



# HOUSING ACTION PLAN

## THE ASSEMBLY’S HOUSING VISION

The Municipality of Anchorage has affordable, abundant, and diverse housing opportunities, so everyone who wants to live here can find a home that fits their needs and preferences.

### We Want More Housing!

Cottage houses	Duplexes, 3- and 4-plexes	Supportive housing	Housing for seniors	Starter homes	Condominiums
Affordable rentals	Multi-generational housing	Walkable neighborhoods	Innovative design	New ownership models	Apartments

## GUIDING PRINCIPLES

- Attainable home ownership
- Housing quality, choice, stability and accessibility
- Quality rental options
- Community where everyone belongs
- Distinct neighborhoods
- Economic prosperity
- Engage the whole community in solutions
- Innovation & collaboration
- Government that works

## GOALS

1. Increase the supply of housing units for sale and for rent.
2. Diversify the housing market: housing types, sizes, price points, locations, accessibility, and ownership models.
3. Increase the share of resident-occupied housing throughout the year and reduce the number of vacant units.
4. Reduce housing cost burdens and ensure safe, affordable, high-quality permanent housing for all residents.
5. Make the Municipality a better partner in the development process.

## STRATEGIES

1. Remove Barriers to Infill and New Construction
2. Encourage Reuse and Redevelopment
3. Develop Funding Streams for Infrastructure and Public Utilities
4. Focus Incentives & Public Investment to Increase Housing Stock
5. Expand Housing Affordability, Accessibility and Stability
6. Streamline Municipal Processes

## ANCHORAGE ASSEMBLY HOUSING ACTION PLAN – 12/19/23

### ASSEMBLY TOOLBOX FOR IMPLEMENTING STRATEGIES

- **Policy** – code changes, resolutions, policy direction; remove barriers that the Municipality has control or influence over.
- **Investment** – incentivize desired end products; disincentivize other choices; direct investment (funding, budget decisions); indirect investment (tax exemptions, fee reductions or waivers).
- **Communication** – two-way feedback with the community about their needs and steps the Assembly can take to address those needs; education on existing issues and the Assembly’s work to address the issues.
- **Advocacy** – build relationships across all levels of government, champion policies and needed investments in housing and community infrastructure
- **Convening and Collaboration** – bring together partners and stakeholders for problem-solving and action; engage the community in solutions; facilitate and negotiate multi-stakeholder agreements.

### MEASURES OF SUCCESS

*The Assembly will track the following indicators, and focus our efforts, investments, and policy decisions to help the community achieve the following targets.*

Indicator	3-5 Year Target	Data Source
1 Number of new housing units constructed: > Detached (single family) housing > Duplex, triplex and fourplex > Multi-unit (5+) buildings > Accessory Dwelling Units	Increase	Permit Center, Building permits; track by # units, Registration
2 Number of renovated housing units.	Increase	Permit Center, Building permits
3 Number of housing units created from conversion and reuse of existing properties.	Increase	Permit Center, Building permits
4 Number of subdivided residential lots.	Increase	Planning Dept., Platting Cases
5 Housing voucher waitlist, Anchorage	Decrease	Alaska Housing Finance Corporation
6 Rental market vacancy rate	5%	Alaska Department of Labor and Workforce Dev.
7 Median sale price of housing units by type. > Detached (single family) properties > Condominiums > Attached (multi-family) properties	Increase no more than CPI inflation	AK MLS <i>MLS tracks the 3 types. Multi = commercial</i>
8 Number of housing units for sale under median sale price.	Increase	AK MLS
9 Rate of average annual rent increase.	Increase no more than CPI inflation	AK Dept. of Labor, HUD
10 Proportion of resident-occupied housing units compared with all housing units.	Increase	Census, American Community Survey
11 Number of vacant and abandoned properties identified by MOA	Decrease	Code Enforcement (V&A database)

## ANCHORAGE ASSEMBLY HOUSING ACTION PLAN – 12/19/23

12	Median days between submitting a permit application and receiving a permit.	Decrease	Permit Center, Performance Measures
13	Number of renters who are rent burdened	Decrease	AK Dept. of Labor, HUD
14	Number of evictions	Decrease	AK Court System
15	New investments in housing > Public funding / > Philanthropic funding	Increase	Muni, HUD, State, Philanthropy

### ACTIONS

#### A. STRATEGY: Remove Barriers to Infill and New Construction

1. Reduce costs and barriers to development of 3- and 4-plexes (AO 2023-103 and AO 2023-130).
2. Simplify residential zoning code to align with 2040 Land Use Plan (HOME Initiative, AO 2023-87(S)).
3. Encourage denser development (housing units per acre) by revising dimensional standards, minimum lot size and coverage, height limits, and other policies where appropriate.
4. Simplify and reduce prescriptive regulations in zoning code (Title 21) and building code (Title 23) for attached housing.
5. Encourage rezones to bring properties in line with 2040 Land Use Plan.
6. Create and expand use of pre-approved building plans for housing units.
7. Remove zoning and building code (Titles 21 and 23) barriers to manufactured and prefabricated housing.
8. Encourage workforce development in skilled building trades.
9. Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.

#### B. STRATEGY: Encourage Reuse and Redevelopment

1. Create a “code safe harbor” program and options to waive code compliance requirements for existing buildings, to reduce the effort and cost needed to rehabilitate and reuse aging buildings.
2. Encourage adaptive reuse by simplifying the change of use process for properties to become residential uses and subdivide properties into multiple units.
3. Focus investment on re-use of vacant and abandoned nuisance properties identified by the Municipality.
4. Explore code and policy changes needed to encourage more residential development in commercial zones.

**C. STRATEGY: Develop Funding Streams for Infrastructure and Public Utilities**

1. Increase utilization of Infrastructure Coordination Agreements (ICAs) by developers in partnership with AWWU.
2. Increase shared public-private responsibility for the cost of offsite improvements: water and sewer utility extensions, road and drainage upgrades, and public infrastructure required of new development.
3. Prioritize infrastructure expansion as part of developing new neighborhoods (e.g., Eklutna 770 and Powder Reserve).
4. Create an infrastructure bank, a revolving loan fund program established and administered by the municipality to provide low-cost loan financing for infrastructure for housing development.

**D. STRATEGY: Focus Incentives & Public Investment to Increase Housing Stock**

1. Continue investments in vacant and abandoned properties for housing (2023: \$1.3M matching funding to Anchorage Affordable Housing & Land Trust).
2. Evaluate existing incentive programs to identify areas for improvement, or alternatives for new programs, to increase program results, leverage existing infrastructure, and maximize public benefit.
3. Identify realistic qualification criteria and performance metrics to evaluate projects eligible for incentives (tax abatement, etc.), to ensure public resources are invested with reasonable expectation of public benefit.
4. Work with Planning staff to review recommendations from a planned targeted housing market study, including analysis of infrastructure costs and impact on development feasibility, accessibility and affordability.
5. Explore incentives for prevailing wage and apprenticeship utilization for projects that receive municipal tax incentives or direct capital investment.
6. Enact any code changes needed to support innovative housing models, such as community land trusts.
7. Increase local control of federal housing dollars; explore creation of an Anchorage Housing Authority.
8. Create an Anchorage weatherization assistance home upgrade program.

**E. STRATEGY: Expand Housing Affordability, Accessibility and Stability**

1. Identify impact of short-term rentals on housing availability and affordability, and potentially regulate (AO 2023-110).
2. Support local enforcement of the Fair Housing Act and develop reporting system to reduce housing discrimination.
3. Explore policies to protect and preserve current affordable housing stock, such as owner- and renter-occupied units in mobile home parks.
4. Collaborate with landlords, housing and service providers, legal aid programs,

- and other stakeholders for education about fair housing, tenants' rights, emergency assistance and eviction prevention, and language access resources.
5. Explore policies to mitigate rapid increases in housing costs.
  6. Support expansion of low-barrier, rapid response programs for emergency rental assistance and preventing eviction.
  7. Remove barriers for people exiting the corrections system to secure permanent housing.
  8. Increase number of supportive housing units operating in the Municipality, to help people live independently.
  9. Encourage investments in residential energy efficiency and weatherization for rental properties and homeowners.
  10. Work on recommendations to address Girdwood's unique housing challenges in the updated Girdwood Comprehensive Plan and future housing plans.

**F. STRATEGY: Streamline Municipal Processes**

1. Develop an implementation strategy for the Housing Strategic plan, with annual review of progress.
2. Create housing dashboard, track Muni investment in housing & how units performing.
3. Increase predictability throughout the entitlement and development process.
4. Implement findings and recommendations of the Bendon Adams report (2015) to improve performance, expedited timelines, and customer satisfaction with permitting.
5. Support a customer-focused redesign of the permitting and development review process to reduce time and confusion between submittal and approval of a permit application.
6. Support implementation of a streamlined online permit system, with robust data reporting.
7. Create a project advocate (staff) function to assist development customers in navigating the process, and interface across departments and with all entities in the permitting process.
8. Broaden community engagement and involvement in housing policy.

## APPENDIX

### **Anchorage 2020 Comprehensive Plan: Housing-Related Goals** [plan link](#)

- **General Land Use:** A forward-looking approach to community growth and redevelopment.
- **Residential Uses:** A variety of housing types and densities in safe, attractive neighborhoods that offer a choice of urban, suburban, and rural lifestyles that are appropriate for northern conditions and in harmony with our natural setting.
- **Neighborhood Identity and Vitality:** A variety of safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents, with good access to schools, recreation, natural areas, and community facilities.
- **Housing:** A balanced, diverse supply of affordable, quality housing, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage’s varied social, cultural, and physical environment.

### **Anchorage 2040 Land Use Plan (2017): Housing-Related Goals** [plan link](#)

- **Goal 1: Plan for Growth and Livability:** Anchorage achieves residential and commercial growth, which improves community resiliency and citizens’ quality of life as it supports their vision for the future expressed in the Comprehensive Plan.
- **Goal 2: Infill and Redevelopment:** Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.
- **Goal 3: Centers and Corridors:** Mixed-use, walkable commercial centers, and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.
- **Goal 4: Neighborhood Housing:** Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and all races and ethnicities.
- **Goal 5 Infrastructure-Land Use:** Coordinated and targeted infrastructure investments catalyze new growth, provide an acceptable return on investment, and equitably improve safety and quality of life.
- **Goal 6 Accessible Land Use:** Anchorage coordinates transportation and land use to provide safe, efficient, and affordable travel choices.
- **Goal 7 Compatible Land Use:** Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.

