

Hi Brett & Matt,

I won't be able to attend this evening's meeting, so here are some brief updates.

\* The proposal for STR platforms to report monthly room tax revenue per zip code passed the Assembly and will be in place for January 2025. STR platforms will also report #active listings. This will give us an upper and lower bound for the number of active STRs in Girdwood, but a precise amount for tax revenue. The aggregated data by location will be made public by the MOA.

\* The text amendment extending mixed use to GC1 & GC2 is scheduled for hearing at PZC on Nov 4th as case 2024-0110

\* The Assembly is considering significant changes to the requirements and process for Planned Unit Developments. It will reduce the administrative steps, no longer require separate variances and remove some of the required improvements. The public hearing is tomorrow. Holtan Hills will be using the PUD process, and notably it will effectively remove all density limits in Girdwood alone.

\* I'll be at a conference next week on mountain town planning and housing. I'll provide a briefing on the content when I return.

Have a good meeting,

Mike.

# Municipality of Anchorage



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

*Suzanne LaFrance Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett*

## Resolution 2024-10 Of the Girdwood Board of Supervisors **RESOLUTION OF SUPPORT FOR TEXT AMENDMENTS TO ALLOW MIXED USE DEVELOPMENT IN gC-1 and gC-2**

WHEREAS, Girdwood has an established severe shortage of workforce housing; and,

WHEREAS, businesses operating within Girdwood experience extreme difficulty hiring and retaining staff due to the lack of workforce housing; and,

WHEREAS, many Girdwood businesses own commercial lots which could be used as a location for additional employee housing; and,

WHEREAS, eight of Girdwood's ten commercial land use zones allow mixed-use dwellings except for the gC-1 and gC-2 zones adjacent to Seward Highway which do not; and,

WHEREAS, the Girdwood community has been engaged in extensive discussions about land use, culminating in rewrite of the Girdwood Comprehensive Plan which has been submitted as a Comprehensive Plan amendment, has been recommended for adoption with amendments by Planning and Zoning Commission and will be scheduled for Assembly action later this year; and

WHEREAS, through the Girdwood Comprehensive Plan rewrite process, the Girdwood community has determined that mixed-use development should be encouraged across all commercial zoning, and does not support current restrictions on residential mixed-use dwellings in the gC-1 and gC-2 zoning districts; and

WHEREAS, a comprehensive update of Girdwood Land Use code will be required after adoption of the new Girdwood Comprehensive Plan, but in the meantime, there can be simple regulatory changes to expand opportunities for workforce housing; and

WHEREAS, this action has been considered by the Girdwood Housing and Economic Committee and by the Girdwood Land Use Committee, receiving supporting votes by both bodies for this action at their regular meetings **on October 7 and 14, 2024**, respectively.

THEREFORE, the Girdwood Board of Supervisors resolves support for the proposed text amendments to AMC 21.09.040, 21.09.050, table 21.09.02 as presented as P&Z project number 2024-0110 AO 2024-XXX for public hearing at the Planning and Zoning Commission on November 4, 2024.

PASSED AND APPROVED by a vote of x to x this xx<sup>th</sup> day of XXX 2024.

Mike Edgington  
GBOS Co-Chair

Attest

1 ANCHORAGE, ALASKA  
2 AO No. 2024-XX  
3

4 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTIONS  
5 21.09.040 ZONING DISTRICTS AND 21.09.050 USE REGULATIONS TO PROVIDE  
6 FOR ADDITIONAL MIXED-USE DEVELOPMENT WITHIN GIRDWOOD VALLEY  
7

8 **WHEREAS**, Girdwood has an established severe shortage of workforce housing; and,  
9

10 **WHEREAS**, businesses operating within Girdwood experience extreme difficulty hiring  
11 and retaining staff due to the lack of workforce housing; and  
12

13 **WHEREAS**, many Girdwood businesses own commercial lots which could be used as a  
14 location for additional employee housing; and,  
15

16 **WHEREAS**, eight of Girdwood's ten commercial land use zones allow mixed-use  
17 dwellings except for the gC-1 and gC-2 zones adjacent to Seward Highway which do not;  
18 and,  
19

