

Girdwood Housing Working Group

Work Session

July 14, 2021

Minutes Final

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Housing Working Group operates under the Girdwood Public Meetings Standards of Conduct.

7:07PM Call to order, Mike Edgington

Agenda Approval for July 14, 2021 meeting with addition of item 3.

Minutes Approval from May 12, 2021 meeting postponed

Introductions & New Attendees: See attendee sign in

Announcements & Presentations:

Business:

1. Review HWG's ADU amendment status

LUC originally voted down in June, GBOS voted in favor in June, LUC reconsidered in July and request for Resolution has now passed. Major concern is that ADUs could become short term rentals. ADUs are required to be owner-occupied. Short term rental regulation is a separate issue that needs to be resolved. Group discusses that regulation of short term rentals will require Anchorage Assembly approval of change of code that may be difficult to achieve. In Girdwood 30% of housing units are owner occupied, approximately 10% are long term rental and 60% are 2nd homes, some are short term rental, some are vacant.

2. Housing Action Plan

Imagine! Girdwood (Area Plan) has just initiated contract with Huddle, and their subcontractor, Agnew Beck, that includes analysis of existing housing and housing needs assessment. These will be used to produce a Housing Action Plan with goals established for short, medium and long term, which may range from Passive, such as code change, to Active, such as funding and developing desired uses. About half of all sales in Girdwood in the last year occurred through private sale, not involving MLS. Group also discusses how to engage more of the local population to attend meetings, including a calendar that could be posted at local establishments and businesses with QR code link to agenda.

3. Review of the high scoring RFP for HLB land

Redacted document available on line: <http://www.muni.org/Departments/hlb/Pages/HotTopics.aspx>

Preferred proposal is from a combination of Pomeroy (Alyeska Resort) and realtor/developer group. Project includes Alyeska Resort Village – located on the east side of Glacier Creek with 20 acres that holds 70 housing units, 7 acres commercial development. Generally this part of the development is resort-visitor use. 2nd project is on a location on the west side of Crow Creek with 102 units in combination of multi-family own/rent, townhouses, and some single-family homes. Specific locations are not clear in information that is available online. Some zoning changes will be needed to allow some of these elements. Pomeroy plan is to create lots to sell to other builders and developers. It is not clear what the mechanism would be to create attainable housing, although the proposals mention diversity of property types and cost as a project goal.

This is initial proposal, which will lead to negotiations with HLB, and, if mutually acceptable, a final agreement may be reached. Pomeroy proposal was universally preferred by the selection committee over the other proposal and is a combined effort between Pomeroy and an Anchorage-based development group. Final agreement will be made public however the negotiations will not be. Sale/disposal of land goes through a public process.

Girdwood CLT seeks info on how it and/or other non-profits could be involved to create attainable housing within this development, through public-private partnership. GCLT needs to provide a concrete proposal with partnerships with developers who are able to invest in the project.

4. Confirm next meeting date/time: Aug 11– General meeting or working session on Short Term Rental TBD.

Adjourn 8:45PM

Girdwood Housing Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