### **Foundational Plans, Reports, and Prior Work**

- Anchorage Housing Assessment (2012) [link](#)
- Anchorage Climate Action Plan (2019) [link](#)
- Assembly Summary Actions from Planning Session (Sep 2022) [link](#)
- Assembly Housing Action Resolution, AR 2022-416 (Dec 2022) [link](#)
- Planning Dept. Housing White Paper (May 2023) [link](#)
- Housing Retreat Summary Strategies (May 2023) [link](#)
- Assembly Guiding Principles for Housing, AR 2023-260(S) (Aug 2023) [link](#)
- Policy recommendations from subject matter experts, industry and trade groups.
- Sightline report on Accessory Dwelling Units [link](#)

**POLICY E6.2:** Girdwood works with utilities to develop sustainability programs and incentives, including a recycling program.

**GOAL E7:** Girdwood maintains and enhances our community character and sense of place.

**POLICY E7.1:** Encourage development and design guidelines that maintain and enhance the natural character and small town feel of Girdwood.

**POLICY E7.2:** Encourage the preservation of Girdwood's historical and cultural resources by utilizing Federal and State Historic Preservation Tax Incentive Programs, creating new incentive programs where appropriate, and participating in the local landmark program.

**POLICY E7.3:** Support knowledge and preservation of Girdwood's unique historical and cultural resources through community-driven and led interpretation projects.

**POLICY E7.4:** Encourage and streamline events and festivals.

**POLICY E7.5:** Girdwood has a variety of indoor and outdoor community gathering spaces.

## 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.*

**GOAL H1:** Maximize the use of existing housing inventory to meet housing needs in Girdwood.

**POLICY H1.1:** Develop strategies and best practices to maximize the use of existing Girdwood housing inventory to address housing need in Girdwood.

**POLICY H1.2:** Acknowledge the need for the short-term rental housing market in Girdwood while minimizing its impacts to the community through appropriate regulations.

**POLICY H1.3:** Encourage long-term rentals by providing incentives such as using tax incentives or exemptions for property-owners.

**POLICY H1.4:** Encourage property renovations that increase density through regulatory changes, tax, or financial incentives where appropriate zoning allows.

**GOAL H2:** Encourage a broad range of new housing development that is consistent with Girdwood's community character, natural character, and Girdwood's housing vision, needs, and cost challenges.

**POLICY H2.1:** Girdwood encourages mixed-use residential and multi-family housing developments where appropriate.

**POLICY H2.2:** All residential zoning in Girdwood allows for duplex developments with multi-family housing (more than triplex) allowed in targeted areas.

**POLICY H2.3:** Accessory Dwelling Units (ADUs) are encouraged where appropriate.

**POLICY H2.4:** Explore and encourage non-conventional residential alternatives for meeting the diversity of housing demands (for example, tiny homes, or alternative construction).

**POLICY H2.5:** Encourage and explore alternatives for more affordable housing such as but not limited to single-family housing and detached development: for example, small lot, shared equity housing, or unit lot subdivisions.

**POLICY H2.6:** Pursue opportunities to fund infrastructure improvements to reduce overall housing development costs such as water, sewer, or public roads.

**POLICY H2.7:** Pursue the development of community-supported senior housing where residents can age in place. (For example, Public-Private Partnership, Look at example in Cooper Landing.)

**GOAL H3:** Develop additional organizational capacity for housing development in Girdwood.

**POLICY H3.1:** Support efforts to create additional funding for housing and/or bridge financing gaps; collaborate with other communities and organizations to provide these opportunities. Examples are a housing trust, community land trust, mezzanine fund, tax increment financing, and non-conventional loan programs.

**POLICY H3.2:** Girdwood creates a housing coalition comprised of public, non-profit, and the private sector to advocate solutions for housing development.

**POLICY H3.3:** Market Girdwood to community-oriented housing developers that can bring creative financing options to address housing affordability and build housing that reflects Girdwood's community character.

**POLICY H3.4:** Include HLB as a major stakeholder in the Girdwood Housing Action Plan effort.

**GOAL H4:** Girdwood collects and analyzes housing data to better support community planning and development (this is action-informing, not a requirement for new housing development).

**POLICY H4.1:** Girdwood develops a process to collect and publish regular market data.

**POLICY H4.2:** Develop a housing strategy and needs assessment.

**POLICY H4.3:** Develop performance measures for housing to track progress and market adjustments.

**POLICY H4.4:** Develop an appropriate property tax incentive program to implement in Girdwood.

## Recreation and Open Space

### VISION:

*Recreation and open spaces are a cornerstone of life in Girdwood. Local parkland, open spaces, trails, commercially developed recreation, indoor facilities, are all critical elements of a robust community recreation system. Our driveways are our trailheads and our backyards are gateways to open spaces.*

**GOAL R1:** The Girdwood recreation system is balanced – there are a range of year-round experiences for community-supported activities.

**POLICY R1.1:** Ensure that parks, trails, open spaces, and outdoor recreation facilities meet community needs. The quantity of outdoor recreation assets meets both Girdwood's community goals and level of service guidelines for a community the size of Girdwood.

**POLICY R1.2:** Maintain existing outdoor park facilities for safety and long-term durability.

**POLICY R1.3:** Limit motorized uses within the recreational and open space system.

**POLICY R1.4:** The Girdwood recreation and open space system is easy and convenient for everyone to experience during everyday life.

**GOAL R2:** Girdwood has indoor and covered recreation facilities.

**POLICY R2.1:** Identify locations.

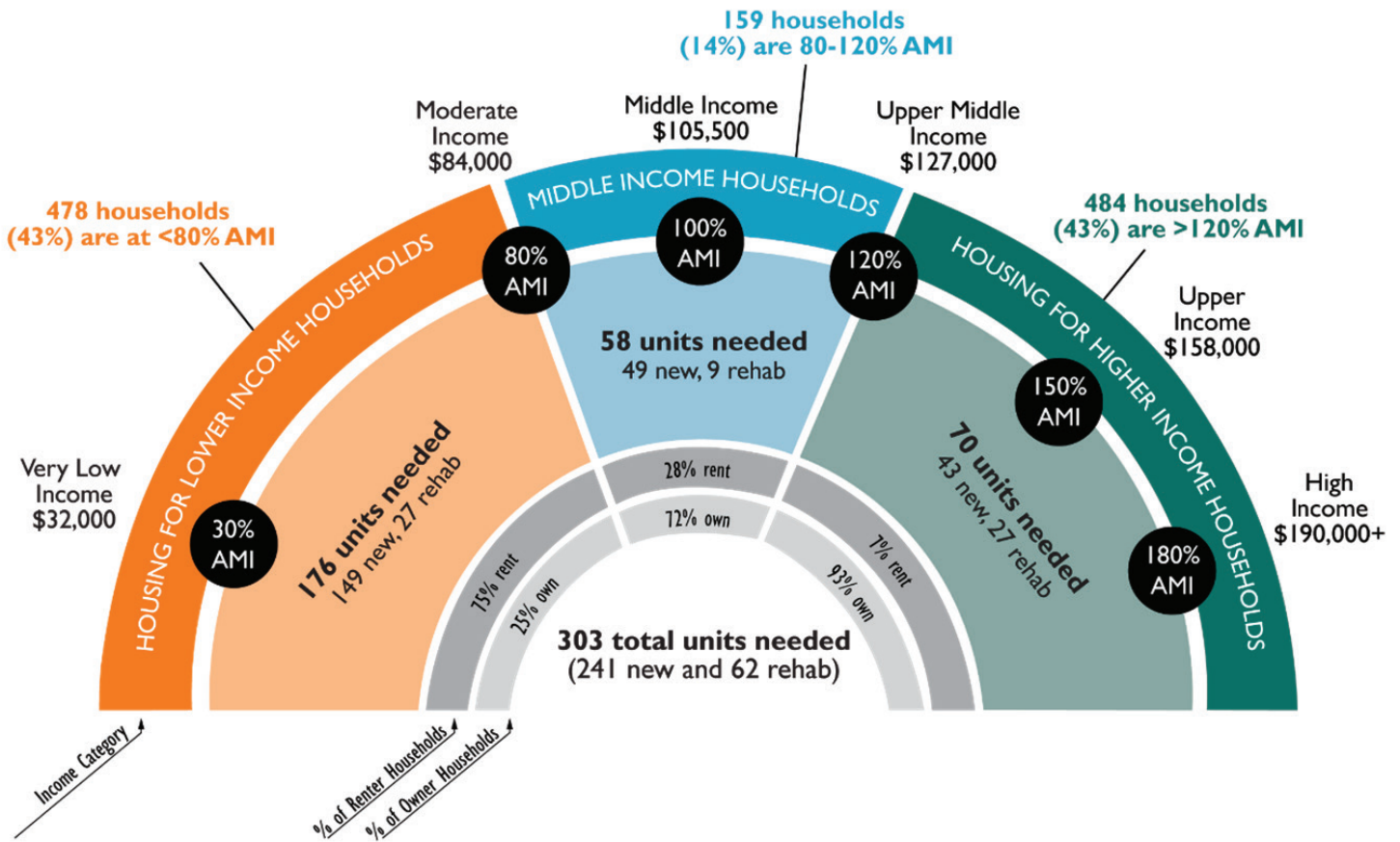
**POLICY R2.2:** Public-Private Partnerships are recommended to leverage funding and other resources.

**GOAL R3:** Girdwood has a formal, established, maintained, and protected system of trails and open spaces.

**POLICY R3.1:** Identify areas that are primarily recreation and open space areas and manage them as such. Transfer management authority of Heritage Land Bank parcels that would be better managed by Girdwood Parks & Recreation.



**Figure 2-8. Housing Need by Income Type**



**Rental and ownership products are both needed.** Roughly 25 percent of low-income households and 72 percent of middle-income households in Girdwood own their housing, while the remainder of households rent their homes. Given these trends, we anticipate a need for about 112 ownership units and another 129 rental units in Girdwood. The ownership vacancy rate in Girdwood is particularly tight at less than five percent and the rental market is cost burdened. Both types of housing are needed.

**Table 2-5. Housing Need by Income Group and Tenure (New Units)**

Item	Low Income	Middle Income	High Income
Annual Household Income	Less than \$84K	Between \$84K and \$127K	Greater than \$127K
Housing Need: New Units [1]	149	49	43
Affordable Monthly Housing Costs [2]	\$2,100 or less	\$2,100-\$3,100	More than \$3,100
Ownership/Rental	37/112 units or 25%/75%	36/14 units or 72%/28%	40/3 or 93%/7%

[1] Only showing housing need for year-round Girdwood residents.  
 [2] Assuming households spend is 30% or less of their gross income.

