

# Housing Goals - Girdwood Comprehensive Plan – Action / Implementation Plan DRAFT

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## **Topic: Housing**

Vision: The range of housing options in Girdwood allows residents the opportunity to live and work in Girdwood. The cost of housing in Girdwood balances employment and income distribution.

Action: Issue RFP for Consultant for Housing Action/Implementation Plan

Action: Issue RFP for re-write of Title 21 Chapter 9 to be in alignment with Girdwood Comprehensive Plan

Action: Get a Letter of Intent with HLB for commitment to support a community-led development on Ruane/Alyeska Parcel

## **Goal H1: Maximize use of existing housing inventory**

### **H1.1 Develop strategies and best practices to maximize use of existing housing**

Adopt policies that encourage housing development: reduce minimum lot sizes, remove ADU barriers, eliminate low density single-family zoning, convert districts to form-based code, etc.

Implementors/Partners: MOA Planning Department; GBOS

### **H1.2 Acknowledge need for short-term rental market while minimizing impacts**

Revise land use regulations, develop comprehensive short-term rental regulations, minimize negative impact of commercial rentals.

Implementors/Partners: MOA Planning Department; GBOS

Action: Create Registration Mechanism for STR – incorporate what Bed and Breakfasts require such as life/health/safety (Lisa Miles) – Collect Funds via Registration Fee – Offer incentive to register.

### **H1.3 Encourage long-term rentals via incentives**

Develop incentive tax structure for long-term rentals. Work with legislators to amend state-level policies.

Implementors/Partners: MOA Planning Department; GBOS; State Legislators

#### **H1.4 Encourage property renovations that increase density**

Encourage renovations through regulatory changes, tax or financial incentives where zoning allows.

Implementors/Partners: MOA Planning Department; GBOS

### **Goal H2: Encourage broad range of new housing development**

#### **H2.1 Encourage mixed-use residential and multi-family housing**

Revise land use restrictions to allow more multifamily dwellings and by-right opportunities.

Implementors/Partners: MOA Planning Department; GBOS

**Action Items: Match zoning to Girdwood Comprehensive Plan Land Use Plan**

**Action Items: Request GBOS for GHEC to attend joint GBOS/MOA meeting to provide presentation with intentions – October 27<sup>th</sup> 2025**

#### **H2.2 Allow duplexes and targeted multi-family housing**

Revise land use codes to reflect this policy, encourage infill development.

Implementors/Partners: MOA Planning Department; GBOS

#### **H2.3 Encourage ADUs**

Revise ADU standards, expand allowance for attached and interior ADUs in all residential zones.

Implementors/Partners: MOA Planning Department; GBOS

#### **H2.4 Explore non-conventional residential alternatives**

Encourage tiny homes, alternative construction, and pre-manufactured homes.

Implementors/Partners: MOA Planning Department; GBOS

#### **H2.5 Explore affordable housing alternatives**

Reduce lot sizes, change zoning, implement shared-equity models for middle-income residents.

Implementors/Partners: MOA Planning Department; GBOS

#### **H2.6 Fund infrastructure improvements**

Work with municipal entities to fund water, sewer, roads to reduce development costs.

Implementors/Partners: AWWU; MOA Project Management and Engineering; GBOS/GVSA

#### **H2.7 Develop community-supported senior housing**

Form working group, explore public-private partnerships.

Implementors/Partners: GBOS; Senior Housing Subcommittee

#### **H2.8 Encourage mixed-use & attainable housing**

See Appendix 5 - HLB Conditions for 'The Mitten'.

Implementors/Partners: HLB; MOA Planning Department

### **Goal H3: Develop organizational capacity for housing**

#### **H3.1 Support funding for housing**

Develop a Housing Action Plan, research funding streams, collaborate with developers.

Implementors/Partners: GBOS; MOA Planning Department; Affordable Housing Developers; HLB; Affordable Housing Non-profits

#### **H3.2 Create housing coalition**

Create coalition of residents, businesses, and entities to raise funds and build capacity.

Implementors/Partners: GBOS; HLB; MOA Planning Department; Affordable Housing Non-profits

**Action: Hosting a developers listening session to learn what would bring developers interest to build workforce housing**

#### **H3.3 Market Girdwood to housing developers**

Attract community-oriented housing developers with creative financing.

Implementors/Partners: Affordable Housing Non-profits

**Action: Hosting a developers listening session to learn what would bring developers interest to build workforce housing**

#### **H3.4 Include HLB as stakeholder**

Ensure HLB plays major role in Housing Action Plan.

Implementors/Partners: GBOS/GVSA; HLB

### **Goal H4: Collect and analyze housing data**

#### **H4.1 Develop process to collect housing market data**

Strategy for ongoing collection and management of data as part of Housing Action Plan.

Implementors/Partners: GBOS

#### **H4.2 Develop housing strategy and needs assessment**

Incorporate into Housing Action Plan.

Implementors/Partners: GBOS; HLB; MOA Long Range Planning

#### H4.3 Develop performance measures

Incorporate into Housing Action Plan.

Implementors/Partners: GBOS

#### H4.4 Develop property tax incentive program

Incorporate into Housing Action Plan.

Implementors/Partners: MOA Finance Department; GBOS

Need listed in Girdwood Housing - GAP

- About **242 new housing units** will be needed in Girdwood over the next 10 years.
- **Breakdown of demand:**
  - **Population growth:** ~200 additional residents expected → requires **100 new housing units**.
  - **Overcrowding relief: 67 units** needed to address overcrowding of existing housing.
    - Overcrowding is a sign of pent-up demand in the housing market.
  - **Workforce housing: 75 units** needed to meet immediate workforce housing needs, based on employer interviews.

Current Proposed Projects:

Alyeska Workforce Housing Building 3 – Phase 1 - 60 units

Phase 2 & 3: 42 more units each (total 84 units)

Holton Hills:

Phase 1: 50 lots, XXXX Units (more information at upcoming Sept 23 meeting?)