An aerial photograph of a mountain range with a valley in the foreground. The mountains are rugged and covered in sparse vegetation. The valley is a mix of green and brown, suggesting a mix of forest and open land. The sky is clear and blue.

Meeting Girdwood's Housing Needs: How Holtan Hills (could) Help

Mike Edgington, Co-Chair & Land Use, Girdwood Board of Supervisors

Anchorage Assembly work session, 11-4-2022

The Big Picture

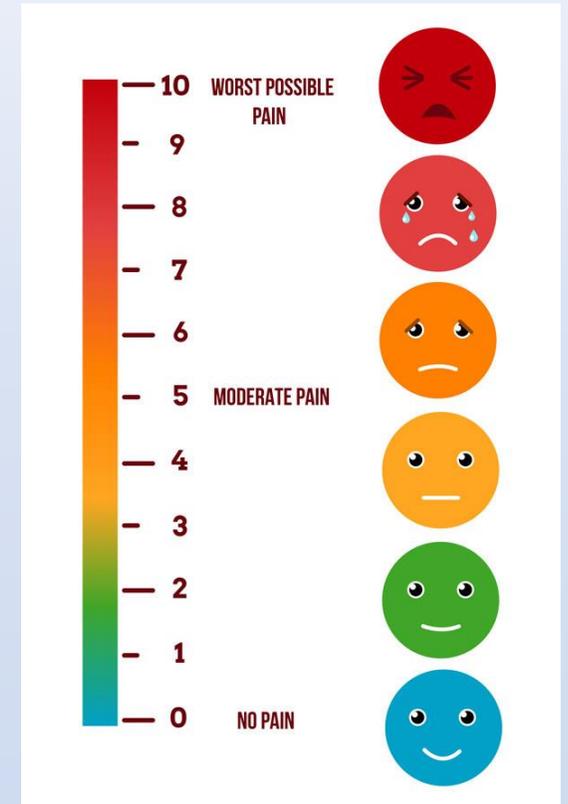
Girdwood is not Anchorage, it's worse*



** with respect to housing*

Housing: Municipality-wide pain points

Issue	Anchorage
Low Inventory	
Aging housing stock	
New development mix	
Development/construction cost	
Regulatory issues (T21)	
Housing cost	