20 **WHEREAS**, the Girdwood community has been engaged in extensive discussions about  
21 land use, culminating in rewrite of the Girdwood Comprehensive Plan which has been  
22 submitted as a Comprehensive Plan amendment, has been recommended for adoption  
23 with amendments by Planning and Zoning Commission and will be scheduled for  
24 Assembly action later this summer; and  
25

26 **WHEREAS**, through the Girdwood Comprehensive Plan rewrite process, the Girdwood  
27 community has determined that mixed-use development should be encouraged across  
28 all commercial zoning, and does not support current restrictions on residential mixed-use  
29 dwellings in the gC-1 and gC-2 zoning districts; and  
30

31 **WHEREAS**, a comprehensive update of Girdwood Land Use code will be required after  
32 adoption of the new Girdwood Comprehensive Plan, but in the meantime, there can be  
33 simple regulatory changes to expand opportunities for workforce housing.  
34

35 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**  
36

37 **Section 1.** Anchorage Municipal Code subsection 21.09.040 is hereby amended to read  
38 as follows (the remainder of the section is not affected and therefore not set out):  
39

40 **21.09.040 – Zoning districts**

41 ...

42 C. *Commercial districts.*

43 ...

44 2. *Districts.*

45 ...  
46

b. gC-2 (Girdwood Station/Seward Highway Commercial) district.

i. *Location.* The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

ii. *Intent.* The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. [BECAUSE OF THE PROXIMITY TO THE SEWARD HIGHWAY, RESIDENTIAL USES ARE NOT APPROPRIATE IN THIS DISTRICT.] Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

iii. *District-specific standards.* Building and landscape materials, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

**Section 2.** AMC Table 21.09-2 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

Use Category	Use Type	Residential					Commercial										Ind.		Resort		Other			Definitions and Use Specific Standards	
		gR1	gR2	gR2A	gR3	gR4	gR5	gC1	gC2	gC3	gC4	gC5	gC6	gC7	gC8	gC9	gC10	gl1	gl2	gRST1	gRST2	GA	GO		GS
Household Living	Dwelling, single-family detached	P	P	P	P	P	P			P	P	P	P							P	P				21.09.050 B.2.d. 21.09.080C.
	Dwelling, single-family attached	S			S	S														P	P				21.09.050 B.2.c 21.09.080D.
	Dwelling, two-family	P	P	P	P	P			P	P		P				P				P	P				21.09.050 B.2.f. 21.09.080D.
	Dwelling, townhouse	S			S	S														P	P				21.09.050 B.2.e. 21.09.080E.
	Dwelling, multiple-family (<4 dua)	P							P	P		P			P	P				P	P				21.09.050B.2.b. 21.09.080E.
	Dwelling, multiple-family (4-8 dua)	C			S	S			S	S	S	S			S	S				S	S				21.09.050B.2.b. 21.09.080E.
	Dwelling, multiple-family (>8-20 dua)				C	C			C	M	C			C	C					C	C				21.09.050B.2.b. 21.09.080E.

	Dwelling, multiple- family (>20 dua)																				C	C			21.09.050B.2.b. 21.09.080E.			
	Dwelling, mixed-use						<u>P</u>	<u>P</u>	P	P	P	P	P	P	P									P	P			21.09.080 E. 21.09.080F.

- 1
- 2 **Section 3.** This Ordinance shall be effective immediately upon passage and approval
- 3 by the Assembly.

Whereas the Girdwood is looking to both better regulate the licensing and utilization of short-term rentals in the Girdwood Valley Service Area, the Girdwood Housing and Economic puts forth the following framework for consideration:

- Overlay Concept
  - o Regulations will be disclosed under Title 21, Chapter 9
  - o Application will be equal across the Girdwood Valley Service Area with no property subject to different rules
  
- Registration
  - o \$100 annual registration fee paid for each individual short-term rental;
  - o The tracking of the registration fee using an online third party vendor;
  - o Requirement for a contact residing in Alaska available 24/7/365 to respond to issues within 6 hours
  
- License Display
  - o A requirement for the owner posts its short-term rental license prominently inside the premises for guests to see;
  
- Penalties for infractions at licensed STR
  - o Infractions based on violations of laws of the Municipality of Anchorage
  - o Offenses noted below shall be within a 2 year time frame
  - o \$100 penalty for a first time offense;
  - o \$500 penalty for a second time offense;
  - o \$1,000 penalty for a third time offense;
  - o Potential for appeals process
  - o Removal of license for a fourth time offense.
  
