

Holtan Hills Housing Advisory Committee
Regular Meeting
November 15, 2022
5PM
Minutes Draft

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, Emma Kramer, Nico Reijns, Dave Hamre, Nathen Ellis, Brooke Lavender

Excused: Erin Eker.

Both Nico Reijns and Brooke Lavender must depart prior to adjournment for other community responsibilities.

Quorum confirmed.

Agenda Approval for November 15, 2022 Regular Meeting

Minutes approval from October 19 2022 Regular Meeting

Brooke Lavender/Nico Reijns

Assent vote

1. Welcome and introductions:
2. Land Acknowledgment by Sam Daniel
3. Holtan Hills Housing Advisory Committee project review:

Update to LUC at their regular meeting on Nov 14 lasted about 45 minutes and mostly focused on recent action by the HLBAC.

HLB Advisory Commission voted on October 27 2022 in favor of land disposal by a vote of 5 in favor to 1 opposed with 5 conditions to be met by MOA and the developer. This will be re-voted on at the HLBAC meeting Nov 17, but the outcome is not expected to change. Original vote was by secret ballot, which is not allowable. As Ron Tenny is unable to attend this re-vote meeting, it is likely that that Resolution with amendments will pass by a vote of 5-0.

These conditions were developed by HLBAC members and Girdwood residents Ron Tenny and Brett Wilbanks following testimony from Girdwood residents at HLB meetings and include concepts from the HHHAC that have been adjusted in an effort to be successful than the requests of HHHAC. HLBAC resolution 2022-09(S), amendments and explanation from Brett Wilbanks are included in the meeting packet.

Briefly, the amendments required for HLBAC support for Holtan Hills land disposal are:

- 1) Land entitlements to be reviewed by GBOS prior to seeking official action by MOA decision-making body (platting, zoning, etc)
- 2) restriction on nightly rentals through 30 day minimum rental period
- 3) construction access through Hightower road prohibited
- 4) 25% of multi-family units to be identified and set apart for rental development and not sold individually
- 5) Developer continue to engage with HHHAC

Ron Tenny and Brett Wilbanks requested support of LUC and GBOS for the HLBAC Resolution with amendments, however it was noted at that meeting that HHHAC should be the body that weighs in on Holtan Hills as this is their charge.

HHHAC reviews the HLBAC amendments; members are not entirely satisfied with the amendments that HLBAC has passed and it is not clear that those amendments will be more successful than the ideas that HHHAC has brought forward as the project continues to work through the municipal system:

Re amendment #1: this is the system that is in place. GBOS is advisory and advisements may be ignored or factored out through process.

Re amendment #2: HHHAC seeks stronger restriction on short term rental through deed restrictions because use of an HOA to restrict is easy to change.

Re amendment #3: HHHAC agrees that access through Hightower Road with eventual Crow Creek connector is problematic as it routes significant traffic past the Girdwood School. Sole use of Crow Creek Road access for construction access also presents problems that have not been addressed. Community has not discussed this idea.

Re: amendment #4: Unclear that these rental properties will result in a price range that is affordable for community housing.

Re: amendment #5: Unclear the value of this stipulation

Intent of the HLBAC amendments is similar to the intent of the HHHAC requests but HHHAC is concerned that they will also be unsuccessful, given the determination of the Administration to move forward quickly on this project.

Motion:

Holtan Hills Housing Advisory Committee moves to reject the HLBAC Resolution 2022-09(s) and amendments exclusively as they do not address all of the concerns of the HHHAC, generated through significant public input. HHHAC appreciates the effort of the HLBAC and the expediency of the HLBAC in addressing the community's concerns.

Motion by Brooke Lavender/2nd by Emma Kramer

Brook Lavender votes yes

Sam Daniel, Emma Kramer, Nico Reijns, Dave Hamre, Nathen Ellis vote no

Motion fails.

*Brooke Lavender leaves the meeting to attend emergency Little Bears Board meeting.

Before leaving, she states that she opposes the disposal of the Holtan Hills land as the MOA has not addressed the concerns of the community.

HHHAC wants to the MOA to deal with the issues that need to be resolved and provide solutions to them as a part of this development.

HHHAC requests remain:

- Transfer of plots of land for creation of workforce housing
- Seed money to establish a local non-profit dedicated to Girdwood workforce housing
- Deed restrictions on a percentage of land sold to encourage homes occupied as primary residences

Issues that have been identified by HHHAC that these requests resolve are:

- Lack of developable land that can accommodate housing at a cost that is needed in the community (mid range)
- Creation of Girdwood housing authority as was recommended in the Crow Creek Neighborhood Plan.
- Binding support for community housing instead of high-end recreational housing

Group discusses that the administration and HLB have not provided assistance in addressing the existing housing crisis in Girdwood. Administration and HLB, though understaffed, continue to move forward with land disposal without recognizing the impact of the proposed development on the local community.

Group works to craft a motion in the positive that encompasses the concepts of:

Not supporting land disposal under the current terms

Unsure of the weight of the amendments proposed by HLBAC in their advisory capacity

Lack of clarity from attorney at the HLBAC meeting regarding the project.

Frustration of the lack of proactive constructive assistance on the part of the MOA in discussion with the HHHAC

Lack of response from the administration and HLB, including to the GBOS Resolution dated Oct 24, 2022, which specifically requested that HLB and MOA engage in open dialog to address Girdwood's concerns and needs.

Motion:

Holtan Hills Housing Advisory Committee recommends that GBOS write a resolution rejecting the disposal of the Holtan Hills parcels. The development agreement in its current form does not meet the needs of the community. The process has lacked any transparency or adequate community involvement. The HHHAC has attempted to address these needs repeatedly with the MOA administration with no results. The HLBAC has attempted to address some community needs in haste, made through amendments to Resolution 2022-09(s), however these amendments, while appreciated, do not have any guarantee of being accepted by MOA/HLB and do not fully reflect the needs of the community.

Motion by Nathen Ellis, 2nd by Emma Kramer

Vote via roll call: Sam Daniel, Nathen Ellis, Emma Kramer, Dave Hamre in favor*

4 in favor, 0 opposed

Motion carries

*Nico Reijns and Brooke Lavender have left the meeting.

In discussion of the motion, HHHAC members restate their commitment to Holtan Hills development that addresses Girdwood's community housing needs as stated in the letter to GBOS dated Oct 24 2022 with copy to Adam Trombley, CY Investments, and the HLBAC and restated in GBOS Resolution 2022-23 dated Oct 24 2022.

4. Status of Holtan Hills land disposal process

Assembly meeting TUE Dec 6 will be a hearing on this item with possibility of a vote on disposal.

HLBAC has voted for disposal with the amendments as presented earlier.

Community will need to stay engaged on the Assembly meeting and should reach out to assembly members.

Sam Daniel encourages HHHAC to create talking points, educate Assembly members with the issues that the committee has addressed and the solutions that they have proposed.

He recommends assigning HHHAC members to contact specific Assembly members.

Talking points of HHHAC are likely those of the HHHAC letter from October 24 to GBOS. In addition, the rush by MOA HLB to dispose of this land without public engagement and a request to take time to ensure that the development is handled well.

Emma Kramer is selected to speak at the Assembly Meeting on Nov 6 on behalf of the HHHAC.

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

6. Identify next steps & wrap up report
Potential meeting after GBOS meeting on 11/21.

Public Comment (3 minutes each):

Jennifer Wingard states that there will be a gathering at Challenge Alaska on SUN Nov 20 from 5P-7P to organize the community for the Assembly meeting on Dec 6.

Adjourn 6:55PM