

Girdwood Housing Working Group
Work Session Re STRs
September 15, 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.

This meeting is held via Teams.

7:04PM Call to order, Mike Edgington

Agenda Approved for Sept 15, 2021 meeting

Minutes Approved from Aug 11, 2021 meeting

Eker/Harrison

Postponed

Introductions & New Attendees:

Announcements & Presentations:

Business:

1. Review of ongoing projects:
 - a. ADU ordinance update: Local process complete for introduction of ordinance to Planning and Zoning. Hearing on this with P&Z should be announced shortly. Then there is a public process – staff packet, P&Z hearing, assembly hearing
Jennifer Wingard mentions a community complaint regarding process about the Girdwood process, ie: Land Use voted against ADU ordinance; topic moved on to GBOS which voted to approve without return to HWG to discuss concerns of LUC as requested by LUC.
Jennifer and Mike to review complaint.
 - b. "Girdwood Residential 2021" aka Holtan Hills/Alyeska Village proposal w/HLB
Connie Yoshimura representing the group that has proposed the winning bid.
Connie is here to learn what HWG sees as the main housing issues.
Developers are meeting weekly on proposal.
Understand need for variety of housing types in Girdwood, including for housing for employees who live and work in Girdwood, including teachers, firefighters, police, etc.
Developer needs support of the community to be successful, group is learning more about unique community concerns. More public information expected to be released in the coming months.
 - c. Imagine! Girdwood housing conditions/needs analysis
Girdwood Area Plan rewrite/update
Most of technical analysis on housing needs/conditions has been completed.
Land Suitability Analysis & Housing Demand Forecast presented at the last Imagine! Girdwood meeting is available on their website in the August 23 meeting packet:
<https://drive.google.com/drive/folders/1n9uBlehTDVFhSI6KokRIWG64C94MVV9z>
Additional economic modeling regarding price points for renters and potential buyers is needed.
This will be discussed at the IG meeting on Sept 22. Imagine!Girdwood needs additional funding to continue analysis.
Property tax incentives and how to use them would come from that economic analysis.
 - d. Girdwood Employer survey via Chamber of Commerce
Survey of Businesses through employers to receive their perspective of need for workforce housing, affordability, barrier to recruitment, barrier to retention of employees.
Draft survey will be shared once it is available.

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



2. Short Term Rental Regulations

a. Review initial draft document

No draft to present at this time,

Mike seeks input from committee about impact of STR in the community:

Glacier Creek Condo (16 units, of which 2 are full-time residents; 4 are STR and 2 are longer term rental) HOA is handling noise and parking violations with financial penalties through the HOA, which has been immediately effective. Concern that limiting property rights of owners may negatively impact the property value. Other Condos may want to consider this through their organizations. In their case, there is a \$500 fine for first complaint, \$1000 for additional complaint if manager is contacted with noise or parking violation.

Home owners could create Home Owners Associations with 51% of the owners in agreement, and then they could place restrictions,

Annoyance of STR on other property owners (noise, parking, etc) which may be solved through HOA, etc.
STR remove units from inventory for those who want Long Term Rental or other housing.

Impact on quality of life

Impact of availability of housing

Impact on price of housing

Assist in paying mortgage

Banning STR is extreme, other options are to require permits, etc.

MOA audit completed Jan – Mar 2020, which found 245 STR operating in Girdwood at that time.

This may be updated soon.

STR owners include group who use their properties part time and rent only when they are not able to use the property, these properties would not be available for Long Term Rental.

Vacasa represents about 60 units – a quarter - of the Girdwood STR properties within their inventory. They attended meetings pre-pandemic. Group would like for them to engage in the conversations at HWG so their ideas can be included.

Winterpark CO put money toward paying STR hosts to host local employees for the winter.

<https://snowbrains.com/winter-park-invests-325000-in-housing-for-workforce/>

Vail In Deed – possible model for voluntary program that provides incentives for deed restrictions

<https://www.vailindeed.com/> Kalie will provide summary of this program.

Other incentive programs could encourage owners to rent to Long Term instead of Short Term

Season passes for Long Term rental home owners, for instance

Resort is offering incentives already – pre-paying rent.

Owners who have owned for a long time may be in a position to rent for less than those who are recent homeowners.

Hidden costs of ownership may not be known to rental population: condo dues, property tax factor into owner's pricing.

Community members request that community pursue a portion of bed tax to be allocated to Girdwood.

Jennifer suggests that HWG bring this to the community as a whole to receive creative solutions and hopefully engage in deeper conversation.

Input from realtors regarding current sale situation:

Buyers are not buying for sole purpose of rental, rental income does not cover the mortgage, although it may cover some cost.

Recently higher end buyers have been successful in purchasing.

Recent sales have had multiple offers and sell for more than asking by considerable amount.

People working remotely makes Girdwood more attractive, increasing competition for available homes.

Climate change has also brought new buyers, who are seeking cooler, wetter climate.

Some buyers are motivated by STR restrictions.

3. Confirm next meeting date/time: Oct 13 – Short term rental & Community Land Trust Update

Adjourn 9:15PM