

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

*B Wilbanks*

Brett Wilbanks, GHEC Chair