

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 27<sup>th</sup> day of December 2023.

*B Wilbanks*

Brett Wilbanks, GHEC Chair