

ANCHORAGE, ALASKA
AO No. 2022-118, As Amended

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY SUBMITTING**
2 **TO THE QUALIFIED VOTERS RESIDING IN THE GIRDWOOD VALLEY**
3 **SERVICE AREA (GVSA) AT THE REGULAR ELECTION ON APRIL 4, 2023, A**
4 **BALLOT PROPOSITION TO ADD TO THE GVSA'S EXISTING POWERS THE**
5 **POWER TO PROVIDE SERVICES IN SUPPORT OF POLICIES THAT PROMOTE**
6 **LOCAL HOUSING AND ECONOMIC STABILITY; AND AMENDING**
7 **ANCHORAGE MUNICIPAL CODE SECTIONS 27.20.110 AND 27.30.020 UPON**
8 **VOTER APPROVAL OF THE BALLOT PROPOSITION.**

9
10 **WHEREAS**, Anchorage Municipal Charter section 9.01 provides that a service area
11 may be altered only with the approval of a majority of those voting on the question
12 within the area affected; and

13
14 **WHEREAS**, the Girdwood Valley Service Area Board of Supervisors passed
15 Resolution 2022-26, dated November 28, 2022 requesting the Anchorage Assembly
16 to initiate a ballot proposition for the April 4, 2023, general election to add to the
17 GVSA's existing powers the power to study, recommend and provide services in
18 support of policies that promote local housing and economic stability; and

19
20 **WHEREAS**, the GVSA mill rate will not be changed by this proposition, currently set
21 in Anchorage Municipal Code section 27.30.020 at a maximum attainable rate of 6.0
22 mills; and

23
24 **WHEREAS**, this ordinance will not itself have any economic effects; now, therefore,

25
26 **THE ANCHORAGE ASSEMBLY ORDAINS:**

27
28 **Section 1.** Pursuant to Anchorage Municipal Charter § 9.01(a), a ballot proposition
29 in substantially the following form shall be submitted to the qualified voters of the
30 Municipality currently residing within the Girdwood Valley Service Area at the April
31 4, 2023 regular municipal election:

32
33
34 **PROPOSITION NO. __**
35 **GIRDWOOD VALLEY SERVICE AREA**
36 **LOCAL HOUSING AND ECONOMIC STABILITY POWER**
37

38 This proposition would add to the existing powers of the Girdwood
39 Valley Service Area the power to provide services in support of
40 policies that promote local housing and economic stability. This
41 proposition would not authorize the Girdwood Valley Service Area to
42 levy any additional taxes. Exercise of this new power, if approved,
43 would be paid for by taxes levied under the service area's current
44 maximum mill rate of 6.0 mills.

1
2 Shall this new power be added to the existing powers of the
3 Girdwood Valley Service Area?
4

5 (AO 2022-__)

6 Yes No
7
8

9 **Section 2.** Anchorage Municipal Code section 27.20.110 is hereby amended to
10 read as follows:
11

12 **27.20.110 Girdwood Valley Service Area board of supervisors.**
13

14 There is established a board of supervisors for the Girdwood Valley Service
15 Area consisting of five persons elected in accordance with the provisions of
16 this chapter. The board shall be constituted and shall function in the manner
17 prescribed in this chapter in the exercise of fire prevention and protection,
18 street construction and maintenance, solid waste collection, parks and
19 recreation services, the operation and maintenance of a municipal cemetery,
20 [AND] the provision of police protection services, and services that support
21 local housing and economic stability, all at the sole expense of the Girdwood
22 Valley Service Area.
23

24 (AO No. 260-76B; AO No. 77-373; AO No. 2000-37, § 1, 2-22-00; AO No.
25 2000-38, § 1, 2-22-00; AO No. 2002-55, § 2, 4-9-02; AO No. 2015-6, § 2, 1-
26 27-15/4-7-15; AO No. 2016-11(S), § 2, 7-1-16)
27

28 **Section 3.** Anchorage Municipal Code section 27.30.020 is hereby amended to
29 read as follows:
30

31 **27.30.020 Girdwood Valley Service Area.**
32

33 There is established a service area within the municipality to be the Girdwood
34 Valley Service Area (GVSA) of the municipality, as outlined on the map
35 located in section 27.30.700. The following powers shall be exercised within
36 the service area: street construction and maintenance, solid waste collection,
37 fire protection, parks and recreation (effective January 1, 1979), the operation
38 and maintenance of a municipal cemetery, [AND] the provision of police
39 protection services, and the provision of services in support of policies that
40 promote local housing and economic stability. All the foregoing powers are
41 at the sole expense of the Girdwood Valley Service Area. The Girdwood
42 Valley Service Area shall establish a maximum attainable mill levy rate not to
43 exceed 6.0 mills.
44

45 (AO No. 260-76B; AO No. 78-165(AM); AO No. 91-115; AO No. 2005-16(S),
46 § 2, 4-19-05; AO No. 2015-6, § 3, 1-27-15/4-7-15; AO No. 2016-11(S), § 3,
47 7-1-16)
48
49

1 **Section 4.** Sections 2 and 3 of this ordinance shall become effective upon
2 certification of the regular election held April 4, 2023, if, but only if, the proposition
3 set forth in Section 1 is approved by a majority of the qualified voters voting on the
4 question. The remainder of this ordinance shall become effective immediately upon
5 passage and approval by the Assembly.
6
7

8 PASSED AND APPROVED by the Anchorage Assembly this 24th day of
9 January, 2023.

10
11
12 *Suzanne LaFrance*

13
14 _____
15 Chair

16 ATTEST:

17
18 *Barbara A. Jones*

19 _____
20 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 781-2022, As Amended