- Penalties for infractions at unlicensed STR
  - o A warning notice is sent requiring 14 days to respond
  - o \$1,000 upfront penalty for those who run a short-term rental without the required license.
  - o Additional penalty accrues at \$100 per day after the date of the upfront penalty
  
- Exemption
  - o Fees and penalties will not apply to homeowners who rent for less than 14 days per year. Licenses are required and need to be displayed.

# **Girdwood Short-Term Rental Registration & Regulation Framework**

## **Introduction**

The Girdwood Housing and Economic Committee (GHEC) recognizes the importance of Short Term Rentals (STR) as an integral part of our resort community. However, to ensure the sustainability of our local housing market and to mitigate the impact on workforce housing, we propose a comprehensive framework and code revisions to regulate STRs in the Girdwood Valley Service Area. This framework aims to balance the economic benefits of STRs with the need to maintain community standards and support local residents.

The Girdwood Housing and Economic Committee recommends the following framework, regulations, and restrictions on short-term rentals within the GVSA. Upon approval of this framework by GHEC, we request GBOS retain necessary legal counsel to finalize development of the recommended necessary code change under Anchorage Municipal Code Title 21 Chapter 9.

The Girdwood Board of Supervisors is fully authorized and empowered to develop, recommend code changes to the Anchorage Assembly, implement, and enforce short-term rental regulations squarely within the GVSA and GBOS Housing and Economic Stability service area authority passed under Proposition 7 in 2023 and defined in AMC 27.20.110.

## **Objectives**

1. **Regulate STR Activity:** Establish clear and enforceable regulations for STR operations to minimize negative impacts on neighbors and the community.
2. **Require Registration:** Ensure all STR operators register with the Girdwood Valley Service Area for proper monitoring, compliance, and safety.
3. **Enforce Compliance:** Implement mechanisms for effective enforcement of STR regulations, including penalties for non-compliance.
4. **Economic Balance:** Foster an environment where STRs can operate without creating hurdles for Girdwood residents while addressing the workforce housing crisis.



**Proposed Amendments to Anchorage Municipal Code Title 21, Chapter 9**

Within Title 21 Chapter 9, the best place for short-term rental regulations is within section 21.09.050 Use Regulations. The below framework outlines which sections of code should be updated to include short-term rental use regulations.

**Add New Allowed Use in Table 21.09-2: Table of Allowed Uses**

Add a new row and applicable code sections to allow for “Short-Term Rental” under “Commercial” > “Visitor Accommodations”

Add “Permitted (P)” to all zoning districts within this table

**Add New Chapter 9 Definitions**

- |                |   |
|----------------|---|
| 21.09.050.D.12 | Short Term Rental (STR): A dwelling unit that is rented to an occupant for a period of less than 30 consecutive days. |
| 21.09.050.D.13 | Short Term Rental Operator: The owner or designated agent responsible for operating the STR.                          |
| 21.09.050.D.14 | Short Term Rental Owner: The individual or entity holding the title to the property being used as a STR.              |

**Add New Short-Term Rental Regulation Provisions**

The below section outlines example code that may be considered for development and adoption.

