

Girdwood Housing and Economic Committee
Sept 27, 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, attending are Brett Wilbanks (BW), Brooke Lavender (BL), Erin Eker (EE), Matt Schechter (MS), Tim Cabana (TC).

Thomas Meding, Krystal Hoke are not present.

Agenda Revisions and Approval

Sept 27 2023 meeting agenda approval	EE/MS	Assent
August 30 2023 meeting minutes approval	EE/BL	Assent

GBOS Report:

Jennifer Wingard reports that GBOS opted not to send resolution at this time regarding marijuana tax fund disbursements. Information in the meeting packet explains the timeline that has been set for establishing system and disbursements.

GBOS has a quarterly meeting with MOA in October and plans to discuss HLB structure with the administration and HLB at that meeting. At the last meeting Jennifer had requested information about non-property taxes collected in the GVSA, mainly alcohol and bed tax revenue. She is hoping to continue that discussion at the October meeting also.

Old Business:

1. Goals

Primary Goals and timeline for their completion

Discuss items that could immediately help with housing/affordability crisis

- Review topics introduced at LUC and GBOS in September at the request of GHEC:
 - **Agenda Item LUC 2309-07:** Girdwood Housing and Economic Committee request for LUC to discuss infill/exfil possibilities in Girdwood, including feasibility study for gravel extrication from Glacier Creek. (Brett Wilbanks)
 - **Agenda Item LUC 2309-08:** Girdwood Housing and Economic Committee request for LUC to discuss use of HLB parcel 6-134 for RV camping. (Krystal Hoke).

This item was on the Land Use and GBOS agendas in September. Topic was well received at both, and participants at the meetings observed that this could assist with flood control concerns as well as infill/exfill. Concerns that the materials are saved for local projects was expressed. It is also observed that there are positive environmental impacts with keeping large trucks off the highway.

GHEC hope is to find a solution that meets these needs as well as being self-sustainable.

Topic should be opened more broadly than just Glacier Creek flow area.

GHEC will review responses from LUC/GBOS following those groups' October meetings and may recommend action at their October meeting. Staff recommends GHEC review the topic at LUC and GBOS to ensure that the topic matches GHEC goals for this project: Girdwood Housing and Economic Committee update and request for LUC to discuss infill/exfil possibilities in Girdwood, including feasibility study for gravel extrication from Glacier Creek Area. (Brett Wilbanks)

This item was also on the Land Use and GBOS agendas in September. It is observed that there are both recreational and residential aspects to this idea, which may need to be separated in conversation with the community. Both have economic impacts.

GHEC will review responses from LUC/GBOS following those groups' October meeting and may recommend action at their October meeting. Staff recommends GHEC review the topic at LUC and GBOS to ensure that the topic matches GHEC goals for the project so that public understands the context of the conversation at upcoming meetings:

Girdwood Housing and Economic Committee update and request for LUC to discuss use of HLB parcel 6-134 for RV camping plan. (Krystal Hoke).

Specific language for upcoming topics at LUC and GBOS will continue to be refined, as the actual “ask” of LUC and GBOS is established. Some members of GHEC are unclear if a feasibility study for these projects is necessary, and if so, what the cost of them would be and how they would be paid for. Members note that there may be synergy between the projects – gravel extraction creating part of the campground area and/or campground pond amenity. It is discussed that GBOS has budgeted \$50,000 in the 2024 budget for GHEC activities. Funds will be sourced with tax collection in 2024, so are not immediately available

- Review other parcels most developable to produce housing
6-039 (Ruane): Not discussed
6-103 (Open Space across from Moose Meadow): Not discussed

6-103 Soccer Field: GHEC is interested in pursuing a land swap for this parcel, perhaps with land in the SouthTownsite. This parcel is considered prime potential for housing as it is close to utilities, pathways, bus route etc. Tim Cabana states that if this land is dedicated park land, it is difficult to change and requires significant effort via Municipal vote. Brett Wilbanks is tasked with finding out more information about the zoning of this land and steps that would be needed to achieve a land swap.

- Other?
Status of MJ tax distribution for Child Care Services 2023 Prop 14: Discussed previously

2. Set mechanisms to attaining goals

Review matrix (Matt S)

- Discuss updates to data collection
EE reports that average cost for 1 bedroom long term rental is \$750-1000+ per month.
Additional resource is an article from Maryland regarding public funds leveraged for housing.
- Assign tasks to work on specific projects

3. Secondary Goals: Not discussed

- Type of housing desired (rent or own; density, etc) in collaboration with study by Agnew Beck
 - Discuss financial mechanisms for creating attainable housingGirdwood Housing and Economic committee request that GBOS discuss requesting that bed tax revenue collected from Girdwood nightly rentals is reappropriated back to GVSA to offset negative impacts to housing due to nightly rentals. (TBA)

New Business: None

PUBLIC COMMENT:

Members bring forward items for new business to be discussed at the next meeting. Members should provide language for New Business discussion on the next agenda, in general the topics are:

- Research how to have HLB change to achieve releasing smaller parcels on an annual basis, something like less than 5 acres.
- Research change of building limit to build higher than current limit of 40 feet.
- Investigate how to have Girdwood be included in homelessness Point in Time (PIT) counts specifically (instead of not included or lumped in with Anchorage numbers). Brooke Lavender will look in to this.
- Consider assigning a member of GHEC to attend HLBAC meetings.

Next meeting: October 25 2023 at 12PM
Adjourn 1:45PM