)
- GC-6 (Lower Crow Creek Rd)
- GC-8 (Behind Post Office)
- GC-10 (near Brewery)

Add clause into 21.09.050 B.4.f that the allowed use will continue until XX units of permanent workforce housing have received certificates of occupancy, with the earliest expiration on November 1st, 2026.

Draft code amendment

21.09.050 - Use regulations.

B. Use-specific definitions and standards. The following use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

4. *Commercial uses.*

f. Temporary Workforce Housing

i. Definition.

ii. Use specific standards

iii. Expiration

DRAFT

Add a new row to Table 21.09-2

| | | Residential | | | | | | Commercial | | | | | | | | | Ind. | | Resort | | Other | | | | | | | | | |
|--------------------------|------------------------------------|-------------|---|---|---|---|---|------------|----------|----------|----------|----------|---|---|---|---|----------|----------|--------|---|-------|---|---|---|---|---|---|--|--|-----------------------------------|
| Use Category | Use Type | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | g | G | G | G | Definitions and Use Specific Standards | | |
| | | R | R | R | R | R | R | C | C | C | C | C | C | C | C | C | C | C | C | C | I | I | R | R | A | O | W | | | |
| | | 1 | 2 | 2 | 3 | 4 | 5 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 1 | 1 | 2 | | | S | S | | | S | | | | |
| | | | | A | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Workforce Housing</u> | <u>Temporary Workforce Housing</u> | | | | | | | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | | | | | <u>S</u> | <u>S</u> | | | | | | | | | | | | <u>21.09.050</u> <u>B.4.f.</u> |

Concerns / comments heard so far

- Concerns about RV parks along Alyeska Highway
- Commercial land owners might abuse this flexibility
- Concern about
- Could the sunset clause create an incentive for those investing in temporary housing to oppose permanent housing?
- Many businesses with employees don't have commercial land in the identified zones and vice versa
- Should the resort zones be included?
 - GRST1 - Daylodge & Olympic Mountain Loop
 - GRST2 - Hotel area
- How do we ensure that the temporary housing is safe?