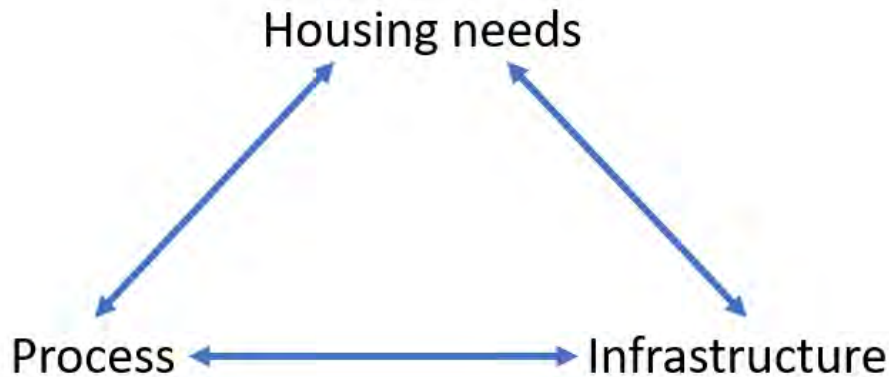


Girdwood Community Concerns Summary & Suggestions



Housing: Correct the violation of the RFP, amend development agreement, and provide due diligence in addressing the Girdwood Housing Crisis.

(2 of 8 of the goals of the RFP were to create a mixture of housing types and result in an improvement for the community's economic development – mixed income not just mixed density)

In addition, provide MOA staffing and/or funding to address important Girdwood concerns regarding:

- Researching the creation of a Girdwood Housing Authority
- How to implement and regulate short-term rental and deed restrictions on current homes and for future developments
- Creation of Inclusionary Housing Ordinances to support families/workforce/seniors
- Formal recognition of "Crisis Level" status despite lack of census data

Process: Take a "Tactical Pause" regarding Holtan Hills and follow the process prudently & legally to ensure fiscal responsibility with municipal tax dollars.

- Public Lands should equal public benefit, therefore the MOA needs to implement "Inclusionary Housing Ordinances" <https://inclusionaryhousing.org/inclusionary-housing-explained/>
- Assembly Approval of an amended Development Agreement (one with Girdwood support) should come **before** platting and subdivision **and** before the completion & adoption of a Master Plan/Girdwood Area Plan
- Investigate why the Crow Creek Neighborhood wasn't developed and what can be learned

Infrastructure (Services & Safety): The Holtan Hills Proposal should have a site-specific land study as per municipal code and HLB Policy IX(B)(10)

- Excerpt from the 2022 HLB Work Draft Plan (p.5 & 6)

“Each site-specific land use study shall address:

- a) The need for community facilities such as roads, parks, trails, schools, Fire/EMT response, police, 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

- Public Land disposal should have public benefit, including affordability, access, transparency, deed restrictions, a community-based process, and better roads, utilities and safety response.

- In addition, there will be increased year-round expenses of maintaining new portions of Crow Creek Road, as well as snow removal in the new development. These costs will be a part of the upcoming GBOS budget and should be studied prior to approving the development agreement.

- Finally, if it is now truly the policy of HLB and CY Investments to adopt the Crow Creek Neighborhood Plan, this should allow for more time for community input. It is an entirely different approach to now claim this plan is applicable. The community deserves MORE time now to review this plan so that the details are understood, and HLB & CY Investments are held to it.

Strategies for Holtan Hills Housing Advisory Committee

- 1) Push for Inclusionary Housing Ordinances. “How do we make sure that people of all incomes share in the benefit of development and growth?”
- 2) Point out failure (and corruption) of the HLB/MOA process
- 3) Point out the new ARPA funding just appropriated for the Girdwood Area Plan and request that Holtan Hills be paused and wait for its completion before proceeding
- 4) Point out the lack of adoption of a 2022 HLB Annual Work Plan and suggest that they table the Holtan Hills Proposal until next year, following the adoption of the 2023 Work Plan
- 5) Hold HLB accountable and help them be informed (press issue of GIP, and revolving door accountability) (cite letter submitted to Assemblyman from listening session)
- 6) Press for fiscal responsibility - why rush? Profit is driving this, so force that to be seen
- 7) Seek Municipal Wide Support - hit voters (2nd homeowners, skiers) in their wallets
- 8) Keep highlighting lack of infrastructure: safety and social services
 - snow shoveling despite people calling my husband, I helped him because even after he said no, people keep begging
 - share story of poor woman on Timberline, and Jeff Nissman
 - 45-minute response from EMT’s for my son in February
 - home burned last winter on Echo ridge, no hydrants, challenging site, luckily burned without spreading
 - Earthquake in 2019 closed the highway and at that time Girdwood had ____ EMT’s that lived in Girdwood, the rest could not come from Anchorage
 - power outages can be prolonged, and at very cold times of year, leaving many of the new homes with in floor heating susceptible to freezing
 - In the majority of the Industrial Park there is nor power or sewer leaving Girdwood crippled in many ways. One example is the local snow removal guy who cannot keep his gravel pile from freezing or his end loader properly serviced, all because of mishandled development in the GIP. This lack of prioritization of the GIP continues to cripple sustainable and fiscally responsible management of Girdwood.
- 9) Current Economic Trend that should be recognized: Triple Bottom Line: People/Planet/Profit

