

**Holtan Hills Housing Advisory Committee**  
**Regular Meeting**  
**October 5, 2022**  
**4PM**  
**Minutes Final**

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Egloff Rd.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Holtan Hills Housing Advisory Committee operates under the Girdwood Public Meetings Standards of Conduct.

Call to order, Sam Daniel, Co-chair

Attending are Sam Daniel, Nico Reijns, Emma Kramer, Nathen Ellis

Dave Hamre, Brooke Lavender are traveling and arrive approx 5PM

Quorum confirmed (4)

Agenda Approval for October 5 HHHAC Regular Meeting	Nico Reijns/Nathen Ellis	Assent vote
Minutes Approval for Sept 28 Special meeting	Nathen Ellis/Nico Reijns	Assent vote
Minutes Approval for Sept 21 Special meeting		
Minutes Approval for Sept 14 Special meeting		
Minutes Approval for Sept 7 Regular meeting		

1. Welcome and introductions:

Ron Tenny, HLBAC Girdwood representative provided a recap of the HLBAC meeting 9/22, which is included in the meeting packet.

HLBAC has a work session RE: Holtan Hills scheduled for October 13 at 11:30AM. This is a virtual meeting only.

HLBAC regular meeting is October 27 at 11:30AM.

It is likely that the resolution regarding Holtan Hills disposal will be on the agenda.

Status of amendments to the resolution that were proposed and passed at HLBAC in September should be clear in the meeting information once it is available.

2. Land Acknowledgment: Sam Daniel

3. Review Sam and Brooke's meeting with HLB and CY Investments on 9.29.22

Sam Daniel apologizes to Adam Trombley for sharing that he was unprepared for the first meeting. Sharing this publicly created negative input from public at the HLBAC meeting during public comment on the topic. Mr. Trombley had just been appointed as the Mayor's Chief of Staff, with many new responsibilities. Adam Trombley will continue to work on Holtan Hills. He has made it clear that development of this land for housing is a priority for this administration.

Meeting discussed the request for a mix of land and cash to be deeded over to a Girdwood non-profit entity for development of workforce housing within 10 years. Mr. Trombley committed to researching this and providing a written response to this request no later than October 12. This creates a potential precedent for inclusion of workforce/inclusionary housing in public land disposal and is a positive step. Sam is clear that in his opinion, losing this developer and this project at this time would negatively impact the community. Another developer may eventually come along but would likely not be as open to community concerns.

4. Discuss tasks identified through earlier meeting with HLB:

Connie Yoshimura discusses the community complaint regarding lack of transparency. She states that immediately after being awarded the project, she signed a Non-Disclosure Agreement by HLB Director Christina Hendrickson. NDA ended in December 2021, she has made efforts to attend meetings and discuss since then.

HHHAC revisits other areas of concern, which were in the original letter:

Deed restrictions: Deed restrictions are attractive to committee because they are enforced by the lender. Deed restrictions are estimated to decrease property value by about 20%, so cost of the restrictions would effectively be borne by HLB, as they would sell the lots to CY Investments for less. Committee discusses that as this is public land, not private land, deed restrictions ensure public benefit of the disposal.

Connie Yoshimura is completely opposed to deed restrictions on parcels that she will retain for development. Deed restrictions are complicated and are a deterrent to lenders and investors. Deed restrictions would be ok if required universally, but not when placed on one development and not on others.

Purpose of deed restrictions is twofold:

- Encouraging residency in the community  
Concern of the community is that the new housing bring residents who live here, participate in the community, etc, not absent owners.
- Deterring nightly rental  
Connie Yoshimura states that HOA for each phase of development. She is responsible for HOA until 75% of the properties are developed.  
HOA covenants will require a 30 day minimum rental, which will deter short term rentals.  
HOA turns over to a HOA board at 75% development, however changing material elements of the HOA will take 100% approval by owners.  
Enforcement of HOA rules is HOA responsibility. Effectiveness of rules depends on HOA willingness to enforce them.

Group discusses that they are focused now on 3 main areas for continued discussion with HLB.

These may be best taken up by a full HHHAC meeting with HLB or perhaps by the GBOS and HLB:

1. Specifics of which land tracts, zoning, and size that may be offered by Trombley in Oct 12 letter.  
Connie offers that low density multi family lots are estimated at 8-10 units in current concept.  
Planned Unit Development and Conditional Use Permit will allow developer to write their own rules regarding density.
2. Specifics of seed money (also to be discussed in the letter expected Oct 12)  
Anchorage CLT was granted MOA funding.  
Emma to research and group will focus on request that matches precedent.
3. Deed restrictions  
Request Deed Restriction legality to be addressed.  
It is known that deed restrictions are being used in other resort communities, such as Crested Butte.  
Housing dynamics nationwide are changing in order to address the lack of housing opportunity in the middle income bracket and to reinforce communities.  
Sitka CLT may have deed restrictions as their project also involved Public Land disposal. Krystal Hoke to research.  
Lending institution parameters are not reliable as investors are buying properties with cash, not loans.