# May 13 GBOS/GHEC Joint Meeting

## Girdwood Housing Goals - Suggestions

### VISION

Girdwood has good-quality, stable, affordable housing for residents across the community's income distribution. The provision of such housing is community infrastructure.

### GOALS

- 1) Increase the proportion of occupied primary-residence housing
- 2) Increase the availability of stable long-term rentals
- 3) Encourage step-up housing for affordable ownership
- 4) Maximize the utility of existing housing stock
- 5) When new development is required, use public land to meet public good
- 6) Develop local organizational capacity necessary to track goals and implement the required policies & programs

[Note: *affordable* means housing cost is no more than 30% of gross household income]

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Following pages have examples of housing goals/objectives from:

- Boseman, MT
- Crested Butte, CO
- Whitefish, MT

## 1. Objectives

The Bozeman Community Housing Action Plan presents a set of actions that address a range of community housing needs. The *2019 City of Bozeman Community Housing Needs Assessment* study showed that between 5,400 to 6,340 housing units are needed over the next five years to address the current housing shortfall for residents and the workforce and to keep up with job growth. About 60% of these units need to be priced below-market to meet the full range of community housing needs. This includes a mix of housing unit types to diversify options for residents, with prices ranging primarily between \$160,000 and \$400,000 for ownership and \$500 to \$1,200 per month for rent. As community housing needs change, the Housing Action Plan will evolve accordingly.

The actions identified in this Plan are designed to help Bozeman improve the availability of community housing, defined as:

*Homes that those who live and/or work in Bozeman can afford to purchase or rent. This includes apartments, townhomes, condominiums, emergency shelters, accessory dwelling units, mobile homes and single-family homes – all dwelling types – serving the entire spectrum of housing needs.*

The following objectives for meeting community housing needs will be tracked to monitor progress and revisited as community housing needs evolve:

- **Income Levels.** Community housing should serve the full range of incomes without losing sight of safety net programs. The primary focus should be on:
  - Ownership housing from 80% to 120% AMI, while also incentivizing the production of missing middle housing up to 150% AMI;
  - Additional resident and employee rentals up to 80% AMI; and
  - Safety net rentals below 30% AMI.
- **Jobs-Housing Relationship.** Produce community housing at a rate that exceeds, or at least matches, job growth at income levels and ratios being earned by Bozeman employees.
- **Community Housing Built and Preserved.** Strive to produce community housing at a rate that matches the spectrum of community housing needs, while also preserving what we have through a target of no net loss of existing community housing stock.

## HOUSING GOALS AND POLICIES MATRIX

	GOAL		POLICIES			RECOMMENDATIONS	POTENTIAL PARTNERS	TIMELINE
G.2	Increase affordable Community Housing and other land-efficient housing options to maintain a stable workforce, support year-round residents and families, and maintain a healthy balance of full-time residents, part-time residents, and visitors within town.	P.2.1	Encourage efficient land use to maximize the number of housing units within the Commercial Core and high-density land use districts while ensuring a sense of place, neighborhood livability, environmental sensitivity, and compatibility with adjacent development and land uses. Reference P1.2.		R.2.1.1	Explore incentives for the development of existing vacant parcels within higher-density districts when Community Housing is proposed as part of development. Incentives could include fee reductions, streamlining review processes, or other methods as determined appropriate.		Mid-term
		P.2.2	Collaborate with local and regional partner agencies to implement a full range of housing strategies, tools, and programs to increase the availability of affordable Community Housing.		R.2.2.1	Work collaboratively with GVHA, local employers, developers, and other partner entities to create more affordable units within town through a diverse range of strategies, including: new construction, expansion of the existing deed restriction buy down program, down payment assistance programs, and other strategies deemed appropriate.	GVHA, local employers / businesses, developers, Gunnison Valley Housing Fund, Housing Colorado, CHFA, HUD, DOLA	Mid-Term and Long-Term
					R.2.2.2	Incentivize development of Community Housing by dimensional requirement bonuses, reduced permit fees, subsidizing tap fees, streamlining review processes, or other methods as determined appropriate.		Short-term
					R.2.2.3	Work to preserve the existing inventory of deed-restricted housing within town by 1) developing mechanisms to prevent the loss of a deed restriction during foreclosure, and 2) amending existing deed restrictions as needed, to remove antiquated policies that no longer align with current local housing market conditions.		Short-term
		P.2.3	Locate affordable Community Housing on the recommended properties identified on the Housing Opportunities and Future Land Use Maps, or in other identified locations that meet the following site suitability criteria: proximity to essential community services, availability of necessary infrastructure and utilities, adequate access, access to multi-modal transportation options, lack of development constraints, neighborhood compatibility, and opportunities to create a quality residential community on the site.		R.2.3.1	Consider aligning Town Code with state-adopted municipal affordable housing requirements.		Short-term
					R.2.3.2	Consider town-owned lots for Community Housing development.		Short-term
					R.2.3.3	Pursue public-private partnerships to facilitate development of affordable housing through strategies including dedication of town-owned land and subsidizing the cost of necessary infrastructure.	GVHA, Gunnison Valley Housing Fund, Housing Colorado, CHFA, HUD, DOLA, landowners, developers, local employers	Short-term

## HOUSING GOALS AND POLICIES MATRIX (CONT.)

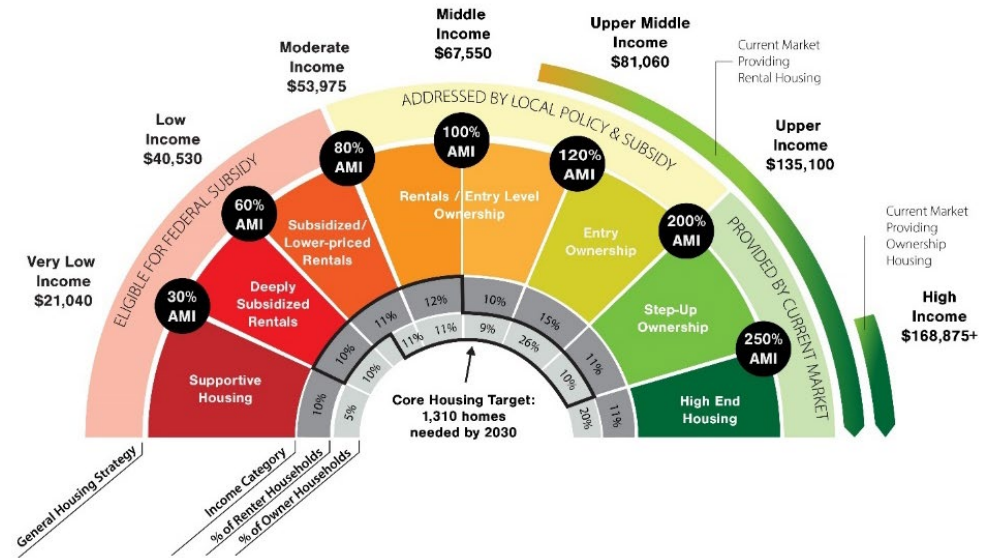
	GOAL		POLICIES			RECOMMENDATIONS	POTENTIAL PARTNERS	TIMELINE
G.2	Increase affordable Community Housing and other land-efficient housing options to maintain a stable workforce, support year-round residents and families, and maintain a healthy balance of full-time residents, part-time residents, and visitors within town.	P.2.4	Balance the needs of short-term lodging, part-time residential, seasonal, and long-term resident housing by encouraging development of a spectrum of housing types as they apply to different life cycles and multi-generational needs.		R.2.4.1	Update the Town's STR regulations to address the conversion of units from long-term housing for locals to STR inventory, and explore the possibility of creating overlay districts that establish a permitted number of STRs within various town locations. Where determined to be appropriate, overlay district regulations could limit the number of permitted STRs in locations where housing has historically been most attainable for local residents. During this process, provide assistance and guidance to home owners and HOAs on these STR regulation updates.		Short-term
					R.2.4.2	Continuously monitor and evaluate the inventory of STR properties within Town to determine impacts on the community and identify amendments needed to the STR regulations to address these impacts.		Ongoing
		P.2.5	Promote energy efficiency and sustainable building techniques in housing developments to reduce long-term operating costs and offer long-term financial return on investment for property owners and residents.		R.2.5.1	Provide incentives for projects providing efficient and sustainable building solutions for housing.		Short-term
		P.2.6	Foster a diverse and inclusive community by ensuring that all residents have a home that is appropriate for a given life stage and ensuring Community Housing addresses the needs of various income levels.		R.2.6.1	Work collaboratively with regional housing partners to develop an updated housing strategy and revised Community Housing guidelines that facilitate the provision of a range of housing types and home prices to adequately address the various needs and life phases of the community, as identified in the most recent Housing Needs Assessment.  Community Housing guidelines should establish housing categories that address the full range of Community Housing needs, and should be continually monitored and amended as needed to accommodate current market conditions and meet the needs of local home buyers / renters.	GVHA, Gunnison Valley Housing Fund, Local Housing Authority, Housing Colorado, CHFA, HUD, DOLA, landowners, developers, local employers	Mid-Term and Long-Term
					R.2.7.2	Pursue amendments to existing deed restrictions as needed to allow for retirement-in-place.		Mid-term

## A. Roadmap Objectives

The goal of the Roadmap is to address community housing needs in a proactive, collaborative way to bring about the best results for the community. As part of the implementation of the Roadmap, tracking progress towards the following four (4) measurable objectives (“metrics”) will ensure that housing strategies are properly focused to provide the diversity of housing needed to retain a diverse and vibrant Whitefish Area community and thriving economy.

**Table 1. Roadmap Objectives for Measuring Progress**

<p><b>Objective 1: Own/Rent Mix</b></p> <p>Stabilize the owner/renter relationship to preserve the community’s character as influenced by its mix of owners and renters. Specific targets to maintain:</p> <ul style="list-style-type: none"> <li>• 35% rental and 65% ownership.</li> </ul>
<p><b>Objective 2: Income Targeting</b></p> <p>Serve the wide range of housing needs (income level and rental/ownership) per the Housing Bridge (right). Core targets:</p> <ul style="list-style-type: none"> <li>• For rental housing, focus efforts on serving households with annual incomes between 30% up to 100% AMI.</li> <li>• For ownership housing, focus efforts on serving households with annual incomes between 70% up to 250% AMI.</li> </ul>
<p><b>Objective 3: Primary Home/Second Home Relationship</b></p> <p>Maintain and, if possible, increase the percentage of homes occupied by residents of the community as their primary residence. Specific target to maintain or increase:</p> <ul style="list-style-type: none"> <li>• 70% full-time occupancy rate of homes.</li> </ul>
<p><b>Objective 4: Jobs/Housing Relationship</b></p> <p>Keep up with job growth and provide more opportunities for in-commuting employees to reside in Whitefish near their jobs. Specific targets:</p> <ul style="list-style-type: none"> <li>• 1,310 homes through 2030, at least 900 of which need to be priced below market.</li> </ul>



**Whitefish Housing Bridge: Shows needs per income level and types of housing**





## SMART Goal Template

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A SMART goal meets the criteria of the terms of the acronym SMART: Specific, Measurable, Attainable, Relevant, and Time Bound.

