

**Girdwood Housing Working Group
Work Session
May 12, 2021
Minutes Final**

Meetings are held virtually and telephonic indefinitely

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.

7:16PM Call to order, Mike Edgington

Agenda Approval for May 12 2021 meeting

Minutes Approval from March 10 2021 meeting

Kalie Harrison/Krystal Hoke

tabled

Introductions & New Attendees:

Attending are: Mike Edgington, Jennifer Wingard, Kalie Harrison, Shannon O'Brien, Patrick Doran, Lynne Doran, Krystal Hoke, Laurie Tryck

Seminars held by GNAR: [GNAR \(Gateway & Natural amenity Region\) Initiative](#)

Recordings are available on YouTube:

Housing Assessments 101 - The What, Why and How

https://www.youtube.com/watch?v=Z6puSA4Y36k&ab_channel=InstituteofOutdoorRecreationandTourism

Short-Term Rental Trends in the West and How to Craft an Ordinance to Handle Them

https://www.youtube.com/watch?v=NnOCzRUYtEk&ab_channel=InstituteofOutdoorRecreationandTourism

Business:

1. Review ongoing projects:

Host Compliance was tracking addresses of Short Term rentals, as requested by treasury dept for the purpose of tax collection. The contract was discontinued after about 6 months because it was felt that they had achieved high enough compliance, however it would be interesting to know if there are more or fewer rentals based on season. Study found approximately 250 operating STRs in Girdwood within the parameters of the period studied..

Mike Edgington: Attended webinars regarding STR held by Granicus (fka Host Compliance). Granicus has been holding seminars in mountain west and resort communities recently.

Short Term Rental Regulation re: resort communities that had significant impact of STRs either based on nuisance or impact on housing inventory. Some communities restrict the number of non-owner-occupied properties with unlimited # of owner-occupied properties. Recommend against pursuing unenforceable restrictions on STR.

Jeanne Hanson:

Report back on co-housing ideas:

Tabled

Erin Eker/John Hanson: update on possible partnerships in affordable housing/development

Tabled

2. Girdwood Area Plan Update: Planning Dept becoming more involved in the project.

Assembly granted \$25,000 for current physical conditions survey, which will update avalanche/wetland as well as provide a more detailed analysis of current land use.

HLB granted \$10,000 matching grant (\$20,000 total) to go toward housing needs analysis and current condition analysis

3. Status of creation of a Housing Action Plan

Girdwood Area Plan housing needs and conditions analysis would be part of the Housing Action Plan, which would take the needs and conditions and review solutions.

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



4. Accessory Dwelling Units

- Updated draft ordinance going through LUC/GBOS that have been discussed previously at HWG.

Largely changes parallel more recent changes in Anchorage code, to make legal ADUs more achievable in Girdwood and expand housing opportunities. Concern expressed that this may have side effects that are unintended, including creating higher density housing and more STRs and related issues that Girdwood residents experience. Cost of construction of ADU does not necessarily open up affordable housing. Mike states that this is just one part of a multi-faceted approach to housing solutions, and that regulation of the currently unregulated STRs, additional new construction, etc are also elements. LUC discussion will occur in June with public vote, then on to GBOS.

1400 housing units total in Girdwood, of which:

411 are owner occupied (claiming primary/sr tax exemption benefits)

550 are owned by people who use other MOA addresses as primary; ie 2nd homes/cabins

400 owner of record resides outside of MOA

250 properties contribute to bed tax for STR units

60% of Girdwood homes do not have owner occupancy or long term rental; ie vacant homes

5. Short term rentals (STRs)

STR regulation requires Assembly approval, although regulations themselves can be different than STR regulation in Anchorage. It is not necessarily guaranteed that Assembly will approve Girdwood STR proposal.

6. "Holtan Hills" RFP status

RFP sent from HLB for residential development on 3 parcels. Deadline extended into June.

Interest from 4 groups, expecting multiple proposals.

HLB received request for disposal which requires action, HLB responded with RFP, which allows for several different outcomes, including non-disposal.

Patrick Doran notes that the RFP was very vague, including possibility of code changes, etc. Original RFP deadline would have been due in under a month for significant development in Girdwood. Odd that this was not brought forward to the community earlier, especially considering that HLB attends Girdwood public meetings.

If disposal occurs before new GAP is complete, the new construction could be geared toward the ideas of the 1995 GAP, which does not reflect current concerns and community needs.

3 areas for Girdwood action identified:

- Complete GAP soon enough so permitting is required to reflect current concerns
- Encourage HLB to pay attention to community needs through RFP
- Financial incentives (financing, tax abatement rules) for certain types of development.
- maybe also: Expedite changes to land use code

Girdwood Community Land Trust is frustrated regarding non-profit use of lands and interpretation of HLB requirements. Received determination that HLB has no viable land for Community Garden.

Concern expressed that adding requirements related to type of development might result in developer opting not to develop additional housing at all in Girdwood.

HWG seeks partnership with HLB to create workforce/community housing.

HWG thoughts on action related to the RFP

- Trail system required
 - 20% of units developed for workforce/community housing (GLCT)
 - Require that phases require LUC review to guarantee community input. (GCLT)
- Master site plan required, which has community meetings as a component

Motion:

Girdwood Housing Working Group moves to request the Land Use Committee recommend a GBOS Resolution of Support for HLB to prioritize allocation of a percentage of development for attainable housing in evaluation of RFPs for HLB Parcels 6-011, 6-016 and 6-017 (area commonly known as Holtan Hills).

Motion by Patrick Doran, 2nd by Krystal Hoke

Roll call vote 5-0

Motion carries

7. Community Land Trust: Discussed during other topics.

8. Review Actions – moving forward with LUC and GBOS regarding motion passed earlier

9. Confirm next meeting date/time: June 16, 2021 – Work Session topic: Housing Action Plan

10. Discuss return to regular in person public meetings/continuation of virtual meetings once Emergency Orders have been lifted.

Discussion at GBOS ongoing, including survey of the community.

Group discusses that Teams is required for meetings that are run by the MOA and tied into municipal equipment.

Voting is an issue to be resolved with virtual meetings.

Combining equitable virtual and in-person meetings requires additional technology not currently owned by GVSA.

Krystal Hoke discusses that no HLBAC meetings since January, no comments in HLB 5 year plan were added to plan minutes. Krystal to discuss with HLBAC Girdwood member, Ron Tenny and with John Weddleton.

Next meeting June 16, 2021

Adjourn 10:15PM