

Friday February 9, 2024

To The Girdwood Board of Supervisors and Girdwood Land use Committee

The **Heritage Land Bank Advisory Commission** will be holding a meeting on **Thursday February 22, 2024 at 1:30PM**. There are two **action items on this agenda**.

The first regards a resolution withdrawing 10 parcels from HLB inventory and transfer to the Parks and recreation department near Potter Marsh.

The second action item is recommending the Anchorage Assembly approval of the 2024 HLB annual Work Program and 2025-2029 Five Year Management plan.

As a reminder, the public review period for the [DRAFT 2024 Annual Work Program & 2025-2029 Five-Year Management Plan](#) ended February 9th. Comments received by this date will be included and responded to in an appendix of the work plan. Comments received after this date will be provided to the HLB advisory commission at the public meeting on February 22nd. This planning document outlines the priorities and proposed development plans for much of the HLB managed lands in the Girdwood Valley.

Respectfully,

Tim Charnon, HLB Commissioner

Amend AMC 21.09 to allow Temporary Workforce Housing on Commercial Land Until Permanent Workforce Housing is Constructed in Girdwood

Briana Sullivan, Co-Chair, GBOS

Mike Edgington, Housing and Economic Development Supervisor, GBOS

Context

- There is an increasing unhoused population in Girdwood, most of whom are employed locally and/or have established connections to the community. Some unhoused residents are tent camping, but many are in vehicles and RVs.
- While shelter options in Anchorage can provide an emergency stop-gap, they are not compatible with employment in Girdwood.
- The number of long-term rentals (LTRs) has decreased over the last several years as many have been converted to Short-Term Rentals (STR). According to commercially available data, almost 20% of Girdwood's housing stock was involved in the STR market over the past 12 months compared to a rate of under 1.5% in the rest of the MOA.
- While permanent housing is the long-term solution, Girdwood, unlike Anchorage, does not have a reservoir of underutilized buildings that can be converted quickly to lower-cost housing.
- Constructing new workforce housing is a 2-3 year project even if funding was available.

Goals

1. Establish policy(s) to bridge the current situation until lower-cost housing can come on line (~3 years).
2. Encourage employers to be part of the solution, as the lack of housing affects them directly by limiting the employee pool.
3. Build upon unofficial approaches already underway.
4. Include a sunset trigger mechanism, since temporary housing is not the long-term solution.
5. Limit allowable use to the provision of workforce housing, not for additional visitor accommodation.

Proposal

Key features:

- Amend AMC 21.09 to allow temporary housing units and/or RV use on existing commercially zoned land, if they are used for primary residential occupation.
- Sunset provisions in October 2026, or later when a specific number of new workforce housing units become available.
- Prohibit use as STR and require primary occupation, but also allow tenants to move into permanent housing without penalty.
- Consider lease or ground rent maximum, e.g. affordable at 80% single person AMI

Implementation details

AMC 21.05.080 already allows “temporary structures” to be occupied when they are on the same parcel as a residential building under construction, so code already allows temporary structures for residents with enough capital resources to own land and fund construction. Conceptually, this policy does the same thing at a community level.

Add a definition for *Temporary Workforce Housing* as a new section in 21.09.050 B.4 (Commercial Uses) to include RVs, cabins without permanent foundations and similar temporary structures, to be used as residential housing.

- Prohibit use as short-term rentals or other visitor accommodations.
- Define “affordable” as no more than 30% of gross income for rent+utilities at 80% of AMI, using individual AMI for studio sized units, and household AMI for larger units.
- If the structure/RV is owned by the resident, then limit ground rent to half the above amounts.
- An affidavit from the land owner, and property manager if applicable, is required

Amend the Use Table (Table 21.09-2) by adding a row for Workforce Housing as a new Use Category and Temporary Workforce Housing as a Use Type under the Commercial section. Enter an “S” for Administrative Site Plan review for the following zones:

<final list subject to feedback>

- GC-2 (Old Girdwood by Mall)
- GC-3 (Old Girdwood)
- GC-4 (Alyeska Highway)
- GC-5 (South Townsite)
- GC-6 (Lower Crow Creek Rd)
- GC-8 (Behind Post Office)
- GC-10 (near Brewery)

Add clause into 21.09.050 B.4.f that the allowed use will continue until XX units of permanent workforce housing have received certificates of occupancy, with the earliest expiration on November 1st, 2026.

Draft code amendment

21.09.050 - Use regulations.

B. Use-specific definitions and standards. The following use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

4. *Commercial uses.*

f. Temporary Workforce Housing

i. Definition.

ii. Use specific standards

iii. Expiration

DRAFT

Add a new row to Table 21.09-2

		Residential						Commercial									Ind.		Resort		Other							
Use Category	Use Type	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	g	G	G	G	Definitions and Use Specific Standards
		R	R	R	R	R	R	C	C	C	C	C	C	C	C	C	C	C	C	C	I	I	R	R	A	O	W	
		1	2	2	3	4	5	1	2	3	4	5	6	7	8	9	1	1	2			S	S			S		
				A																			T	T				
COMMERCIAL																												
<u>Workforce Housing</u>	<u>Temporary Workforce Housing</u>								<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>			<u>S</u>	<u>S</u>											<u>21.09.050</u> <u>B.4.f.</u>

Concerns / comments heard so far

- Concerns about RV parks along Alyeska Highway
- Commercial land owners might abuse this flexibility
- Concern about
- Could the sunset clause create an incentive for those investing in temporary housing to oppose permanent housing?
- Many businesses with employees don't have commercial land in the identified zones and vice versa
- Should the resort zones be included?
 - GRST1 - Daylodge & Olympic Mountain Loop
 - GRST2 - Hotel area
- How do we ensure that the temporary housing is safe?

January 17, 2024

A resolution of Girdwood Housing and Economic Committee to provide Long Term Rental (LTR) units in the Girdwood area by restricting the rental of Accessory Dwelling Units (ADU) to 30 days or longer.

Whereas:

- There is a lack of Long Term Rentals (LTR) available in Girdwood for workforce housing and seasonal employees
- There is an immediate need to make available additional LTR units
- Girdwood Housing and Economic Committee is looking for solutions that result in mitigation of the impact that Short Term Rentals (STR) activity has on available workforce housing
- There are no revenue sources immediately available to fund other incentive programs to increase the supply of LTR
- The intent and purpose of Accessory Dwelling Units is stated in 21.09.050B:
 - Increase the supply of supplemental housing through flexible use of existing housing stock, land supply, and infrastructure;
 - Respond to the local needs for seasonal housing
- There are no restrictions on the use of ADU for STR, which defeats the stated intent and purpose of these size limited properties

Therefore let it be resolved that GHEC advises GBOS to pursue a change in Title 21, Chapter 9, that defines the allowed use of ADUs to only permit rentals for 30 days or longer.

[NEW language]

21.09.50 Use Regulations

2. Use-specific standards for accessory uses:

a. Accessory Dwelling Units

iii. Requirements

(A)Maximum number of accessory units. Only one accessory dwelling unit, as defined in Section 21.05.070D., shall be allowed on any single-family residential lot. The accessory dwelling unit may be a rental unit. **[If rented or leased, the accessory dwelling unit shall not be used for rental periods of less than 30 days.]**