

I have a partial conflict tonight between the GHEC meeting and the Planning and Zoning Commission meeting which is considering GBOS' text amendment to add mixed use to GC1 & GC2. I'll be presenting as the petitioner at PZC which starts at 6:30pm. I should be online to give an update at the start of GHEC but will have to drop after.

In case I can't make the GBOS update, here are my notes:

- The PZC hearing on our text amendment for mixed use in gC1 & 2 is tonight. The Planning Staff packet was in support and I expect PZC support. It will then go to the Assembly for action.
- We finally got a schedule for the Girdwood Comprehensive Plan at the Assembly.
 - Nov-7 Brief presentation at the Community & Economic Development committee
 - Nov-19 Introduction at the Assembly (no action except scheduling the Public Hearing)
 - Nov-22 Assembly work session on the Girdwood Comprehensive Plan
 - Dec-3 (likely) Assembly Public Hearing
- Changes to Planned Unit Developments passed the Assembly last month. The main impact on Girdwood is that it took away the option of implementing a "density bonus", which is the most effective tool other gateway communities have used to encourage lower-cost/occupied housing over second homes in private developments.
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- Mélisa Babb, the new MOA Planning Director, is scheduled to be confirmed at Wednesday's Assembly Meeting. I have requested a meeting with Mélisa to discuss how to move forward with a number of Girdwood initiatives over the next year or two, especially the work that will follow adoption of the Girdwood Comp Plan.

Finally, I spent several days last month in Moab with many professionals and leaders from mountain towns across the US West at a conference on Gateway Community Housing and Strategic Planning. High level take-aways:

Axioms

- gateway communities can't build their way out of their housing crises
- the market alone can't provide a solution - it needs public & private cooperation
- some state legislatures (UT, ID, MT) have made the problem far harder to solve by limiting local action

Key policies

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- reliable funding streams are critical
- effective STR regulation is critical
- incentivizing community housing in private development is critical
- prioritizing community housing in public projects is mandatory

Mike.

Municipality of Anchorage

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Suzanne LaFrance Mayor



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

Resolution 2024-13 Of the Girdwood Board of Supervisors **Resolution of Support for 2024 Marijuana Tax Proceeds spent on Child Care and Early Education in Girdwood**

Whereas, there are Marijuana Taxes generated from marijuana sales in the Girdwood valley; and

Whereas, the Anchorage Child Care Early Education (ACCEE) Board has recommended \$500,000 from the \$2.9 M 2024 Marijuana Tax proceeds be available for capital projects; and

Whereas, the Girdwood Workforce Childcare Project is the collaborative effort of two existing 501(c)3 organizations, Girdwood Inc. and Little Bears Playhouse, Inc.; and

Whereas, the Girdwood Workforce Childcare Project has outstanding financial needs to support the building of the new Childcare and Early Learning facility located on Northface Road; and

Whereas, Little Bears Playhouse Inc. is the intended Owner and Operator of the new Childcare and Early Learning facility, upon its completion; and

Whereas, support of the Girdwood Workforce Childcare Project will directly result in a much-needed increase in childcare capacity within the Municipality of Anchorage; and

Whereas, support for this action has been received with recommendation of the Girdwood Housing and Economic Committee at their regular meeting on November 4, 2024.

Therefore, be it resolved that the Girdwood Board of Supervisors supports an allocation of the capital component from the 2024 Marijuana Tax Proceeds be directed to the Girdwood Workforce Childcare Project.

Passed and approved by a vote of 5 in favor and 0 opposed on this 28th day of October by the Girdwood Board of Supervisors.

Mike Edgington
GBOS Co-Chair

Attest

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Resolution 2024-14 Of the Girdwood Board of Supervisors **Support for Marijuana Tax Proceeds to support and stabilize Girdwood Childcare and Early Education**

Whereas, access to childcare is an important aspect of a community's economic stability; and

Whereas, marijuana taxes are generated in the Girdwood valley; and

Whereas, Girdwood is geographically located 37 miles away from Anchorage on one of the most dangerous highways in the state; and

Whereas, Proposition 14 was passed by the Anchorage voters to amend the Anchorage Municipal Charter regarding the marijuana retail tax to dedicate tax proceeds to childcare and early education; and

Whereas, Proposition 7 supported adding the power to provide services that promote local housing and economic stability to the existing powers of Girdwood Valley Service Area (GVSA); and

Whereas, GVSA can hold a childcare-restricted account under the Girdwood Board of Supervisors; and

Whereas, sales of Marijuana impact the Girdwood community in a variety of ways

Whereas, support for this action has been received from the Girdwood Housing and Economic Committee at their regular meeting on December 2, 2024.

Therefore, be it resolved that the Girdwood Board of Supervisors supports that the marijuana taxes generated in the Girdwood valley should be directed toward supporting licensed childcare and early education in the community which generated them and recommends that the equivalent of 1% of the income received through the Marijuana Tax Area-wide be directed, annually to GVSA to support local childcare and early education operational needs and capital improvements.

Passed and approved by a vote of XX on this XX day of XX by the Girdwood Board of Supervisors.

Mike Edgington
GBOS Co-Chair

Attest

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.