*21.09.050.E.1 General Provisions*

- A. No person shall occupy, use, operate or manage, nor offer or negotiate to use, lease, or rent a dwelling unit within any zoning district defined in 21.09.040 for short-term rental occupancy except:
  - 1. A dwelling for which there is a short-term rental permit issued to the owner of that dwelling by the Girdwood Valley Service Area Board of Supervisors; or
  - 2. A property which is exempt from registration upon the owner attesting that the property has been used less than 14 days cumulative as a STR in the preceding 12 months.
- B. Permit Posting. The STR permit shall be posted within the dwelling unit in a clear and conspicuous place.
  - 1. Posting of public safety and operator contact information shall also be prominently displayed within the dwelling unit.
- C. Insurance Required. The owner and/or operator of the STR shall maintain liability insurance that also covers STR activities.

- D. Administration. The Girdwood Board of Supervisors shall retain staff and/or pursue retention of a third-party contract to administer short-term rental registration, education, investigation and administration.
- E. Funding shall be provided by the Girdwood Valley Service Area Housing and Economic Stability fund.

*21.09.050.E.2 Registration*

- A. All land use encompassing short term rental operations within the Girdwood Valley Service Area must register annually with the Girdwood Valley Service Area and obtain a license to operate.
- B. Registrants must pay an annual registration fee to the service area.
- C. A full listing of active short term rental registrations shall be made available to the Girdwood Volunteer Fire Department and Whittier Police Department on an annual basis, and updated as necessary.

*21.09.050.E.3 Enforcement, Fees and Penalties*

- A. The Girdwood Valley Service Area shall enforce STR regulations. All enforcement actions in the Girdwood Valley Service Area will be performed by municipal employees through the existing code enforcement mechanisms, reporting channels, adjudication and abatement.
- B. Complaints. Complaints may be submitted by GVSA to municipal code enforcement after preliminary investigation by GVSA employees or contractors, or by any member of the public through the existing municipal complaint request process.
- C. Penalties. Fines for non-compliance shall be levied upon the property owner.
- D. Collection. The Girdwood Valley Service Area shall use any legal means necessary to collect outstanding fines, including but not limited to a lien against the real property.
- E. All collected funds from levied fines shall be revenue within the Girdwood Valley Service Area for use in providing housing and economic stability goals.
- F. All GVSA fees and penalties are enumerated in the GVSA STR fee schedule;

FEE SCHEDULE TABLE

Item	Term	Fee
Registration	annual	\$150
Registration, Owner Occupied	annual	\$75
Renewal Registration; 1-3 validated complaints in prior 12 months	annual	\$300
Renewal Registration; 4+ validated complaints in prior 12 months	annual	\$600

Failure to register, 1st offense	Per occurrence	\$300
Failure to register, 2nd offense	Per occurrence	\$400
Failure to register, 3rd offense +	Per occurrence	\$500

### **Items Not Developed in this Code Change**

Considerations within this framework that are not written include:

- Administrative review for grievances and appeals beyond existing code complaint framework
- Employee authorization for service area program management

### **Conclusion**

The GHEC believes this framework offers a balanced approach to managing STRs in the Girdwood Valley Service Area. By regulating STR activity, requiring registration, and enforcing compliance, we aim to support the economic vitality of our community while preserving the quality of life for residents.

### **Next Action**

The Girdwood Housing and Economic Committee recommends that this framework be fully developed and adopted into Title 21, Chapter 9 of the Anchorage Municipal Code. This will formalize the regulations and provide a structured path for the Girdwood Valley Service Area to manage STRs effectively.

GHEC Status Report  
October 2024

This document is meant to detail the activities of the Girdwood Housing and Economic Committee over the last 14 months. These activities are aligned with the GHEC Housing Implementation Plan framework.