HH Summary of Requested Changes

Goals- Increase supply of Work Force Housing

Increase amount of housing occupied by Girdwood residents

Decrease new housing being used as short term rental property

Include Survey Data with Ask

Survey done by Brooke- supports why Goals are needed.

% who have experienced homelessness

% leaving/left community due to lack of housing options

Asks

Reduce MOA compensation from 50% of net profits. Replace with other forms of compensation

1. Take some Lots as part of compensation

transfer those lots to entity committed to development of affordable/work force housing with a fixed time period to construct housing.

2. Add deed restrictions as part of compensation- 2 types of restrictions

A. Restriction requires use of property as primary place of residence

B. Restriction in all other deeds prohibits use of property for nightly rentals.

Expected impact on value @20%- corresponding reduction in MOA compensation.

Need to anticipate timing and process details- see cover e-mail

Increase Number of High Density Lots

Current assumption is plan is for 3 lots that could be developed with 8 plexes

The high density lots would be deed restricted for use as primary place of residence.

[Note: my copy of RFP response has number of proposed multi-family lots and single family lots in Phase 1 and townhouse lots in Phase 2 redacted throughout.

With Development Agreement signed an unredacted version should be made available to the public as referenced in the RFP.].

Add Stricter Deadline for Actual Construction of Housing

Phase I and Phase 2 Only

Specify in number of units per set time period

[Note Development Agreement has a deadline this would change the current

deadline]

Insert Language from RFP and RFP Response as a “Binding Commitment” to type of development.

Phase 1 and Phase 2 Only

1. CY Master Plan/Plat etc. shall “promote employment stability” within Girdwood – RFP p.8
2. CY Master Plan shall identify which of the lots/ potential housing units in Phase 1 and Phase 2 will be affordable housing, senior housing, workforce housing, market rate housing, multi-generational housing, seasonal workforce apartments, residential homes with ADU’s and “bird” houses/compact housing – RFP p.11, RFP response p.2 [Pomeroy cover letter], RFP response p.17[p.20 of pdf] “Proposes a wide variety of housing types . . . Housing types include workforce housing, affordable housing, moderately priced single family homes with ADU, luxury 50,000 square foot lots as well as cottages and ‘bird’ houses.” RFP response p. 21[p.24 of .pdf] (“The fully constructed developments will provide ___ homes including affordable housing, workforce housing, single family units with ADU’s . . . This new housing will help stabilize Girdwood by providing a variety of housing types that are needed”. RFP p.27-[p.30 pf .pdf] “integrate housing needs in a planned fashion rather than allowing economic segregation by housing type”.
3. Add specific consultation requirements for consultation with
 - a. GCLT
 - b. GBOS
 - c. Imagine Girdwood
 - d. Girdwood Trails Committee-
RFP Response p.9- [p.12 of .pdf]

Inclusionary Housing Explained



Inclusionary housing programs are local policies that tap the economic gains from rising real estate values to create affordable housing for lower income families. An inclusionary housing program might require developers to sell or rent 10 to 30 percent of new residential units to lower-income residents.

Many, but not all, programs partially offset the cost of providing affordable units by offering developers one or more incentives such as tax abatements, parking reductions, or the right to build at higher densities. Most programs recognize that it's not always feasible to include affordable on-site units within market-rate projects. In some cases, developers can choose among alternatives, such as payment of an in-lieu fee or provision of affordable off-site units in another project.

Inclusionary housing policies were first developed to specifically counteract a history of 'exclusionary zoning' policies that reinforced economic and racial segregation. Although not intended to completely right racial injustices embedded in our nation's housing practices, done right inclusionary housing can meaningfully advance [racial equity](#).

Inclusionary Zoning

Inclusionary housing policies are sometimes referred to as “inclusionary zoning” because this type of requirement might be implemented through the zoning code; however, many programs impose similar requirements outside the zoning code.



How Does Inclusionary Housing Work?

“Inclusionary housing” refers to a range of local policies that tap the economic gains from rising real estate values to create affordable housing opportunities for low- or moderate-income households. [Continue reading](#) >



Where does Inclusionary Housing Work?

Inclusionary housing policies have been adopted in more states and places than commonly thought. A nationwide scan identified 1,019 inclusionary housing programs in 734 local jurisdictions. [Continue reading](#) >