Acronym	Description	Developing SMART Goals
<b>S</b>	<b>Specific</b>	Goals are clear, detailed and unambiguous. A specific goal will usually answer the five "W" questions: <ul style="list-style-type: none"> <li>• What: What do I want to accomplish?</li> <li>• Why: Specific reasons, purpose or benefits of accomplishing the goal.</li> <li>• Who: Who is involved?</li> <li>• Where: Identify a location.</li> <li>• Which: Identify requirements and constraints.</li> </ul>
<b>M</b>	<b>Measurable</b>	This term stresses the need for concrete criteria for measuring progress toward the attainment of the goal. If a goal is not measurable, it is not possible to know whether progress toward successful completion is being made. A measurable goal will usually answer questions such as: <ul style="list-style-type: none"> <li>• How much?</li> <li>• How many?</li> <li>• How will I know when it is accomplished?</li> </ul>
<b>A</b>	<b>Attainable</b>	This term stresses the importance of goals that are realistic and attainable. While an attainable goal may stretch the goal-setter in order to achieve it, the goal is not extreme. An attainable goal may cause goal-setters to identify previously overlooked opportunities to bring themselves closer to the achievement of their goals. An attainable goal will usually answer the question: <ul style="list-style-type: none"> <li>• How: How can the goal be accomplished?</li> </ul>
<b>R</b>	<b>Relevant</b>	A relevant goal must represent an objective that the goal-setter is willing and able to work towards. A relevant goal will usually answer the question: <ul style="list-style-type: none"> <li>• Does this seem worthwhile?</li> </ul>
<b>T</b>	<b>Time Bound</b>	The fifth term stresses the importance of giving goals a target date. A commitment to a deadline helps focus efforts on completion of the goal on or before the due date. Timeliness is intended to prevent goals from being overtaken by the day-to-day crises that invariably arise in an organization. A timely goal will usually answer the question: <ul style="list-style-type: none"> <li>• When?</li> <li>• What can I do 6 months from now?</li> <li>• What can I do 6 weeks from now?</li> <li>• What can I do today?</li> </ul>

Note: As goals are being developed and phases of different goals are being accomplished, reevaluate each goal to make sure they are still relevant and attainable. Once goals have been accomplished, celebrate in their accomplishment and start developing new SMART goals.

---

# Municipality of Anchorage

*P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>  
David Bronson, Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Jennifer Wingard, Co-Chairs  
Mike Edgington, Amanda Sassi, Guy Wade*

## Resolution 2023-26 Of the Girdwood Board of Supervisors

### **Resolution of the Girdwood Board of Supervisors (GBOS) Identifying Goals for Short-Term Rental (STR) Regulation within Girdwood**

WHEREAS, housing throughout the Municipality is listed on STR platforms such as AirBnB, and VRBO, with approximately 1.5% of housing units involved in the STR market Municipality-wide; and

WHEREAS, according to commercially available STR data, almost 20% of the housing units in Girdwood were listed on an STR platform during the previous 12 months; and

WHEREAS, the Anchorage Assembly is considering an ordinance, AO 2023-110, to regulate STRs across the Municipality, requiring registration of STRs and certain commitments to reduce their impact on the quiet enjoyment of neighboring properties; and

WHEREAS, the impact of STRs in Girdwood goes beyond their effect on immediate neighboring properties, creating a distinct set of pressures on the wider housing supply and creating incentives for non-residential use of housing; and

WHEREAS, notwithstanding the above, STRs provide additional visitor accommodation which is a necessary component of Girdwood's economy and can provide both direct and indirect economic benefit to residents; and

WHEREAS, the housing market in Girdwood is distinct from that in Anchorage, with very limited inventory, and median sales prices over twice that of other areas of the Municipality; and

WHEREAS, other outdoor recreation communities with a similar or higher percentage of active STRs have shown that STRs have a negative impact on the availability of Long-Term Rentals and have led to increased housing costs in both rental and purchase of housing.

THEREFORE GBOS resolves that while AO 2023-110 may be a suitable vehicle to address the limited impacts of STRs on other areas of the Municipality, it fails to adequately address the significant impacts of STRs within Girdwood

AND GBOS further RESOLVES that regulation of short-term rentals applied in Girdwood should meet the following four goals:



- Set requirements on STRs to reduce negative impacts on immediate neighbors and provide a reporting and response mechanism
- Direct any fees in excess of administrative cost, and taxes where allowed by charter, to a dedicated fund to mitigate the impact of STRs on the local Girdwood housing market
- Directly or indirectly provide incentives to increase the amount of housing available for long-term rentals as primary-occupancy, and
- Encourage primary-occupancy of housing in Girdwood by distinguishing between:
  - use of primary-occupied residential housing for STRs (either part of the property or for part of the year), and
  - use of housing which is not a primary residence for STRs

PASSED AND APPROVED by a vote of 3 to 1 this 18th day of December 2023.

*Mike Edgington*

Mike Edgington  
GBOS Housing and Economic Committee Supervisor

*Margaret Tyler*

Attest

# Municipality of Anchorage

*P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>  
David Bronson, Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Jennifer Wingard, Co-Chairs  
Mike Edgington, Amanda Sassi, Guy Wade*

Resolution 2024-01  
Of the Girdwood Board of Supervisors  
**RESOLUTION OF SUPPORT**  
**For Amendments to Municipal-wide Short Term Rental (STR) Regulations**  
**AO 2023-110 (S)**

WHEREAS, the market for Short-Term Rental of property has increased dramatically in the past decade, with the Municipality of Anchorage's own Room Tax records showing more than a ten-fold increase between 2015 to 2023; and

WHEREAS, commercially available STR data shows approximately 20% of the housing units in Girdwood are listed on STR platforms during the year, compared to a rate of under 2% across the rest of the Municipality; and

WHEREAS, it has been established that a significant number of housing units which were previously homes for Girdwood residents under long-term rentals agreements, have since become full-time or seasonal STRs; and

WHEREAS, Girdwood Board of Supervisors identified four goals of effective STR regulation in Girdwood, as expressed in GBOS Resolution 2023-26; and

WHEREAS, the proposed STR regulation ordinance, AO 2023-110(S), addresses one of those four identified goals, by providing a permitting scheme which provides a path to reduce impact to immediate neighbors; and

WHEREAS, the sponsors of AO 2023-110(S) have acknowledged and stated publicly that the proposed STR regulations do not attempt to address Girdwood-specific STR regulation needs; and

WHEREAS, a proposal for Girdwood-specific STR regulations is anticipated later in 2024 for consideration by the Anchorage Assembly; and

WHEREAS, this request is made at the recommendation of the Girdwood Housing and Economic Committee via unanimous vote at their Dec 27 2023 Regular meeting.

THEREFORE, be it resolved that GBOS requests the following amendments to AO 2023-110(S) to align with future Girdwood-specific STR regulations:

- require that STR platforms report room tax remittance by zip code, or some similar indication of location
- allow for additional future Land Use requirements for STRs
- adjust the STR license fee incentive for part-year long-term rental of an STR unit to also incentivize year-round long-term rental of other units on the same parcel
- allow additional fee to STR license fee in areas of high STR density to fund mitigation of the negative impacts of STRs

PASSED AND APPROVED by a vote of 5 to 0 this 26th day of February 2024.

*Mike Edgington*

Mike Edgington  
GBOS Housing and Economic Committee Supervisor

*Margaret Tyler*

Attest

**Certificate Of Completion**

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Margaret Tyler margaret.tyler@anchorageak.gov MOA Security Level: Email, Account Authentication (None)	<i>Margaret Tyler</i>  Signature Adoption: Pre-selected Style Using IP Address: 209.193.41.5	Sent: 2/28/2024 1:31:04 PM Viewed: 2/28/2024 1:59:32 PM Signed: 2/28/2024 1:59:39 PM
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Updated	Security Checked	2/28/2024 1:12:49 PM
Envelope Updated	Security Checked	2/28/2024 1:12:49 PM
Envelope Updated	Security Checked	2/28/2024 1:12:49 PM
Certified Delivered	Security Checked	2/28/2024 1:59:32 PM
Signing Complete	Security Checked	2/28/2024 1:59:39 PM
Completed	Security Checked	2/28/2024 1:59:39 PM

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(S-1) Submitted by: Assembly Member  
Sulte and  
Assembly Member  
Zaletel

(S-1) Prepared by: Department of Law

(S-1) Reviewed by: Assembly Counsel's  
Office

(S-1) For reading: February 27, 2024

**ANCHORAGE, ALASKA**  
**AO No. 2023-110(S-1), As Amended**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER FOR**  
3 **THE LICENSING AND REGULATION OF SHORT-TERM RENTAL OPERATIONS**  
4 **IN THE MUNICIPALITY AND AMENDING AMC SECTION 14.60.030, THE**  
5 **MUNICIPAL FINE SCHEDULE, TO ADD CORRESPONDING FINES.**

---

6  
7 **WHEREAS**, Short-Term Rentals (STR) is a relatively new rental housing market  
8 that has grown exponentially in recent years through rental hosting platforms such  
9 as AirBnB, VRBO, and others; and

10  
11 **WHEREAS**, there is a need to understand this market to ensure the proper  
12 operation of the STR for the enjoyment of the renter and the neighborhoods in which  
13 they operate; and

14  
15 **WHEREAS**, there is a desire to provide additional assurances that STR units meet  
16 current applicable provisions of the land use, fire, health and other applicable  
17 Anchorage Municipal Codes for the safety of renters and property owners, **and**  
18 **provide for appropriate and adequate financial protection, such as insurance**  
19 **coverage, for unexpected incidents and resulting damage or injury;** and

20  
21 **WHEREAS**, there is a desire to provide additional assurances for the quiet and  
22 peaceful enjoyment of residents living near an STR **who do not have input into**  
23 **rental platform ratings;** and

24  
25 **WHEREAS**, **it is not the intent of this AO to raise funds for other purposes,**  
26 **only the administration of the Short Term Rental licensing program,**  
27 **enforcement and other related expenses reasonable and necessary for the**  
28 **purposes of the program, such as third party verification of STR properties;**  
29 **and**