1. Needs Assessment and Strategic Planning
  - Developed committee mission and goals
  - Developed information matrix
    - i. Obtained rental revenue rates and occupancy information from AirDNA.com
    - ii. Obtained property tax records to determine the % of property owners who claim of Girdwood property tax exemption for primary residence
    - iii. Review voter record and school attendance trends
    - iv. Review census data
    - v. Collect program information
  - Outlined a housing implementation plan
  - Lowering costs for construction investment
    - i. Make land available; identified HLB parcels for inclusion in 5-yr and 1-yr work plans
    - ii. Reduce cost of land development; working towards local infill resources with grant application to make valley alluvium available for local use
    - iii. Exploring creative financing options for public/private partnerships
2. Establish a Housing Task Force
  - GHEC was established June 2023, it's members comprised of 7 members with professional experience in real estate, development, and finance
3. Funding and Resources
  - Established GHEC service area account and initial funds
  - Pursuing bed tax revenues to be retained in the service area
  - Reviewed HLB holdings and requested parcel disposal in long term HLB work plan
    - i. Receiving parcels of land at Alyeska Highway/Ruane, Arlberg and south townsite for residential housing
    - ii. Receiving parcel of land for establishment of RV park and associated services
4. Zoning and Land Use Updates
  - Pursued and recommended zoning change to support combined residential and commercial use in GC-2
  - Developed strategic plan and scope of work for valley watershed management, pursuing local materials for infrastructure and development
  - Developed STR registration and regulation framework for local service area STR management
  - Pursued ADU use as STR zoning regulation clarification

5. Development Partnerships
  - Attempting to secure a parcel for a development project; HLB 6-013
  - Planning and scope of work for RV Park design, waiting on GCP to be adopted to continue with parcel disposal
6. Development of Incentive Programs
  - Currently no funding available to incentivise developers to build
  - Program matrix explores several incentive options
7. Rental Assistance and Conversion Programs
  - Exploring STR to LTR conversion incentives, funding dependent
  - Presented examples of incentive housing based on program in Big Sky, MT
8. Community Engagement and Education
  - Using LUC as a sounding board for community sentiment of GHEC initiatives by vetting ideas in the community council format
  - Developed information matrix as a reference for research data and program input
  - GHEC meets every month in a public meeting format to engage the community and complete business
9. Monitoring and Adaptation
  - Established 12 month GHEC activities report
  - Defined housing implementation plan August 2024
10. Collaboration with Anchorage Municipality
  - Engaged with the planning department to advise on several topics including zoning changes, land use regulations, and planning issues
  - Requested from HLB several parcels to be included into the annual and 5 year work plans for service area development efforts with assistance from our local Assembly Members

Using Whitefish, MT as an example, provide a complete housing implementation plan for Girdwood, AK.

Using Whitefish, MT as an example, here's a comprehensive housing implementation plan for Girdwood, AK, taking into account its limited local governance authority within the Anchorage municipality:

## Girdwood Housing Implementation Plan

### 1. Needs Assessment and Strategic Planning

- Conduct a thorough housing needs assessment to determine the current and projected housing requirements for Girdwood.
- Develop a Strategic Housing Plan, similar to Whitefish's, outlining specific goals and strategies to address housing needs over the next 5-10 years.

### 2. Establish a Housing Task Force

- Form a dedicated Housing Task Force or Committee to oversee the implementation of the housing plan.
- Include representatives from local businesses, residents, and the Girdwood Board of Supervisors.

### 3. Funding and Resources

- Explore funding options, including: Proposing a property tax levy specifically for affordable housing initiatives

### 4. Zoning and Land Use Updates

- Review and update zoning regulations to promote affordable housing development: Allow multi-family and mixed-use developments in appropriate zones

### 5. Development Partnerships

- Identify publicly-owned land suitable for affordable housing development.

- Partner with non-profit housing organizations or developers to create workforce housing projects.

## 6. Incentive Programs

- Develop incentives for developers and property owners, such as: Density bonuses for including affordable units.

## 7. Rental Assistance and Conversion Programs

- Explore a rental assistance program for immediate relief to workers struggling with housing costs.
- Consider implementing a rental conversion program to incentivize long-term rentals over short-term vacation rentals.

## 8. Community Engagement and Education

- Host regular community meetings and workshops to gather input and keep residents informed about housing initiatives.
- Develop educational resources about available housing programs and assistance.

## 9. Monitoring and Adaptation

- Establish key performance indicators to track the progress of housing initiatives.
- Conduct annual reviews of the housing plan and make adjustments based on changing needs and market conditions.

## 10. Collaboration with Anchorage Municipality

- Work closely with the Anchorage municipal government to align Girdwood's housing strategies with broader regional planning efforts.
- Advocate for policies and resources that support Girdwood's specific housing needs within the larger municipal framework.

