

**Girdwood Housing and Economic Committee**  
**July 26, 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 12:00 p.m. Brett Wilbanks, chair

Roll Call GHEC attending are Krystal Hoke, Brooke Lavender, Matt Schechter, Brett Wilbanks, Thomas Meding  
GBOS GHEC supervisor Mike Edgington

**Agenda Revisions and Approval**

July 26 2023 meeting agenda approval	Matt S./Thomas M	Assent
June 28 2023 meeting minutes approval	Thomas M./Matt S.	Assent

**Old Business:**

1. Information from Agnew Beck from the Imagine!Girdwood study  
Matt has reached out to I!G to establish what the parameters of their study are. He also researched MOA data, which is based on a small sampling and then extrapolates trends from that point, which makes the information for a small population such as Girdwood, somewhat less reliable. He will continue to work on acquiring information from a variety of sources to see if trends can be established related to population, school enrollment, demographics, income, etc. Ultimate goal is to come up with an estimate of how much additional housing is needed and in what segments (owner, renter, rate level, etc).

2. Review matrix

Primary Goals and timeline for completion

- Review parcels that members think are most developable to produce housing

Parcels discussed at this meeting are:

6-039 along Alyeska Highway near Ruane, 6-013 Open Space across from Moose Meadow, Soccer field parcel

Krystal Hoke states that GCLT is working on developing parcel in the So Townsite for 30 units. Concept is under development, Current goal is to find inexpensive way to provide lower income housing, such as acquisition of ASD relocatable units and put on pilings for intended span of 10 years.

Group discusses the Holtan Hills portion that is just behind the Girdwood School, however this has no access to utilities other than water currently.

- Review items that could immediately help with housing crisis

GCLT project in So townsite

Short Term Rental restrictions to promote Long Term rental of some units

Secondary Goals

- Type of housing desired (rent or own; density, etc) in collaboration with study by Agnew Beck:  
Discussed previously under item #1
- Discuss financial mechanisms for creating attainable housing.

Lower cost of development by looking for ways to acquire gravel and dispose of overburden more easily, perhaps by utilizing the old gravel pit and storing supplies at the old gravel pit, delivered via R&R.

Consider flood plain area in So Townsite for mobile housing.

Items related to these two will be presented as new business at GHEC next month for fuller discussion and may go forward as recommendations to GBOS for action.

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

3. Set mechanisms to attaining goals

- Discuss what data is needed – discussed under Item #1
- Discuss what work assignments to address various tasks, questions, issues: Ongoing with updates to the matrix available on line.

**New Business:**

**PUBLIC COMMENT:** None

Next meeting: August 31 2023 at 12PM

Adjourn 1:10PM