30  
31 **WHEREAS**, the Municipality of Anchorage is facing a housing shortage and is  
32 working to increase housing supply in the Municipality through a variety of measures  
33 **and Short Term Rentals have shown to be a factor in the housing crisis in**  
34 **some communities in the United States both for the positive and for the**  
35 **negative;** and

36  
37 **WHEREAS**, **the Municipality requests that STR hosting platforms registered under**  
38 **AMC section 12.20.031 report taxes broken down by location, e.g. zipcode or**

1 similar, as a crucial part of "data gathering"; and

2  
3 **WHEREAS**, there is a need for the Municipality of Anchorage to proactively respond  
4 to the impact of Short-Term Rentals **by first gathering data, that is currently**  
5 **considered proprietary information by platform hosts and is not provided to**  
6 **the level required, to understand the market and whether a problem exist;** now,  
7 therefore

8  
9 **THE ANCHORAGE ASSEMBLY ORDAINS:**

10  
11 **Section 1.** Anchorage Municipal Code Title 10 is hereby amended to add a new  
12 chapter 10.90 for Permitting and Regulation of Short-Term Rentals, to read as  
13 follows:

14  
15 **CHAPTER 10.90 LICENSING AND REGULATION OF SHORT-TERM**  
16 **RENTALS**

17  
18 **10.90.005 – Purpose and Definitions.**

19  
20 A. Purpose. The purpose of this chapter is to establish the Short-Term  
21 Rental license and to facilitate the permitting of Short-Term Rental  
22 units subject to appropriate restrictions and standards of this Code, to  
23 ensure the safety and enjoyment of the renter, and to allow for  
24 retaining the character of and quiet and peaceful enjoyment of  
25 residential neighborhoods **while respecting individual property**  
26 **owner rights in alignment with this code.**

27  
28 B. Definitions. The following words, terms and phrases, when used in  
29 this chapter, shall have the meanings ascribed to them in this section,  
30 except where the context clearly indicates a different meaning:

31  
32  
33 *Advertisement:* A form of marketing communication that employs a  
34 non-personal message to promote the rental of a Short-Term Rental  
35 unit. This includes, but is not limited to, mailing, brochures, print,  
36 internet listing, e-mail publication, social media, other electronic  
37 means, or other means or methods regardless of the medium used.

38  
39 ***[BEDROOM: A BEDROOM MUST MEET THE CRITERIA SET***  
40 ***FORTH IN SECTION 9 OF THIS CHAPTER.***

41  
42 ***OCCUPANCY LIMIT: THE MAXIMUM NUMBER OF PERSONS***  
43 ***PERMITTED TO OCCUPY OVERNIGHT IN A SHORT-TERM***  
44 ***RENTAL UNIT.]***

45  
46 *Rent (noun)* is the monetary value of any consideration, whether  
47 money or property, given in exchange for the right to use or occupy an  
48 STR unit.

49  
50 *Rental agent:* A management company, rental agent, or other person

1 employed or engaged by the license holder to advertise the Short-  
 2 Term Rental unit for rent, or to remit any required tax to the  
 3 Municipality.

4  
 5 *Responsible Manager:* A management company, rental agent, or  
 6 individual who is identified in writing to the Municipal Clerk as the  
 7 person responsible for code complaints made about the Short-Term  
 8 Rental unit **and shall be capable of responding, or direction**  
 9 **someone with management authority to respond, within a**  
 10 **reasonable time and at least daily by person, phone, e-mail or**  
 11 **other means.**

12  
 13 *Short-Term Rental (STR) Unit:* A separate and distinct living unit ,  
 14 which may be a condominium, town home, house, studio unit,  
 15 condominium unit, bedroom or any such other similar unit which is  
 16 rented to any person, who, for consideration, uses, possesses or has  
 17 the right to use or possess such Short-Term Rental Unit for a period  
 18 of less than thirty (30) consecutive days, regardless of the number of  
 19 days during a license year such unit is rented.

20  
 21 ***[STUDIO: A SHORT-TERM RENTAL UNIT WHICH DOES NOT***  
 22 ***CONTAIN A SEPARATE AND DISTINCT BEDROOM.]***

23  
 24 *To rent or rent* (in any conjugation of the verb form) an STR means to  
 25 provide or obtain the right to use or occupy an STR unit in exchange  
 26 for rent.

27  
 28 **10.90.010 – Short-Term Rental Unit License required.**

- 29  
 30 A. It shall be unlawful for any person to operate any Short-Term Rental  
 31 unit without a valid Short-Term Rental unit license, as approved by the  
 32 Municipality. This license requirement shall be effective beginning on  
 33 **a date to be determined by the municipal clerk no earlier than 180**  
 34 **days after [and no less than 180 days and no more than 540 days**  
 35 **from] [insert date of passage of this AO] [May 1, 2024]. The**  
 36 **municipal clerk shall publish the effective date of this license**  
 37 **requirement no later than 120 days after [insert date of passage of this**  
 38 **AO] both as defined by section 1.05.020 and on the municipal clerk's**  
 39 **web pages for municipal business licenses.**
- 40  
 41 B. The Short-Term Rental unit license does not reside with the property  
 42 but is issued to the specific owner of the property. The license shall  
 43 expire upon sale or transfer of the property. The license shall not be  
 44 transferred or assigned to another individual, person, entity, or  
 45 address but may be managed by a third party on behalf of the owner.
- 46  
 47 C. The initial Short-Term Rental unit license for a property shall have a  
 48 term duration no greater than two years. The municipal clerk may  
 49 **grant the initial license for a term less than two years such that the**  
 50 **license expiration date falls on the annual date of renewal determined**

1 by the municipal clerk. ~~[determine the license term for the initial~~  
 2 ~~license, and renewal date. Other than the initial term, The license~~  
 3 ~~period for renewed ]~~ Licenses may be renewed for one or two years  
 4 ~~[annual or biennial], as determined by the municipal clerk [with an~~  
 5 ~~end date of April 30]. The municipal clerk may issue a regulation~~  
 6 ~~under this title establishing an annual expiration date applicable to all~~  
 7 ~~licenses issued under this chapter.~~

- 8  
 9 D. Chapter 10.10 shall not apply to Short-Term Rental unit licenses  
 10 unless specifically made applicable by provisions of this chapter.  
 11 [A license may be renewed for additional two-year periods with a  
 12 term that begins May 1 and ends two years later on April 30.]

13  
 14 **10.90.015 – License application.**

- 15  
 16 A. Applications submitted for licenses and license renewals shall be  
 17 made in writing [set forth the following information] on [the] forms  
 18 prescribed and furnished by [obtained from] the Municipal Clerk[’s  
 19 Office and]. Applicants shall pay all fees required for a license  
 20 application. Application content and municipal clerk review shall be in  
 21 accordance with Section 10.10.015] applies to the applicant  
 22 content and the authority of the municipal clerk to review and  
 23 verify the information therein].

- 24  
 25 B. The license application or renewal application shall also include:

- 26  
 27 1. T[t]he completed application form;  
 28  
 29 2. Owner Safety self-inspection certification;  
 30  
 31 3. Owner statement [Affidavit]: a statement under penalty of  
 32 unsworn falsification that the owner has read and understands  
 33 the rules and regulations for a Short-Term Rental unit set forth  
 34 in this chapter, and [including] that the owner and Short-  
 35 Term Rental unit is in compliance with criteria and  
 36 requirements of this chapter [in section 10.90.];  
 37  
 38 4. [A description specifying how each required license  
 39 review criteria will be met;  
 40  
 41 5.] A copy of the licensee’s room tax certificate of registration , if  
 42 required to obtain one under chapter 12.20;  
 43  
 44 5[6]. Proof of property liability insurance in the amount of not less  
 45 than an amount required for a bed and breakfast of  
 46 comparable size within the municipality or five hundred  
 47 thousand dollars (\$500,000.00), whichever is less, or  
 48 [provide] proof that property liability coverage in an equal or  
 49 higher amount is provided by any hosting platforms through  
 50 which the owner will rent the Short-Term Rental unit. Proof of

1 liability insurance is not required if Short-Term Rental  
 2 reservations are handled exclusively by hosting platforms  
 3 (websites) that extend liability coverage of not less than the  
 4 amount required by this section ~~five hundred thousand~~  
 5 ~~dollars (\$500,000.00)]~~ under terms acceptable to the  
 6 Municipal Risk manager;[.]

7  
 8 **6[7].** The name, address, email address and other contact  
 9 information, including a 24-hour contact phone number for the  
 10 owner or the owner's Responsible Manager, and an alternate  
 11 person in the event of an absence of the owner or  
 12 Responsible Manager from the municipality. The owner or  
 13 Responsible Manager, and[~~or~~] the alternate, shall be  
 14 physically available ~~[reside within the municipality,]~~ ~~[who]~~ ~~[can~~  
 15 ~~be contacted]~~ in the event of an emergency or immediate  
 16 concern at the property, and shall be capable of ~~[can]~~  
 17 physically responding, or directing someone with  
 18 management authority to respond, at the Short-Term Rental  
 19 unit to address immediate issues or concerns on a daily  
 20 basis~~[within one hour];~~

21  
 22 **7[8].** The name, address, telephone number, and email address of  
 23 any current Rental Agent for the Short-Term Rental unit; and

24  
 25 ~~**9.** License holder shall designate in writing a Responsible~~  
 26 ~~Manager. The person may be the license holder/owner,~~  
 27 ~~and the license holder may designate one or more~~  
 28 ~~alternate Responsible Manager(s) at the time of~~  
 29 ~~application. The Responsible Manager or an alternate shall~~  
 30 ~~be able to physically respond to the Short-Term Rental unit~~  
 31 ~~in no more than one hour at all times the unit is rented.~~  
 32 ~~Responsible Manager and Rental Agent may be one and~~  
 33 ~~the same.]~~

34  
 35 C. License holder shall notify the Municipal Clerk in writing within thirty  
 36 (30) days of any change in the information set forth in the current  
 37 application on file with the Clerk. ~~[However, the license holder shall~~  
 38 ~~notify the Municipal Clerk within three (3) days in writing of any~~  
 39 ~~change in Rental Agent or Responsible Manager by including the~~  
 40 ~~name, address, telephone number, and email address of the~~  
 41 ~~license's replacement Rental Agent or Responsible Manager.]~~

42  
 43 D. The municipal clerk shall review the application to ensure the  
 44 information contained therein is complete and otherwise in~~The~~  
 45 application shall be reviewed administratively by the Municipal  
 46 Clerk for completeness and] compliance with application  
 47 requirements in this chapter. The municipal clerk shall circulate  
 48 the application only to the Finance Department in accordance with  
 49 subsection 10.10.020A.1.a. ~~[chapter 10.10, License~~  
 50 ~~Administration. If any provision of chapter 10.10 is inconsistent~~

~~or conflicts with this chapter 10.90, this chapter shall govern.]~~

**10.90.020 – Short-term rental unit license review criteria.**

A. The Municipal Clerk may approve or approve with conditions an application for, or renewal of, a Short-Term Rental unit license if the following criteria and specific regulations are met:

1. ~~[Sleeping quarters for Short-Term guests shall not be in non-residential areas within buildings or accessory structures (e.g., shed, garages, closets, etc.) that do not contain finished living space; or in commercial (office/retail) or industrial (warehouse) spaces; or in a recreational vehicle.]~~

~~2.] Sleeping quarters for Short-Term Rentals shall meet applicable Municipal Code for a sleeping area.~~

3.] The license fee has been paid and the applicant shall not be indebted or obligated in any manner to the Municipality.

