

# Holtan Hills Housing Advisory Committee Regular meeting

## August 30, 2022

### 4PM

### Minutes Final

Meeting 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 4:05PM Sam Daniel, Co-chair

Roll call and confirmation of Quorum (4): Attending are Sam Daniel, Emma Kramer, Dave Hamre, Nico Reijns, Nathen Ellis, Brooke Lavender; Erin Eker arrives 4:45.

Agenda Approval for August 30 HHHAC Regular Meeting	Emma Kramer/Nico Reijns	Assent
Minutes Approval from August 23 HHHAC Regular Meeting	Dave Hamre/Emma Kramer	Assent

1. Welcome and introductions
2. Land Acknowledgment by Emma Kramer
3. Review draft letter to present to GBOS/HLB/CY Investments, based on community input and suggestions for improvement of Development Agreement.  
Group discusses the bullet point requests to be made of the HLB and CY Investments.  
GBOS may need to add housing to their powers via majority vote in Girdwood so that a local non-profit or contracted service can work on housing issues (similar model as Police Services or GVSA Fire service). The organization that will operate as the housing entity will be considered further as the project moves forward.

- Explanation of Girdwood Housing need and goals of this HHHAC
- 15% of platted area for lots in phase 1 and 2 to be developed for inclusionary housing
- Deed restrictions – 2 types: primary residences; prohibition on nightly rentals acknowledging that this will lower the value of raw land for development.
- Impact fee to provide seed money to fund housing entity's efforts

Majority of discussion was on the topics above. In addition:

- Increase number of High Density Lots with deed restrictions
- Stricter deadline for actual construction
- Language from RFP into Development Agreement – some of these are relieved by the asks in earlier bullet points.
- Increase Transparency:

Request for CY Investments budget (Required at 120 days from signing the Development Agreement.)

Request for original unredacted CY Proposal without financials

Request for clarification if original partners with CY Investments retain any rights to land currently (not discussed at this meeting but carried over from prior meeting).

Benefit to HLB and CY Investments is that setting aside land and providing seed money for this housing entity will address the requirements in the RFP for development of housing needed in Girdwood.

4. Review definition of Inclusive Housing for Girdwood housing purposes.  
<https://inclusionaryhousing.org/inclusionary-housing-explained/what-is-inclusionary-housing/>  
Discussion was part of the discussion of prior item, group is open to use of Inclusionary Housing to describe the beneficiaries of the housing that is to be developed under the housing entity.
5. Create HHHAC list of questions for CY Investments, HLB and GBOS: Partly addressed in above bullets
6. Confirm upcoming meeting schedules:

WED	Sept 7	4PM	HHHAC final refinement of bullet points
WED	Sept 7	5PM	GBOS special meeting with HHHAC meeting to review subcommittee recommendations
WED	Sept 21	4PM	(Possible HHHAC meeting with CY Investments and HLB)

Public Comment None

**Adjourn** 6:10PM