

**Holtan Hills Housing Advisory Committee Regular meeting**  
**August 23, 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, Emma Kramer, Co-chairs

Roll call: HHHAC attending are Emma Kramer, Sam Daniel, Dave Hamre, Nico Reijns, Nathen Ellis, Brooke Lavender, Erin Eker  
Quorum confirmed

Agenda Approval for August 23 HHHAC Regular Meeting	Erin Eker/Dave Hamre	Assent
Minutes Approval from August 2 HHHAC meeting	Erin Eker/Nathen Ellis	Assent

1. Welcome and introductions  
Land Acknowledgment
2. Review themes from community concerns related to Holtan Hills (Emma Kramer)  
Group reviews the work that Emma and her group compiled, provided in the meeting packet.  
Group will continue to refine language regarding the 3 main interconnected topics of Housing Needs, Process, and Infrastructure.  
Additional items that may be included are:  
    Answers to questions posed at prior meetings (process)  
    Do original partners have residual rights  
Other items discussed:  
Request for disclosure of budget that was due from CY investments recently  
Review of Crow Creek Neighborhood plan which is now seen as active, review what items were learned in that effort
3. Review suggestions for Development Agreement revisions (Nico Reijns)  
Group reviews summary in the meeting packet.  
Tactical pause may not be accepted by MOA/HLB and CY Investments.

Avenues of interest are:

Ask #1 Change the compensation to include retention of land for the purpose of development for housing to address Girdwood's current housing crisis.

Ask #2 Use of Deed Restrictions, Plat notes or Contractual requirements to address concerns regarding use for primary residences, limit use for Short Term rental, etc.

It is noted that Short Term rental is likely to be addressed through the Assembly, so this item may be best left to that resource to handle as that also impacts the rest of Girdwood/MOA.

Motion:

HHHAC moves to add to the proposed letter: impact fee or surcharge to fund a housing authority or other entity to develop lots received under Ask #1.

Motion by Sam Daniel, 2<sup>nd</sup> by Erin Eker

Motion is modified through discussion and is amended below.

Group discusses that a fund created through sale of the land could be used to create housing address Girdwood housing concerns. This would be funded by the purchaser of the lot, rather than coming from CY or HLB funds. The mechanism for this is still to be determined, group discusses some, including amount per SF of land, flat rate per lot, percentage of purchase. Group recognizes that they do not want to make lots unaffordable or impact cost of lots designated for multi-family development to price them out of the intended buyer market.

Where this funding would go and who/how it will be distributed is to be determined. GBOS does not have authority at this time for housing. Housing authorities active in Alaska are outside of government.

Amended Motion:

HHHAC moves to add to the current proposed letter: flat fee to fund a managing body to develop lots that are received under Ask #1.

Motion by Sam Daniel/2<sup>nd</sup> by Erin Eker

Vote by Assent

Motion carries unanimously.

4. Consider language to describe Girdwood's housing need effectively

<https://inclusionaryhousing.org/inclusionary-housing-explained/what-is-inclusionary-housing/>

Brooke and Emma will research and develop a definition for HHHAC for Inclusionary Housing to use to describe the housing needs here. This language will replace current use of Workforce, Attainable, Senior, Low Income, etc. in future documents and discussions.

5. Confirm who will provide updates to LUC and GBOS at their September meetings

Sam and Emma plan to attend September 19 GBOS Regular meeting.

TBA to attend LUC September 12 Regular meeting.

Goal is to have a finalized letter to bring to GBOS to discuss at a Special meeting (date TBA in early September)

Upon discussion and support from GBOS, HHHAC will engage in discussions with MOA/HLB and CY Investments.

6. Confirm HHHAC upcoming meeting dates:

TUE August 30 4PM – Finalize documents introduced today

WED Sept 7 4PM – possible GBOS HHHAC meeting to review HHHAC recommendations

WED Sept 21 4PM – possible date for HHHAC to meet with HLB and CY Investments

Public Comment (3 minutes each)

Several people express thanks to the HHHAC Committee for excellent, quick work.

HLBAC meeting is later this week, someone from HHHAC could request time under Public Comment to update HHHAC on progress

.Request needs to be emailed to HLB by 5PM on WED Aug 24 in order to be added to the meeting.

**Adjourn**

6:08PM