2[4]. The real property used for the STR unit shall not be delinquent in payment of property or other applicable municipal taxes, as certified by the Finance Department.

~~5.] The owner shall maintain or provide for regular trash collection services in compliance with this Code.]~~

3[6]. The owner shall maintain the insurance coverage required by this chapter and provide proof thereof with the application.

4[7]. Short-Term Rental units must remain compliant with all land use [Planning], z[Z]oning, b[B]uilding and other applicable m[M]unicipal c[C]odes. The owner's certification of self-inspection and statement of compliance shall be sufficient to satisfy this paragraph, except for the status of taxes and obligations owed to the municipality, for application approval.

5[8]. The owner shall not have had a Short-Term Rental unit license revoked or denied within the preceding twenty-four (24) months.

~~6.] Sleeping quarters for Short-Term Rentals shall meet applicable municipal code for a sleeping area.]~~

6[7]. The owner shall maintain or provide for trash and garbage from the Short Term Rental unit shall be stored and disposed in compliance with municipal code.

**10.90.025 – License issuance.**

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- A. The Municipal Clerk shall issue a license for a Short-Term Rental unit under this chapter only if the applicant has complied with the requirements of this chapter and paid the license fee, in addition to compliance with all other applicable business license and tax requirements under federal and[,] state ~~[and municipal]~~ law. The license term shall be in accordance with subsection 10.90.010C. [An initial license issued for a property may have a term shorter than two years, as described in section 10.90.035C.]
- B. A Short-Term Rental unit license issued pursuant to this chapter shall be valid for a single Short-Term Rental unit and for the term of the license unless [two years or until] abandoned, voluntarily surrendered, suspended or revoked prior to expiration. The municipal clerk may extend the license term past the expiration date in accordance with subsection 10.10.030B. if a renewal application is pending approval.
- C. Renewal shall not be unreasonably withheld. If the STR unit was subjected to any notices of violation or a license suspension in the license term preceding the renewal application, the municipal clerk shall circulate it to the department charged with enforcement of such violation(s) for certification of compliance in accordance with subsection 10.10.020A. The municipal clerk, in consultation with such departments, has
- ~~[D. Conditions of approval: In the licensing of such use, or in the renewal of a license, the Municipal Manager, Planning Director, or Anchorage Assembly shall have]~~ authority to require such reasonable conditions as necessary to protect the public health, safety and general welfare and to ensure that the use, value, and qualities of the neighborhood surrounding the STR unit's [proposed] location will not be adversely affected.

**10.90.030 – Licenses non-transferable.**

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- A. Except as otherwise provided in this section, no license granted pursuant to this chapter shall be transferable from one entity or person to another or from one location to another. No License shall be transferred as part of a like-kind exchange under Internal Revenue Code section 1031 or other federal law.
- B. Exceptions to the prohibition on transfer of a [non-transferable] license: permissible voluntary transfers.
1. If the title to or leasehold interest in real property for which a valid Short-Term Rental unit license has been issued is transferred by the licensee as a grantor or lessor pursuant to

1 a conveyance meeting any of the following conditions, the  
 2 Municipal Clerk may re-issue the Short-Term Rental unit  
 3 license to the grantee or lessee named in such deed or  
 4 leasehold conveyance:

5  
 6 **a[1].** The [~~transfer of title to real property if the~~] grantee or  
 7 lessee is a member of the grantor's immediate family.  
 8 For purposes of this section, "immediate family" means  
 9 the spouse, child (including a stepchild and an adoptive  
 10 child), parent, sibling, grandparent, aunt, or uncle of the  
 11 person, and a parent or sibling of the person's spouse.

12  
 13 **b[2].** The transfer is [~~of title to real property from a grantor~~]  
 14 to a trust established by the grantor, and the grantor is  
 15 the trustee.

16  
 17 **c[3].** The transfer is [~~of title to real property from a grantor~~]  
 18 to a limited liability company or another form of business  
 19 entity recognized by Alaska law so long as the grantor  
 20 or lessor has a controlling interest in such limited  
 21 liability company or other business entity.

22  
 23 **d[4].** Any transfer of the property between the same parties  
 24 creating or terminating a [~~joint~~] tenancy in common or  
 25 by the entirety in such property.

26  
 27 **e[5].** The transfer of title or change of interest [~~in real~~  
 28 property] by reason of death, pursuant to a will, the law  
 29 of descent and distribution, a devise pursuant to these  
 30 occurrences, or otherwise.

31  
 32 **2. Other exceptions to prohibition on transfer of a license.**

33  
 34 **a[6].** The transfer [~~of title~~] required by order of a court of  
 35 competent jurisdiction.

36  
 37 **b[7].** A transfer of an interest in the property without  
 38 consideration for the purpose of confirming, correcting,  
 39 modifying, or supplementing a transfer previously  
 40 recorded; making minor boundary adjustments;  
 41 removing clouds of titles,

42  
 43 [~~; or granting rights-of-way, easements, or permits.]~~

44  
 45 **10.90.035 – Fees.**

46  
 47 A. Purpose and Use of the License Fees: Funds collected by the  
 48 Municipality from the Short-Term Rental unit fee established by this  
 49 section shall be used to defray the costs to the Municipality, including,  
 50 but not limited to, for staff and personnel required for the



administration, ~~[and]~~ enforcement, ~~and~~ audit of the program, ~~and~~ for data collection, analysis and research of the STR market and trends in the Municipality. License fees ~~[are not a tax, but]~~ are for the privilege of operating an STR unit in the municipality; ~~[,]~~ they are not a tax.

B. Commencing with licenses for Short-Term Rental units issued for the initial ~~[on or after March 1, 2024,]~~ licensing period there shall be added to each Short-Term Rental unit license issued by the Municipal Clerk pursuant to this chapter, and there shall be paid by the license holder of such license, an annual Short-Term Rental unit license fee. The amount of the ~~[annual]~~ Short-Term Rental unit fee ~~[for 2024]~~ shall be the equivalent of four hundred dollars (\$400.00) for two years ~~[one year]~~ per Short-Term Rental unit; provided, however,

1. A portion of the fee is non-refundable to cover the costs of application processing and review, in the amount of \$50.00.
2. The license fee established in this section shall be waived where the Short-Term Rental unit is the applicant's primary residence, resides on site or the premises, resides in immediately adjacent property, ~~[or]~~ is rented out to a single guest for an aggregate of more than 180 days of the previous 12 months, or is rented as an STR unit to one or more persons for a period of less than 15 days total in a calendar year, ~~[, none of which may be consecutive occupancy of more than 30 days]~~.
3. The license fee established in this section shall be waived where a Short-Term Rental unit is owned by an active-duty military service member whose permanent duty station is within Municipality of Anchorage and receives orders to report to a temporary duty station outside of the Municipality of Anchorage (i.e. deployment), for the duration of the deployment for the initial application and each annual renewal upon presentation of orders.
4. ~~[No Short-Term Rental unit license shall be issued until the applicable Short-Term Rental unit fee has been received by the Municipality.]~~
- 5.] ~~[Biannual]~~ License Fee Due Date: The Short-Term Rental unit fee shall be due and payable to the Municipality at the time of application. Failure to pay the fee in accordance with this section will result in the non-issuance or nonrenewal of a license.
6. ~~Excess fees collected may be used broadly for affordable workforce housing development as long as they do not adversely affect the administration of the STR licensing~~

~~program or lead to license fee increase due to a program short-fall.]~~

C. Before September 1 of each year, the municipal clerk may recommend to the assembly an adjustment to the annual fee and non-refundable application fee amount. The municipal clerk shall evaluate the amount of the fee revenues and costs to administer and enforce this chapter, and determine if the fee should be adjusted to cover the costs of the program.

D. License Fees shall not be prorated or refunded if STR License is revoked or suspended, or due to a sale of the property. The refundable portion of a license fees may be prorated by the Municipal Clerk if the initial license is for a period of at least a calendar quarter less than two full years. The proration shall be in units of calendar quarters.

E[D]. Administration of the Fund:

1. All sums of money collected by the Municipality per this section are intended exclusively for use as outlined in this section.
2. The fees collected in accordance with this section shall be accounted for in such a manner that the collection and expenditure of such fees can be separately tracked by the municipality.
3. The fees collected in accordance with this section shall not be used for general municipal or governmental purposes or spending. Nor shall the fund ever be transferred to or become part of the Municipality's General Fund.
4. The amount of the fee shall bear a reasonable relationship to the direct and indirect costs of implementing the municipality's regulatory program established by this chapter, including enforcement. The Municipal Clerk shall review the fee amount every two years and recommend adjustment to the chair of the assembly.

#### **10.90.040. – Rules and regulations.**

A. In addition to the rules set forth in this section, the Municipal clerk is authorized to issue ~~adopt~~ reasonable and necessary policies~~rules~~ and regulations under this chapter to implement the requirements of this Short-Term Rental unit license code.

B. It shall be a violation of this part for the owner or Short-Term Rental guests to fail to comply with the following rules and regulations under Municipal Code:

1. All Short-Term Rental guests shall abide by all applicable noise, housing and public health ordinances of the Municipality and with all other municipal fire and safety ordinances. Notices of violation for these may be issued to a guest under the relevant code provisions.

~~2. No regular meals shall be prepared for or served to the Short-Term guests by the owner or the owner's agents. However, a welcome snack or a sharing of cultural or local cuisine is permitted.~~

~~3.~~ **3.** The license with all local contact information and emergency safety information shall be prominently displayed within the Short-Term Rental unit. Care should be taken to not be viewable from outside of the STR.

~~4.~~ **4.** The municipally issued license number shall be used in all rental marketing materials.