Meeting Date: December 20, 2022

1 **From:** Assembly Chair LaFrance and Assembly Member Sulte

2
3 **Subject:** AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
4 SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE GIRDWOOD
5 VALLEY SERVICE AREA (GVSA) AT THE REGULAR ELECTION ON APRIL
6 4, 2023, A BALLOT PROPOSITION TO ADD TO THE GVSA'S EXISTING
7 POWERS THE POWER TO PROVIDE SERVICES IN SUPPORT OF
8 POLICIES THAT PROMOTE LOCAL HOUSING AND ECONOMIC
9 STABILITY; AND AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS
10 27.20.110 AND 27.30.020 UPON VOTER APPROVAL OF THE BALLOT
11 PROPOSITION.
12

13 The ordinance submitted with this memorandum would send to voters residing with the
14 Girdwood Valley Service Area the question of whether to add to the existing powers of the
15 GVSA the power to “provide services in support of policies that promote local housing and
16 economic stability.” The proposition would not increase, or otherwise affect, the ability of the
17 GVSA to levy and collect taxes. The GVSA's maximum attainable mill levy rate is 6.0 mills per
18 AMC section 27.30.020, and in the past several years the actual mill rate set has been well
19 below that: 4.92 for 2022, 5.07 for 2021, and 5.30 for 2020. It is anticipated the services
20 provided under this new power, if approved by the voters, can be funded within the current
21 maximum mill rate, or from other sources.
22

23 Girdwood is a geographically separate community within the Municipality of Anchorage, with
24 some unique challenges:

- 25
- 26 • A substantial proportion of housing demand in Girdwood is for uses other than full-time
27 primary residential occupation (e.g. second/vacation homes, short-term rentals, etc.).
 - 28
 - 29 • There is limited developable land, development costs are high and there are few other
30 nearby communities with housing opportunities and availability.
 - 31
 - 32 • Local employment is dominated by the relatively low-wage service and recreational
33 sectors, yet housing demand is driven by those not employed in the local economy.
34

35 These traits cause an extreme mismatch between the cost of housing and the income
36 distribution of residents and employees in the Girdwood community and is a common
37 characteristic of resort communities. **[ALMOST 70% OF GIRDWOOD'S HOUSING UNITS
38 ARE SECOND/VACATION HOMES OR USED AS COMMERCIAL VISITOR
39 ACCOMMODATIONS (E.G. AIRBNB, VRBO, VACASA).]**
40

41 The ability to “provide services in support of policies that promote local housing and economic
42 stability” would empower the Girdwood Valley Service Area to provide services that address

1 the scarcity of housing available that's affordable for employees in the community and other
2 related issues.

3
4 By way of example, if the proposition is approved, the Girdwood Valley Service Area, if directed
5 by its Board of Supervisors, could:

- 6
7 • Develop a Housing Action Plan for the Girdwood Valley Service Area
8 • Provide services in support of Plan, and
9 • Research, develop and recommend to the Assembly and Administration changes to the
10 municipal code and local policies that would promote housing and economic stability
11 within the GVSA.
12

13 The Girdwood Board of Supervisors reviewed a draft of the proposed ordinance and passed
14 Resolution 2022-26, attached, in support of presenting this ballot proposition to the voters.
15

16 It is recommended the Assembly approve this ordinance.
17

18 Prepared by: Assembly Counsel's Office
19

20 Respectfully submitted: Suzanne LaFrance, Assembly Chair
21 District 6, South Anchorage, Girdwood & Turnagain Arm
22

23 Randy Sulte, Assembly Member
24 District 6, South Anchorage, Girdwood & Turnagain Arm
25

26 Attachments: Resolution 2022-26 of the Girdwood Board of Supervisors

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
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Resolution 2022-26 Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT TO REQUEST THAT THE ANCHORAGE ASSEMBLY ACCEPT THE ORDINANCE LANGUAGE ATTACHED TO ALLOW THE GIRDWOOD BOARD OF SUPERVISORS TO PROVIDE SERVICES IN SUPPORT OF POLICIES THAT PROMOTE LOCAL HOUSING AND ECONOMIC STABILITY; AND AMENDING AMC SECTION 27.20.111 AND 27.30.020 UPON VOTE APPROVAL OF THE BALLOT PROPOSITION. THE ORDINANCE WOULD GO BEFORE THE GIRDWOOD VOTERS IN THE NEXT MUNICIPAL ELECTION.

WHEREAS, Girdwood Valley Service Area budgets for services of Roads, Public Safety, Fire, Parks and Recreation and Cemetery are managed by the Girdwood Board of Supervisors; and

WHEREAS, Girdwood Valley Service Area has housing and economic stability concerns that are separate from those of the Municipality of Anchorage as a whole; and

WHEREAS, the Community of Girdwood desires local control to handle specific issues of housing and economic stability through study and determination possible solutions of those Girdwood issues; and

WHEREAS, the Community of Girdwood intends that ultimately a non-government entity would be responsible for creating solutions for the issues and self-funding them through grants and other non-residential tax resources; and

WHEREAS, adoption of this additional power will not increase the current GVSA Services tax cap of 6 mills; and

WHEREAS, this action has been discussed and considered by the Girdwood Land Use Committee, which will vote formally at their regular meeting on December 12, 2022 and will record their response immediately following.

THEREFORE, the Girdwood Board of Supervisors supports that the Anchorage Assembly place on the Spring 2023 Girdwood Valley Service Area ballot a proposition to add to the GVSA's existing powers the power to provide services in support of policies that promote local housing and economic stability; and amending Anchorage Municipal Code Sections 27.20.110 and 27.30.020 upon voter approval of the ballot proposition.

PASSED AND APPROVED by a vote of 3 to 0 this 28th day of November, 2022.

Mike Edgington
GBOS Co-chair and Land Use Supervisor

Attest