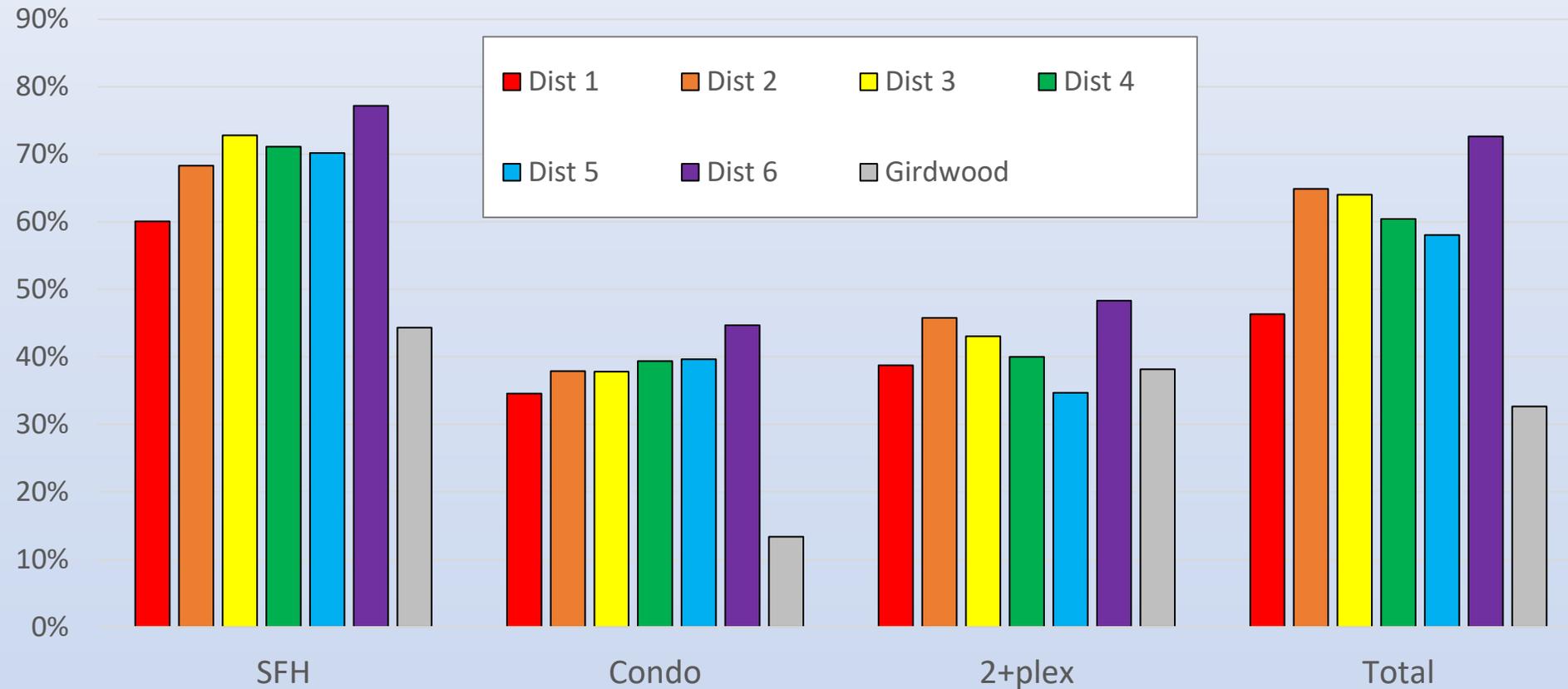


Housing: Girdwood perspective

Issue	Anchorage	Girdwood
Low Inventory		
Aging housing stock		
New development mix		
Development/construction cost		
Regulatory issues (T21)		
Housing cost		
Short-term rentals		
Dark homes		
Match to income distribution		

Owner-occupancy pattern

Residential housing: Owner-occupancy rate



Author's analysis - source data from CAMA 9/13/22

Community Housing in resort towns

- Prioritize supply of housing to ***community members***
 - Those who ***LIVE*** and ***WORK*** in the community
 - Both rental and purchase
 - Across a wider range of income levels (at least to 120% AMI, possibly to 150%)
- ***Community housing is infrastructure***
- ***Permanently affordable housing is investment***