~~5.~~ **5.** During the term that a Short-Term Rental unit is occupied by a Short-Term guest, the owner and/or the **Responsible Manager or alternate** ~~[local contact person designated by the owner]~~ shall be available twenty four (24) hours per day, seven (7) days per week, for the purpose of responding within one hour to complaints **by person, phone, email or other means** regarding the condition or operation of the Short-Term Rental unit or the conduct of Short-Term guests. If the local **Responsible Manager or alternate** ~~[contact person designated by the owner]~~ changes, then the owner shall update the license on file within **thirty (30)** ~~[three (3)]~~ days.

~~6. Maximum overnight occupancy of a Short-Term Rental unit, except studios shall be limited to two (2) adults per bedroom, plus an additional two (2) adults per dwelling unit.~~

~~a. Studios shall be limited to two (2) adults.~~

~~b. Minors, <18 years of age, will not be counted as long as under the care and supervision of an adult on the premises.~~

~~10.90.045 – Criteria for a bedroom under the Short-Term Rental regulations.~~

~~A. The number of bedrooms that exist in a Short-Term Rental unit shall be presumed to be as established by the municipal property tax information database; or~~

~~B. In order to establish a different number of bedrooms than in the~~

~~municipal property tax information database, the licensee may request and pay for an inspection conducted by the municipality, and determine the number of bedrooms that meet the criteria in section 15.10.130.~~

~~C. Advertising of the STR unit may not indicate a number of bedrooms greater than established by this section.]~~

#### 10.90.050. – Advertising requirements.

- A. An advertisement offering to rent a Short-Term Rental unit must prominently display:
1. The municipality's business license number in the advertisement as, "Municipality of Anchorage Short-Term Rental Unit License No. [insert number]"; and
  2. The adult occupancy limit for the Short-Term Rental unit as, "Maximum overnight occupancy [insert number] adults."
- B. The license holder and/or owner of a unit shall be given written notice of an advertising violation of this section and **thirty (30)** ~~[fifteen (15)]~~ days within which to comply with the requirements of this section.

#### 10.90.055 - Mitigation of health, safety and secondary impacts.

~~A. [Accommodation unit licensees shall be responsible for the safety of the occupants and welfare of the surrounding areas and residential habitants. In so doing, the licensee or the Responsible Manger shall:~~

~~B.]~~ Short-Term Rental unit license holders shall be responsible for the safety of the occupants and shall ensure compliance with Municipal Code ~~[and welfare of the surrounding areas and residential habitants]~~. In so doing, the license holder or the Responsible Manager shall ensure that:

1. Short-Term Rental units shall at all times be equipped with a functioning smoke detector, carbon monoxide detector, and fire extinguisher.
2. ~~[Motor vehicles used by occupants shall be parked only on the site of the Short-Term Rental unit or in a public Municipality designated parking area located off of the site of the Short-Term Rental unit.~~
- 3.] Motor vehicles shall be parked in accordance with Municipal Code.
- ~~4. Occupants shall not sleep in motor vehicles and further, shall cause motor vehicles parked at a Short-Term Rental~~

1 ~~unit to comply with the requirements and be subject to the~~  
2 ~~limitations of this Code.]~~

3  
4 **3[5].** Trash and garbage from a Short-Term Rental unit shall be  
5 stored and disposed of in compliance with Municipal Code.

6  
7 **4[6].** Noise emanating from the Short-Term Rental shall be in  
8 accordance with Municipal Code.

9  
10 **10.90.060. – Right of entry for inspections or investigations;**  
11 **complaints.**

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13 A. Inspections are authorized under section 10.10.050. In addition to the  
14 municipal clerk or law enforcement officials, code enforcement officers  
15 as directed by the municipal clerk may enter and inspect the premises  
16 of the Short-Term Rental unit as reasonable and necessary to ensure  
17 and enforce compliance with this chapter and applicable provisions of  
18 this code.

19  
20 B. Complaints.

21  
22 1. The Responsible Manager shall be available twenty-four (24)  
23 hours per day, seven (7) days per week, to respond to any  
24 complaint filed with or through the Municipality, or a website  
25 provided by the Municipality for such purpose, about the  
26 operation or condition of the license holder's Short-Term Rental  
27 unit.

28  
29 2. The Responsible Manager shall be able to **reasonably**  
30 respond to a complaint within sixty (60) minutes of receiving  
31 notice of such complaint **in person, phone, email or other**  
32 **means.**

33  
34 **10.90.065. – Fines, penalties, and denial of license.**

35  
36 A. Penalties and remedies for violations of this chapter shall be as  
37 provided in the general provisions for this title. Fine amounts for  
38 specific violations may be set forth in section 14.60.030 of this code.

39  
40 B. If a license application is denied, the municipal clerk shall return the  
41 refundable portion of the fee to the applicant. An appeal from a  
42 decision of the Municipal Clerk to deny an application for a license or  
43 deny renewal shall be within the jurisdiction of the administrative  
44 hearings officer as provided in Title 14, whom is hereby designated to  
45 hear and decide such appeals. Hearing procedures shall be  
46 conducted in accordance with chapter 3.60. A notice of appeal shall  
47 be submitted on a form provided by and filed with the municipal clerk,  
48 whom shall forward the notice to the administrative hearings office. A  
49 notice of appeal must be filed with the municipal clerk within **thirty (30)**  
50 **[fifteen (15)]** after the decision. ~~**[The final decision of the**~~

~~administrative hearing officer shall be made to the Superior Court, Third Judicial District, Anchorage, Alaska, no later than 30 days following service of that decision. Review by the court shall be limited to determining whether the decision of the hearing officer is supported by substantial evidence.]~~

**10.90.070 – License suspension or revocation.**

- A. The Municipal Clerk may **recommend suspension or revocation of [suspend or revoke]** a license if it finds, by a preponderance of the evidence, that:
  - 1. The operation of the Short-Term Rental unit no longer conforms with the review criteria of this part; or
  - 2. The owner has violated a condition of approval **without taking reasonable measures to respond and correct violations**; or
  - 3. The owner has violated the rules and regulations provided for in this part **without taking reasonable measures to respond and correct violations**.
- B. License suspension or revocation proceedings shall be in accordance with section 10.10.040 **and require Assembly action**.
- C. A license suspension shall not exceed thirty (30) days, and for so long thereafter until reinstated by the Municipality upon proof that the cause of the suspension has been remedied. A shorter suspension period may be imposed considering a totality of the circumstances and the grounds for suspension.
- D. Suspension or revocation of a license may be in addition to any other penalty or remedy provided for in this title.
- E. The STR License Fee is forfeited in case of revocation and no credit shall be offered for time where the license is suspended.

**Section 2.** Anchorage Municipal Code section 14.60.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**14.60.030 Fine schedule.**

The fine schedule under this chapter is as follows:

Code Section	Offense	Penalty/Fine
***	***	***

<b>10.90</b>	<b>Violation of provisions of 10.90 not listed below</b>	<b>1<sup>st</sup> Offense: warning</b> <b>2<sup>nd</sup> Offense: \$100</b> <b>3<sup>rd</sup> and subsequent offenses: \$300</b>
10.90.010	Operating STR unit without license	\$300.00 per overnight occupancy rented
10.90.050	Advertising violation	\$300.00
<b>10.90.040</b>	<b>Failure of Responsible Manager to respond to complaints or concerns [1 hour]</b>	<b>\$75.00</b>
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(AO No. 93-167(S-1), § 1, 4-13-94; AO No. 94-108, § 1, 10-5-94; AO No. 94-134, § 2, 9-8-94; AO No. 95-42, § 2, 3-23-95; AO No. 95-67(S), § 9, 7-1-95; AO No. 95-102, § 1, 4-26-95; AO No. 95-118, § 3, 9-1-95; AO No. 95-163(S), § 21, 8-8-95; AO No. 95-195(S-1), 1-1-96; AO No. 96-51(S-1), § 2, 8-1-96; AO No. 96-96(S-1), § 2, 2-1-97; AO No. 96-126(S), § 3, 10-1-96; AO No. 96-137(S), § 9, 1-2-97; AO No. 97-88, § 3, 6-3-97; AO No. 97-107, § 3, 11-17-97; AO No. 97-133(S), § 1, 11-11-97; AO No. 98-27(S-1), § 2, 11-11-97; AO No. 98-160, § 2, 12-8-98; AO No. 99-13(S), 2-9-99; AO No. 99-91(S), § 4, 7-13-99; AO No. 2000-64, § 1, 4-18-00; AO No. 2000-116(S), § 4, 7-18-00; AO No. 2000-127(S), § 2, 10-14-00; AO No. 2000-129(S), § 26, 11-21-00; AO No. 2001-48, § 1, 3-13-01; AO No. 2001-74(S), § 2, 4-17-01; AO No. 2001-4, § 2, 2-6-01; AO No. 2001-145(S-1), § 11, 12-11-01; AO No. 2003-68, § 1, 9-30-03; AO No. 2003-97, § 4, 9-30-03; AO No. 2003-117, § 2, 1-28-03; AO No. 2003-130, § 8, 10-7-03; AO No. 2003-152S, § 10, 1-1-04; AO No. 2004-1, § 2, 1-1-03; AO No. 2004-99, § 2, 6-22-04; AO No. 2004-100(S-1), § 6, 1-1-05; AO No. 2004-171, § 1, 1-11-05; AO No. 2005-160, § 9, 11-1-05; AO No. 2005-84(S), § 3, 1-1-06; AO No. 2005-185(S), § 35, 2-28-06; AO No. 2005-124(S-1A), § 33, 4-18-06; AO No. 2006-39, § 6, 4-11-06; AO No. 2006-54, § 1, 5-2-06; AO No. 2006-80, § 1, 6-6-06; AO No. 2007-50, § 4, 4-10-07; AO No. 2007-60, § 4, 11-1-07; AO No. 2007-70, § 3, 5-15-07; AO No. 2008-84(S), § 5, 7-15-08; AO No. 2009-61, § 3, 7-7-09; AO No. 2009-82, § 5, 7-7-09; AO No. 2009-40(S), § 3, 7-21-09; AO No. 2009-112, § 4, 10-13-09; AO No. 2009-122, § 2, 12-17-09; AO-2010-35(S), § 7, 5-11-10; AO No. 2010-39, § 2, 5-11-10; AO No. 2010-87(S), § 3, 12-7-10; AO No. 2011-46, § 4, 4-12-11; AO No. 2011-59, § 10, 5-24-11; AO No. 2011-106(S), § 3, 11-8-11; AO No. 2011-112, § 4, 11-22-11, eff. 12-22-11; AO No. 2012-10, § 1, 1-31-12; AO No. 2012-77, § 29, 8-7-12; AO No. 2013-109(S-1), § 5, 12-3-13; AO No. 2013-130(S-1), § 1, 1-14-14; AO No. 2014-42, § 31, 6-21-14; AO No. 2014-85, § 4, 8-5-14; AO No. 2014-110(S), § 2, 9-9-14; AO No. 2014-137(S), § 3, 11-18-14; AO No. 2015-23(S), § 20, 3-24-15; AO No. 2015-48, § 16, 5-14-15; AO No. 2015-54, § 1, 5-26-15; AO No. 2015-65, § 4, 6-9-15; AO No. 2015-111(S-1), § 2, 1-1-16; AO No. 2016-16(S), § 4, 2-9-16; AO No. 2016-76(S), § 7, 7-12-16; AO No. 2016-81(S), § 4, 8-25-16; AO No. 2016-83(S), § 9, 7-26-16; AO No. 2016-82, § 3, 8-9-16; AO No. 2016-116, § 2, 10-18-16; AO No. 2016-115(S), § 2, 11-15-16; AO No. 2016-124(S), § 11, 12-20-16; AO No. 2017-26, § 2, 5-1-17; AO No. 2017-29(S), § 61, 6-1-17; AO No. 2017-30, § 3, 3-21-17; AO No. 2017-31(S), § 5, 5-26-17; AO No. 2017-119(S), § 4, 11-9-17; AO No. 2017-101, § 2, 2-5-18; AO No. 2017-161(S),