By adapting strategies from Whitefish's successful approach and tailoring them to Girdwood's unique situation, this plan provides a comprehensive framework for addressing the community's housing challenges. The focus on partnerships, diverse funding sources, and flexible zoning can help Girdwood create more affordable and workforce housing options despite its limited governance authority.

Agenda Item:

Anchorage Childcare and Early Education Fund - Marijuana Tax Fund

Propose 1% of Marijuana Tax collected at Anchorage Municipality to be directed to:  
Little Bears Playhouse

Marijuana Taxes are generated in our community and it makes sense that a portion of this tax is directed at our only licensed childcare program in Girdwood.

This could help for : funding a playground, which is currently unfunded, keep the operation sustainable with new expenses as relates to the future building.

Request a resolution of support out of GBOS.

More details on their plan to spend it:

Here is where I found these documents: <https://www.careforkidsanchorage.com/>

Here is the final report:

<https://www.muni.org/Departments/Assembly/SiteAssets/Pages/FOCUS-Budget-and-Taxes/ACCEE%20Fund%20IT%20FINAL%20Report.pdf>

Here is what it says regarding Capital Improvements:

"Another known need is funding for capital improvements. Because child care and early education facilities are often operating on such thin margins, putting everything they have into

retaining workers, capital needs such as playground equipment and new roofs or other infrastructure often get ignored. The Implementation Team is wary of recommending that the

ACCEE Fund Board and Mayor and Assembly invest too much of the ACCEE funds into capital

costs, both because capital costs can add up quickly and because these one-time projects might

be more easily funded from other sources than operational needs. That said, the IT recognizes

that this is a common need for child care and early education businesses, and one that often

goes ignored. The Implementation Team therefore recommends that the Mayor and Assembly

allocate approximately \$500,000 of the accrued 2024 funds for capital grants. The IT suggests

that this funding largely be used for existing facilities, because there is such a need at existing

businesses, but recognizes there might be cases where providing capital funding for a new child

care or early education business would make sense. If the Mayor and Assembly agree to allocate funding for capital expenses, the ACCEE Fund Board could either divide the



allocated  
amount between all licensed and exempt entities, or it could set up a competitive process  
to  
fund only certain facilities.

Here is Quinn Davidsons White Paper:

<https://static1.squarespace.com/static/63dac7cd1a225958e4b08502/t/662b0c6dcbd73d095b95b628/1714097262963/ACCEE+Fund+White+Paper+Jan+2024+updated+3.26.24.pdf>

Here is what it says about Capital Funds:

"Medium Priority to Fund

Fund Capital Investments to Renovate, Expand, or Build New Facilities

While ultimately our community will need more space and facilities to meet the demand  
for

child care services, this isn't a high priority in the short term. The reason is that currently,  
many

existing programs are not operating at full capacity. So lack of child care spots is not as  
much

about lack of space as it is about lack of workers – workers who aren't compensated  
adequately

and are therefore fleeing the sector. What we need in the immediate term is support for  
those

workers so that we can retain them in the field. Next, we need to make this sector more  
attractive so that child care organizations can fully staff up. After that, investing in new or  
improved spaces will become a top priority.

The Accountability Board should pursue a partnership with Senator Lisa Murkowski – a  
partnership that should begin sooner than later to lay the groundwork for future needs.

Senator

Murkowski is known for her ability to procure funds for Alaskan communities via the  
Congressionally Directed Spending (CDS) program, otherwise known as earmarks, which  
as of a

couple of years ago is back at the Congressional level. Senator Murkowski's staff noted at  
a child

care event in the fall of 2023 that of hundreds of CDS requests, only three were for child  
care

centers. Staff also noted that Senator Murkowski is interested in adding additional child  
care

capital investments to future CDS requests.