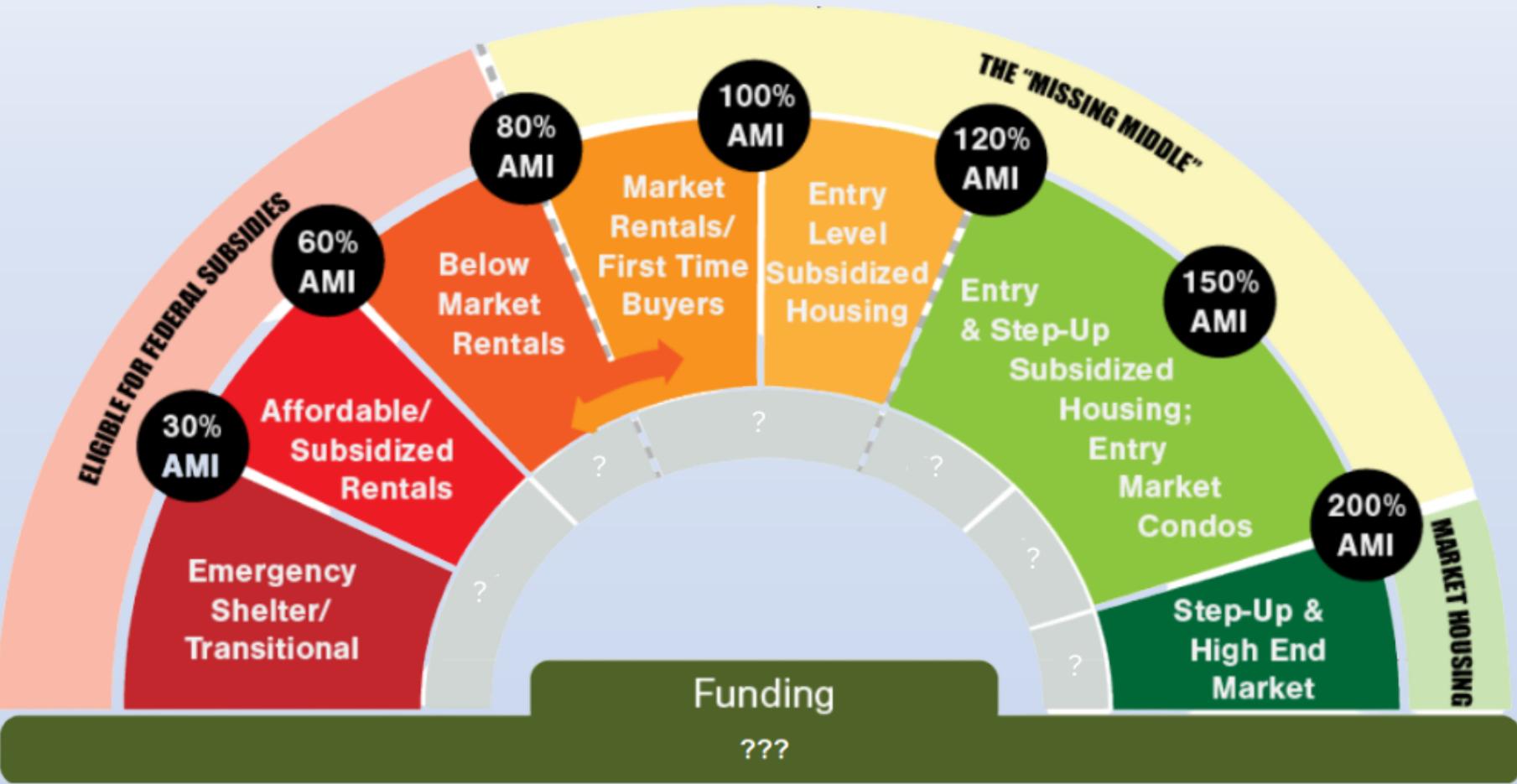
However, the market focus is on second/vacation homes and rentals

More housing alone won't help (multiple examples from other resorts)

- Need right mix of ***density, housing type & use***

See 2023 Girdwood Comprehensive Plan for details – *coming soon*

Framework: Housing spectrum



Holtan Hills

Girdwood needs Community Housing



Original RFP & winning proposal

- All are laudable goals
- ***Promote Housing and Employment Stability***
 - Primary goal for community
 - Partnership with Municipality should provide ideal opportunity to benefit the community
 - ***Public land for maximal public benefit***
- Winning proposal ***emphasized mix*** of density and housing types

3.2 Goals for Developing the Site

Development of property shall accomplish the following goals identified in the Proposals:

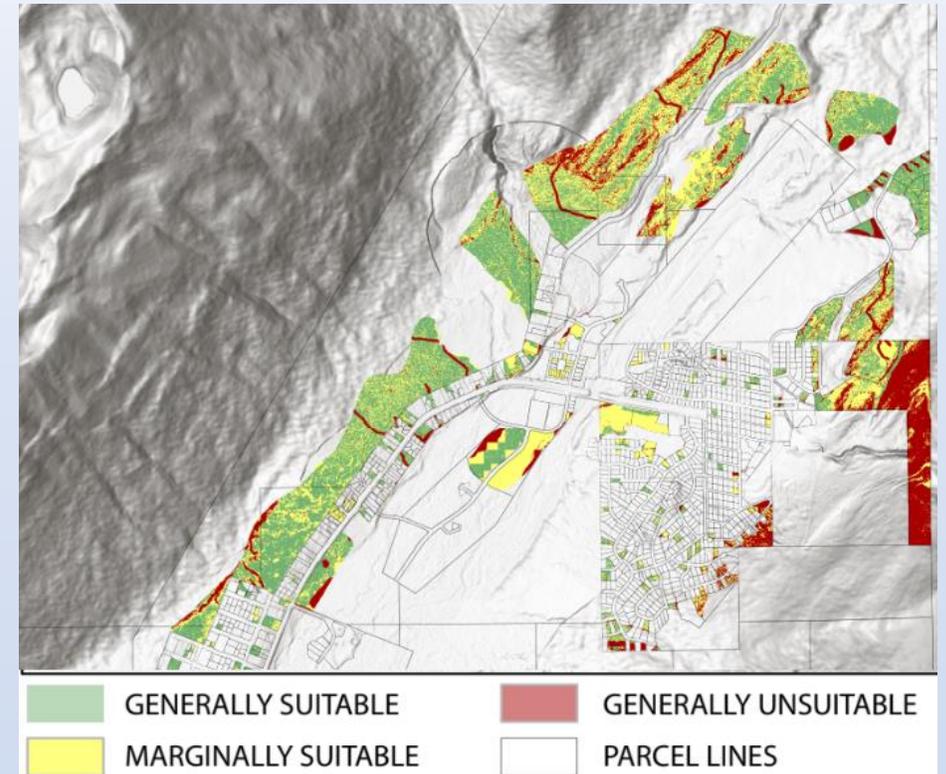
- *Ensure Design Quality and Compatibility:* Appropriate design techniques and materials should be employed to ensure that the development is compatible with the surrounding area of Girdwood.
- *Higher and Better Use:* Create a higher and better use for the property to grow and sustain a more vibrant residential district near the heart of the community.
- *Increase Desirability Level:* The extent to which the proposed development satisfies a desired or unique niche in the marketplace and helps diversify the community.
- *Promote Housing and Employment Stability:* The contribution that the development will make toward increased housing opportunities within Girdwood.
- *Economic Development Potential:* The degree to which the development may potentially stimulate other desirable economic development and/or development activity (catalytic effect).
- *Master Plan Compatibility:* The compatibility of development with land use and development plans as described by municipal goals and/or the master plan.
- *Demonstrated Ability:* The demonstrated capacity of the developer to finance, market, manage and package this project. The developer's demonstrated readiness and ability to proceed on the project including time schedules reasonably described.
- *Maintain Natural Features:* The development will minimize impacts on the natural environment while maximizing the benefits of the same.

Main concerns

- Process & community input – see extensive community comments
- RFP focus and community need is for **housing**, but the project produces zero housing units directly
 - Outsources housing development to unknown third parties with no guarantee of what or when or even “if”
- No mechanism for promoting, let alone guaranteeing, any community housing
 - **Living neighborhood** is the stated desire but market promotes non-residential use
- No long-term regulatory framework
 - HOA’s as private entities have **no obligation to enforce** rules
 - Potential effects of FHA standards are speculative and don’t apply in Girdwood now
- **Nothing from local government to address affordability**

Community risks

- Girdwood has ***limited land for residential development*** (~230 acres under current zoning). Allocating 20-30% of it to a project that does not address our most pressing housing needs will ***limit the options for future solutions***.
- More residents or visitors means increased demand for local services, e.g. childcare or restaurants, hence increased demand for employee housing. ***There has to be a balanced approach across the range of housing needs.***



Relying on market-rate development alone got us here. Hoping it provides a solution is at best wishful thinking.

A path forward?

- With some changes, the project could meet Girdwood's needs.
- As a public body, **HLB should represent the citizens** of Anchorage, including Girdwood, not just maximize financial return
 - Perhaps HLB's statutory structure makes it the wrong Municipal entity to manage critical public land development?
- Overall project outcome must include **community housing**
- **Public investment** in community housing since project uses public resource
 - Requires long-term guarantees to justify public investment, e.g. deed restriction for use as primary residence or active management entity
- Allocation of developed parcels for affordable housing, **only if it is feasible**
 - not an ideal location due to uncertain construction costs
 - no identified sources for necessary subsidy

An aerial photograph of a vast, rugged mountain range. The terrain is characterized by deep, winding valleys and sharp ridges, creating a complex, textured landscape. The colors are muted, with shades of beige, tan, and light brown, suggesting a dry or high-altitude environment. The lighting is soft, casting long, gentle shadows that emphasize the contours of the land. In the center of the image, the words "Thank you" are written in a clean, black, sans-serif font.

Thank you