5. Review and possible vote regarding addition of Housing and Economic Development to GVSA. Not discussed.

6. Identify next steps  
HHHAC will review letter when it comes from Trombley. If letter is not satisfactory, opposition at HLBAC is clear.  
There remains the issue of a mechanism to encourage community housing instead of 2<sup>nd</sup> homes.  
Possible that a meeting of HHHAC or GBOS with HLB and CY Investments is needed after letter is received Oct 12.

7. Confirm upcoming meeting schedules:

October 10	LUC update	Emma Kramer
October 12	Trombley letter is expected	All
October 13	HLBAC work session	Nathen Ellis to provide update on status from HHHAC
October 17	GBOS meeting: possible resolution	Emma Kramer
October 19	HHHAC next meeting 4PM	All
October 27	HLBAC regular meeting discussing disposal	

Public Comment (3 minutes each):

Betsy Connell: Do HLBAC members have all the letters, community input, etc?  
Should community make packets with this information and provide it at the HLBAC meeting?  
Answer: Materials have been sent to HLB.

**Adjourn**

6PM

Chat discussions from 10/5/22 meeting



Brooke Lavender (External) Yesterday 4:40 PM  
Could the HOA vote down the 30 day limitation



Rowton, Shelley A. Yesterday 4:54 PM  
How does Girdwood match up with those communities using deed restrictions in demographics, geography, geology, economics, etc? Easy to look at something that works in lower 48 but it is completely analogous.



Brooke Lavender (External) Yesterday 4:58 PM  
<https://crestedbuttenews.com/2021/10/cb-council-commits-to-funding-deed-restriction-purchases/>



**CB Council commits to funding deed restriction purchases - The Crest...**  
Good Deed program to use existing units for workforce housing [ By Mark Reaman and Kendra Walker ] W  
crestedbuttenews.com



Rowton, Shelley A. Yesterday 4:58 PM  
No - deed restrictions are CIVIL.

Not anything to do with government.



Brooke Lavender (External) Yesterday 4:59 PM  
<https://cityofwhitefish.org/DocumentCenter/View/265/Deed-Restriction---Ownership-PDF>



Rowton, Shelley A. Yesterday 5:01 PM  
Land owner/developer implements deed restrictions. Simple private property rights. What you are posting is a requirement of participation in a particular program - not the government implementing a deed restriction.



Connie Yoshimura (Guest) no longer has access to the chat.



Sen. Roger Holland - Guest (Guest) no longer has access to the chat.



Brooke Lavender (External) Yesterday 5:04 PM  
I am not arguing or debating the deed restrictions I'm sharing how other communities have used them. No other town has a land bank like Girdwood does with a municipality in control of it like we do. Hard to find another town that does the same things. But there are towns that care enough about the community that they support programs like this.

<https://www.bozeman.net/departments/economic-development/community-housing>

As far as the meeting goes: I don't think I would say that it was a positive meeting per say ... the outcome was that we MIGHT get seed money after Adam talks to legal and I felt like a lot of the meeting was penalizing us for words from the public.

We need a plan if Adam returns and says that we can't get the seed money or the lots.



Brooke Lavender (External) Yesterday 5:16 PM

I think we are past the point where the committee needs to be meeting with Connie and Adam if we are going to start negotiating

When are we going to start the new GAP?



Nico Reijns (Guest) was invited to the meeting.



Edgington, Mike [CONTRACTOR] (External) was invited to the meeting.



Brooke Lavender (External) Yesterday 5:27 PM

I'm home until Oct 27th at least and I'll be at clinics most days with clients with random hours and have a fundraiser walk on the 27th so I can't go to that meeting. If someone can keep me in the loop in the conclusion of the meetings I'd appreciate it.



Dale Goodwin Hank Hosford (Guest) no longer has access to the chat.



Brooke Lavender (External) Yesterday 5:36 PM

25% of homes in crested bute have deed restrictions

Butte\*

HOA is an entity that makes its own rules and picks and chooses which ones to enforce. Shouldn't even be a part of the conversation at all. Does not help us with our goals.

**Brooke Lavender**

I'm home until Oct 27th at least and I'll be at clinics most days with clients with random hours and have a fundraiser walk on the 27th so I can't go to that meeting. If someone can keep...

Sorry I meant \*gone\*



David Hamre (Guest) no longer has access to the chat.



Brooke Lavender (External) Yesterday 5:59 PM

Connie has been adamant there will be no deed restrictions



Nico Reijns (Guest) no longer has access to the chat.



Nikki Rose (Guest) no longer has access to the chat.