

**Holtan Hills Housing Advisory Committee Regular meeting**  
**July 19, 2022**  
**4PM**  
**Minutes Final**

Meeting will take place via Teams teleconference and in person at the Girdwood Community Room, 250 Eglhoff 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, 4PM Sam Daniel, Co-chair

Attending are Sam Daniel, Brooke Lavender, Emma Kramer, Dave Hamre, Nico Reijns, Nathen Ellis  
Erin Eker is excused.

Agenda Approved for July 19 Work Session	Nico Reijns/Emma Kramer	Assent
Minutes Approval from July 12 Kick off meeting	skipped	

1. Review information from Holtan Hills Plat presentation at GBOS on 7.18.22  
Tract Plat presentation information included in meeting packet. Proposed Tract plat creates 4 tracts. Tracts 1-3 are sold to the developer in land disposal if disposal is approved by the Anchorage Assembly. Tract 4 is a remnant tract and would be deeded back to the Heritage Land Bank immediately after disposal is completed.

Concerns are:

What is the future of the remnant tract 4?

Do other partners in the original proposal for Holtan Hills development have rights to any of this land?

Lack of Area Master Plan for this development

Prior effort to develop this parcel created the "Crow Creek Neighborhood Plan", which studied various aspects of the land, environmental concerns, etc. This would be helpful information to the developer and the community.

Process is unclear.

Requests are:

- flow chart outlining the process for the various aspects of Holtan Hills project and land disposal
- Planning and Zoning commission hold a meeting in Girdwood, as suggested at the Feb Town Hall meeting.
- Explanation of code provisions that allow the process to take place as it has so far and how it goes forward
- Understanding of when community impacts, environmental impacts, infrastructure needs, impact to trails etc will be studied and how they will be responded to.
- Explanation of the future use of the remnant tract 4, which reverts to HLB after land disposal.
- Understanding if original partners in the initial proposal retain rights to property or remnant tract.
- Girdwood Area Plan and Turnagain Arm Master Plan are both out of date and need to include definition for "Affordable", "Workforce", "Attainable" housing.

2. Review community concerns related to Holtan Hills  
Emma Kramer has a list of comments from prior meetings etc.  
Letters, public input from government meetings and other town halls, surveys to be compiled by Emma Kramer and Betsy Connell to present at the next meeting and to the HLBAC at their meeting next week. These will be sorted based on if they are MOA/HLB concerns or Developer concerns and then into "buckets" of concern, such as:

Social Programs

Infrastructure

Housing

Dave Hamre suggests checking with USFS as they have an excellent system for receiving and compiling comments.

Ultimately the group plans to consolidate the various ideas into 10 themes for continued follow-up with MOA/HLB and CY Investments.

Group discusses trust and lack thereof between members of the community and MOA/HLB, local government, and committee. Group will need to work together to work transparently and seeks transparency from HLB/MOA and CY Investments.

Holtan Hills Housing Advisory Committee Agendas and minutes are available on line: <http://www.muni.org/gbos>

Comments:

Girdwood is unique, housing shortage demographics are not the same as in Anchorage communities. Girdwood's housing problem doesn't currently meet the parameters of existing housing authorities, such as Cook Inlet Housing or HUD. Girdwood is not unique among resort communities. Other ski towns have worked through these issues, although they are typically autonomous governments, unlike Girdwood as part of MOA. Aspen Housing Commission is a good resource/model.

New construction is not typically built for low income, as new construction is inherently expensive. Shifting from existing home to new construction creates opportunity for buyers who are not in the market for those homes. Housing subsidies/housing vouchers are available for existing homes, not new homes. Increasing the tax base will provide more funds through local and areawide tax collection.

CY investments developed Eagle Crossing in Eagle River. Input from some Eagle River residents about this project include concerns that the development was not delivered as it was sold to the community during planning phases.

Public land disposal should have a public benefit, including affordability, access, transparency, community-based. Financial partners in the project have left. HLB assumes a lot of responsibility and is subsidizing the project significantly under this Development Agreement. Public benefit includes: roads, utilities, deed restrictions.

Frustration that the number of meetings held so far has not resulted in action. Disappointment with GBOS resolution of July 18. Violations of the developer, MOA/HLB in RFP, Development Agreement, lack of studies regarding population and community needs, lack of following known community need.

HHHAC will be the source of requests/recommendations from the community via GBOS to HLB and the developer.

When Adam Trombley attended GBOS he apologized for the lack of transparency between MOA and CY Investments. He did not promise to change that.

Cost to develop this land is quite expensive so homes there will also be expensive. HHHAC can seek affordable housing on more affordably developable land.

Page 10/11 of the RFP discusses public benefits. This is an opening for MOA and Developer to achieve lower cost for some housing.

Recent study shows that average home costs \$400 in Anchorage, providing housing at about that amount in Girdwood seems reasonable.

Informal survey of renters:

<https://poll.app.do/polls/girdwood-tenant-survey/results>

Tenant survey results in live time while the poll is open. Meeting packet includes results accumulated thru 7.21.22. Due to lack of housing, many renters are living in sub-standard conditions in Girdwood.

Concern that the process currently under way does not match the statements of the 2022 HLB Annual Work Plan draft ([HERITAGE LAND BANK \(muni.org\)](https://www.muni.org))

Page 5 and 6:

Each site-specific land use study shall address;

- a) the need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.;
- b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands;
- c) public utility needs;
- d) potential residential, commercial and industrial uses;
- e) land use compatibility with adjacent areas; and
- f) consistency with land uses identified in the Comprehensive Plan and zoning for the area.

Disposal of property is based on supply and demand. This can be adjusted through some programs, such as those of Neighborworks, Cook Inlet Housing, etc.

Holtan Hills as currently conceptualized is market rate housing only, although workforce and affordable housing was part of the RFP and winning proposal. Community has been left behind in this while MOA and developer move forward without addressing these basic needs and desires of the community.

2 of 8 goals of the RFP were to create a mixture of housing types and result in an improvement for the community's economic development.

Several interesting resources here, from University of Utah GNAR network: [Gateway & Natural Amenity Region \(GNAR\) Initiative | USU](https://www.gnar.org)

There are also benefits to the community from this development, a list should be kept of these as well.

HLB Advisory Commission meeting agenda for next week includes Holtan Hills.

Most HLBAC members are new, and very little information has been shared with HLBAC from the MOA/HLB.

Copy of the agenda and information for joining the meeting/speaking at the meeting are included in the meeting packet.

Meeting packet also includes a list of websites/additional information.

3. Confirm upcoming meeting dates:

HLBAC meeting July 26. HHHAC members may speak for themselves but not on behalf of the committee.

Emma will likely speak regarding the public input received to date, to introduce this to the Advisory Commissioners

Upcoming HHHAC meetings are:.

August 2 4PM;

August 23 4PM \*Aug 16 is not available (election day)

August 30 4PM

HHHAC should determine who will provide updates at LUC and GBOS meetings in the future.

Public Comment (3 minutes each) None

**Adjourn** 6:10PM