While awarding capital grants might not be an immediate high priority for the ACCEE Fund,  
if

the Accountability Board hires staff, it would be wise to have staff pursue conversations  
with

Senator Murkowski's office now about how to partner to create and support additional

child

care supply. Similarly, staff would want to work with the Anchorage School District, as directed

in the proposition language itself, to explore vacant school buildings and what would be needed

to renovate or prepare these to be used as child care centers. Finally, staff would want to investigate Care Access Real Estate, a real estate investment trust (REIT). Under this model,

capital used to create new child care spots is initially funded by investors, but the child care

operator tenant can purchase the space later, once they have adequate funds to do so. Similarly,

the Accountability Board could pursue a program sponsoring mortgages and leases for home-

based providers."

Community Survey Results:

<https://static1.squarespace.com/static/63dac7cd1a225958e4b08502/t/66d790faca0c08741efbb53e/1725403386505/Appendix+F+Survey+Short+Summary.pdf>

Community Survey Summary Comments that support our cause and request:

"Limited care opportunities in Girdwood/Eagle River"

- "Concern that there is a geographically equitable distribution of funds across the Municipality (i.e. outlying communities within the Municipality like Girdwood and Eagle River should also see some funds)."

Full Comments PDF:

<https://static1.squarespace.com/static/63dac7cd1a225958e4b08502/t/663e9c5fb0b03113bbcea97a/1715379297455/Survey+Monkey+Summary+for+IT+FINAL+3.19.24.pdf>

16 places Girdwood is commented on regarding expanding capacity/new building

Here is the ACCEE recommendation to spend funds on:

Recommended 2025 ACCFF Fund Budget					
(55,780,000 reported to be available from 2025 funds and again from 2025 funds)					
	Definition	Notes	Amount	Percentage of annual revenue	Amount available to education per year assuming 10% of education net fund
2025 Board approved early education funding					
Early Educator Child Care Subsidies	Subject to pay for early education children's child care or early education costs. These subsidies are in place to cover the gap between the average cost of care and state of Alaska child care assistance funding.	Although the IT does not recommend that educators must be eligible for State of Alaska child care assistance funding to be eligible for ACCFF fund subsidies, the Board should consider requiring that those who apply for ACCFF Funds have a base-qualified for State assistance so that if they are eligible the overall benefit is greater. A potential drawback of this approach is however, that any backlog in State review of assistance applications could impact an individual's ability to receive ACCFF fund subsidies. The Implementation Team hopes that this program will be eligible for fully funded assistance for the care of their children. As a result, the ACCFF fund program and funding should align with the State program as much as possible. Finally, the Board should consider how to build a program that ensures that educators receive this funding, even if their children are using services at a different site or are in a different age group than the classrooms in which the education themselves work.	2,000,000	3%	11,264
Apportionment Grants	Grants for existing licensed child care and early education centers to support key operational costs.	Although the specific use of the funding should be determined by each individual entity, one expectation is that these grants will lead to increased wages for early education center employees, increased and ultimately increased access to child care and early education services. Assuming a total of \$7.5M in funding for this program, approximately \$12.76M would be available to each child care and early education licensed facility. (Including both in-house programs and centers). Note that this amount would be reduced if not all other or other exempt and/or unlicensed programs are included in the program. Also note that it might be appropriate to award facilities different amounts based on their enrollment levels, or based on other factors like ratios of care to staff. Grants should be awarded to respond to Board requests for data and regarding current use of the funds so that those grants can be a mechanism for evaluating the success and better preparing for and assessing future awards.	2,400,000	4%	
Board Administration	Funding set aside for Board administration, including but not limited to the cost of staff, contracts, data collection, studies, research, and/or any required audits.	The Board might not assess the full 10% every year in which case the Board could put the extra funding toward one or more of the funding priorities.	550,000	1%	
Tax Collection	Cost of Municipal tax collection.		240,000	0%	
Total Funds To Be Spent			5,190,000	10%	
2025 Board Approved Capital Improvements Funding					
Plan Proposal	Targeted funding that drives innovation and is intended to improve confidence and further investment in the sector, ultimately increasing overall wages and supporting a more sustainable sector.	Rather than merely awaiting all funding equally among providers, targeting funding to particular strategic projects has the possibility of making more needed progress for the sector. While the Implementation Team strongly recommends that the Board pursue pilot projects, it is unclear whether the Board will be able to implement these in FY2025, particularly at a 25M level. It may be that only a portion of this funding is needed during 2025. Significantly, if current projects totaling more than 25M are pursued to make a large positive impact on the sector, the IT would be supportive of investing additional funds.	53,000,000	13%	4.6
Capital Grants	Capital funding to support existing facilities, create new care centers. Funding should be for most significant improvements.	The Implementation Team is wary of receiving too much funding via capital projects given the small covered pool of ACCFF Fund dollars, and because capital costs might be better covered through other funding sources. That said, the Implementation Team understands the great need for capital funding in this sector. The Board could direct to develop the available funding by all licensed and exempt facilities, or fund only certain facilities.	900,000	1%	4.6
In-House Facility Start-Up Funds	Funding for new, not yet existing in-house care facilities.	While opening a new center requires a big investment, small amounts of start-up funding for in-house facilities could be incredibly effective, and therefore a very strategic use of ACCFF funding to increase access to child care and early education services.	300,000	0%	4.6
Board Administration	Funding set aside for Board administration, including but not limited to the cost of staff, contracts, data collection, studies, research, and/or any required audits.	Should typically not be needed for above 2024 funds, over these funds will also be maintained in 2025.	0	0%	
Tax Collection	Cost of Municipal tax collection.		200,000	0%	
Total Funds To Be Spent			5,940,000	12%	