1 § 3, 2-27-18; AO No. 2017-16 , § 3, 2-14-17; AO No. 2017-129 , § 2, 1-23-  
 2 18; AO No. 2018-63(S) , § 2, 8-28-18; AO No. 2018-100(S) , § 2, 1-1-19; AO  
 3 No. 2018-110 , § 2, 12-18-18; AO No. 2019-9(S) , § 2, 2-12-19; AO No. 2019-  
 4 12 , § 2, 3-5-19; AO No. 2019-15(S) , § 2, 3-19-19; AO No. 2019-34 , § 5, 4-  
 5 18-19; AO No. 2019-50(S) , § 2, 6-6-19; AO No. 2019-66 , § 26, 6-18-19; AO  
 6 No. 2019-74(S) , § 2, 6-18-19; AO No. 2019-79(S) , § 2, 7-9-19; AO No. 2019-  
 7 90(S) , § 7, 8-20-19; Ord. No. 2020-4(S) , § 3, 6-24-20; AO No. 2020-65 , §  
 8 2, 9-25-20; AO No. 2020-103 , § 2, 11-4-20; AO No. 2022-97 , § 1, 11-9-22;  
 9 AO No. 2023-27 , § 2, 3-21-23)

10  
 11 **Section 3.** The Municipality Assembly hereby finds, determines and declares that  
 12 this ordinance is necessary and proper to provide for the safety, preserve the health,  
 13 promote the prosperity, and improve the order, comfort and convenience of the  
 14 Municipality of Anchorage and the inhabitants thereof.

15  
 16 **Section 4.** The Municipal Clerk shall not accept applications for an STR unit  
 17 license under this ordinance sooner than **120 days from the passage of this**  
 18 **ordinance [March 1, 2024].**

19  
 20 **Section 5.** This ordinance shall be effective immediately after passage and  
 21 approval by the Assembly.

22  
 23 PASSED AND APPROVED by the Anchorage Assembly this \_\_ day of \_\_\_\_\_, **2024**  
 24 **[2023].**

25  
 26  
 27  
 28 ATTEST:

\_\_\_\_\_  
 Chair

29  
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 32 \_\_\_\_\_  
 33 Municipal Clerk



## **Girdwood STR Regulation through Land Use - for discussion**

### **High-level summary**

Under current Title 21, STRs do not appear to be legal in residential zoning, so add them as a legal use in Title 21, Chapter 9.

Define two types of STR uses in 21.09:

Type A: Accessory STR use allowed for *primary residences* - no permit

Type B: "Commercial" STR use - requires permit

All STRs in Girdwood would need a registration/license with a low fee to cover admin costs. Licensing would roughly follow AO 2023-110(S).

The permit for "Type B" STR use is in addition to the license. This allows a possible future restriction on the number or location of commercial STRs.

Processing and compliance would be managed through GVSA, likely by third party contract. Violations would be passed to MOA enforcement.

### **Goals for Girdwood STR regulation**

From GBOS Resolution 2023-26

1. Set requirements on STRs to reduce negative impacts on immediate neighbors, provide a reporting and response mechanism
2. Direct any fees in excess of administrative cost, and taxes where allowed by charter, to a dedicated fund to mitigate the impact of STRs on the local Girdwood housing market
3. Directly or indirectly provide incentives to increase the amount of housing available for long-term rentals as primary-occupancy, and
4. Encourage primary-occupancy of housing in Girdwood by distinguishing between:
  - a. use of primary-occupied residential housing for STRs (either part of the property or for part of the year), and
  - b. use of housing which is not a primary residence for STRs

### **Proposal outline**

#### *Goal 1 - neighborhood concerns*

This would be met through the license requirements (modified AO 2023-110 (S)). Would need an occupancy limit and possibly parking requirements.

#### *Goal 2 - funds for mitigation*

Direct the following into GVSA "Housing fund"

Annual fees in excess of administrative costs for STR registration and permits within GVSA. Possible future use of STR room taxes.

*Goal 4 - distinguish residential use vs commercial use with additional regulation for commercial use*

*Goal 3 - incentivize long-term rentals*

Define two types of STR use into Girdwood Land Use code, a commercial use and a residential accessory use.

- When housing is an occupied primary residence, ie. either owner-occupied or *renter-occupied* (hence addressing Goal 3) for most of the year, units can have a residential accessory STR use. (See implementation details below for dealing with multiple units on a parcel.)
- Otherwise an STR would be a commercial STR use.
  - A permit is required for commercial STRs, with an additional fee.
  - There may be other restrictions such as a cap on the number of permits.

### **Implementation Notes**

Use of tax, license and permit funds.

Title 14 changes for enforcement and penalties **Work in progress.**

Title 21 changes to Girdwood Land Use code

- a) Commercial STR use
  - Amend AMC 21.09.050 B.4 (Commercial use)
    - Add paragraph for Commercial Short-Term Rental - analogous to Hostel for non-occupied residential housing
    - Requires a commercial STR permit in addition to license.
      - [Optional] Set a maximum number of permits, adjusted annually based on occupied housing supply.
        - When there are more applications than permits, use a lottery.
      - [Optional] ADUs can not be used as commercial STRs
  - Amend Table 21.09-2: Table of Allowed Uses
    - Under “Commercial section”, Use Category “Visitor Accommodations”, Use Type “Commercial STR” - add “S” when there is a “P” in the same zone for either “residential living, single family” or “residential living, mixed use” rows
- b) Accessory residential use
  - Amend AMC 21.09.050 C.2 (Accessory uses)
    - Add accessory use of Accessory Short-Term Rental as an accessory use of an \*occupied\* residential unit
  - Amend Table 21.09-3: Table of Accessory Uses
    - Add row for Residential STRs to mirror ADU row

- c) Define “occupied primary residence” at the parcel level (since exemptions are per parcel)
- *Owner-occupancy*
    - Claiming the residential real property exemption (AMC 12.15.015 E.1) is *prima-facie* evidence of occupied primary residence
    - During first year of ownership only, sworn affidavit that the occupancy conditions of AMC 12.15.015 E.1 will be met
  - *Renter-occupancy*
    - Lease 50% or more of legal conforming or legal non-conforming units on the parcel under one or more leases of at least 120 days duration, and
    - Average length of leased period per unit is 180 days or more, and
    - Property is the primary residence of tenants (analogous to real property exemption)

## **Resolution on Room Tax Use and Distribution in the Municipality of Anchorage**

**Whereas**, AMC 12.20 authorizes the collection of a 12% room tax on short-term room rental transactions, which are rentals of less than 30 days of continuous occupancy;

**Whereas**, Ballot Proposition 2 in 1979 dedicated 4% of room tax revenues to the promotion of the tourism industry, and Ballot Proposition 2 in 2005 added an additional 4% to the room tax, which was dedicated to the Convention Center Reserve Trust Fund (CCRTF);

**Whereas**, through ordinance AO 97-103 room taxes were extended to include other short-term rentals not traditionally defined as hotels or motels, including bed and breakfast operations;

**Whereas**, bonding in 2006 and the re-issuance of Major Bond Financing in 2015 introduced specific restrictions on the distribution of room tax revenues, leading to discrepancies between the description of room tax uses in municipal code and the actual obligations negotiated by the administration and agreed upon by the assembly;

**Whereas**, the effective distribution of room tax revenues, constituting the 12% tax, have been segmented to roughly 1.0% for tourism directly, 7.1% for the CCRTF, and 3.7% for general purposes, with the remainder administrative and enforcement costs, as of the latest fiscal assessments;

**Whereas**, bond financing agreements include a clause allowing for the release of the additional pledged use of a proportion of the tourism room tax towards convention center obligations if tax revenues are sufficient for two consecutive years;

**Whereas**, AMC 12.20.020(D) states that if all or a portion of the taxes levied for CCRTF are no longer needed, then the assembly shall consider whether the tax increase levied via ballot proposition 2 in 2005 shall be eliminated or reduced;

**Whereas**, non-hotel/motel room tax receipts since 2016 have grown by roughly 34% annually and Hotel/Motel tax receipts have grown by roughly 6.8% annually during the same period;

**Whereas**, based on commercially available estimates, short-term rentals (STRs) represent between 3-4% of housing units in Anchorage, with higher densities in some communities, posing unique challenges and opportunities for housing policy and tax revenue allocation;

**Be it resolved**, the Budget Advisory Commission urges the Anchorage Assembly to review and update the municipal code and dedicated distributions of room tax revenues to reflect current financial realities and agreements, ensuring that room tax policy is aligned with contemporary fiscal policies and community needs;

**Be it further resolved**, the definition of 'promotion of tourism industry' needs to be clarified and there is the possibility of expanding the definition to include capital investments, targeted marketing efforts, enhancements to public facilities, or other relevant areas;

**Be it further resolved**, the Anchorage Assembly shall consider the specific allocation of B&B and STR room tax revenues, focusing on the purposes of various room tax allocations and the direct impacts of STRs on local communities;

**Be it further resolved**, the establishment of a mitigation fund should be considered if consensus is reached on the targeted use of room tax revenues from both tourism and general components to address the direct impacts of STRs;

**Be it finally resolved**, in light of the sunseting of bond financing restrictions and the identified inaccuracies in budget allocations for the room tax distributions, a thorough review and adjustment of these budget lines should be conducted to ensure fiscal responsibility and transparency.