Here is where they mention Little Bears under Capital Improvements - scroll to the right after finding capital improvements:

<https://guava-bulldog-l2j3.squarespace.com/s/Appendix-H-Funding-Recommendations-Matrix.xlsx>

**From:** [Krystal Hoke](#)  
**To:** [Tyler, Margaret S.](#); [Kevin McDermott](#)  
**Cc:** [Brett Wilbanks](#)  
**Subject:** Re: Anchorage Childcare and Early Education Fund - Marijuana Tax Fund  
**Date:** Monday, October 7, 2024 1:02:28 PM

---

**[EXTERNAL EMAIL]**

Follow up Comments:

- Childcare is an important aspect to Economic Stability. Although Housing gets the majority of our conversations, Economic Stability is the other half of the purpose for this committee.

- I am open and welcoming of the Marijuana Tax funds to be directed into a "Childcare" account under GHEC, rather than directly to Little Bears.

I imagine there would be several sub-accounts, (such as one for housing), or at minimum the accounting is done so there is clarity regarding restricted funds for each purpose.

- Funds going to GHEC may be a better option, as if another licensed childcare operator came into the valley, it would seem fair to split the funds. ( An easy matrix formula regarding capacity could be used to determine the split.) Since Little Bears is the only licensed facility, it would make sense that they would receive these funds until a different situation arises.

I see the process/direction would be:

- Muni Accounting would direct a % of Marijuana tax, childcare specific funds, to GVSA
- GHEC would give recommendation to GBOS for annual disbursement
- GBOS would approve / deny

It would be helpful for this to go on GBOS's agenda and confirm they feel this falls in GHEC purview.

As mentioned previously last meeting, today is my anniversary, so I may or may not be on the meeting tonight.

I would ask that this gets added onto the agenda under new business. I will commit to being on for Nov meeting and answering any additional questions, when it is on as old business. Once added as new business, please share or read these emails to inform the committee what I am trying to accomplish.

Disclosure: I do not work directly for Little Bears. I am Internal Project Manager of the Girdwood Workforce Childcare Project for Girdwood Inc. I serve on building committee with 5 other Little Bears board members and staff. Little Bears is a very important partner in this joint project. To avoid any potential conflicts of interest, I will abstain on this vote at GHEC.

Kevin, will you weigh in if you think this should also be added onto LUC agenda?

Thank you!  
Krystal

On Mon, Oct 7, 2024 at 8:04 AM Tyler, Margaret S. <[margaret.tyler@anchorageak.gov](mailto:margaret.tyler@anchorageak.gov)> wrote: