

Holtan Hills Housing Advisory Committee Special meeting
September 21, 2022
4PM
Minutes Final

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 or Emma Kramer, Co-chairs

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

Roll call and confirmation of Quorum (4) Quorum Confirmed.

Agenda Approval for Sept 21 HHHAC Special Meeting

1. Welcome and introductions
2. Land Acknowledgment by Emma Kramer
3. Discuss initial findings from co-chair meeting with CY Investments and HLB
Meeting of Co-chairs as requested by HHHAC with Connie Yoshimura and Adam Trombley took place on Tuesday at Anchorage City Hall, in Mr. Trombley's office. Adam Trombley had not read the letter prior to the meeting. As the items in the letter primarily are addressing MOA/HLB, this meeting became an introduction of the concepts and gauge of initial reactions.
Group reviewed items 1-6 but did not make it to the last 2 items in the letter; the last item addresses directly that the Development Agreement as written doesn't guarantee any housing is developed, a fundamental goal of the original request for proposals.

Connie Yoshimura points out that her project goal is to create a neighborhood within the Girdwood neighborhood, with family homes, mixed density and luxury homes. Connie will send the concept plat that shows these lots. She states that condos would need to be 50% owner occupied to qualify for housing loans. Response from those attending is that 50% owner occupied is achieved only by one condo development in Girdwood. Currently there are cash offers well over asking price, and there is no protection to keep this from happening at this development.

Connie Yoshimura has a survey out through the Anchorage Daily News and is receiving input and interest in lots but is not taking any "reservations" or maintaining any list of interested groups. It is suggested that if Girdwood residents are to be included in this, outreach should be expanded to sources accessible in Girdwood, such as direct mail to Girdwood PO Boxholders.

Points from HLB have highlighted the cost of project so far and the desire to act quickly to get project under way.

Group discusses the change in leadership at HLB with Trombley now tapped to serve as the Mayor's Chief of Staff. Lance Wilbur will be taking over as the Director of Community and Economic Development, which includes HLB. It has been expected that Adam Trombley will continue to oversee Holtan Hills project, however.

Action items for HHHAC:

- formal definition of "affordable" housing,
- determine density to be requested and determine if that is allowable under code or if it will require code change.
- assistance with determining legality of deed restrictions
- assistance determining legality of use of Crow Creek Neighborhood Plan as guiding document as it was shelved for more than 10 years
- assistance in determining if it is legal to provide pre-sale opportunity to Girdwood residents.

Action items for staff:

- formal request for pro forma budget from HLB.
- Crow Creek Neighborhood plan discusses the creation of HLB Directed Development Authority. Determine what that body is/was.

4. Discuss HLBAC meeting on 9.22
HLBAC meeting at 11:30AM on 9.22 has the disposal of property on the agenda.
Dave Hamre will speak on behalf of the HHHAC, with 5 minutes to address the concerns of the ad hoc committee.
Public has 3 minutes per person. People attending in person can sign up as they enter the room. Attendees on line must have signed up by 5PM on 9.21. If testimony lasts more than 1 hour, items are typically moved to the next meeting for a vote (Oct HLBAC meeting).

Hamre will speak extemporaneously, talking points include:

Various unknowns to be resolved, including code violations.

Pushing forward without resolution of these will lose good faith of the community

Concern that the project as currently conceived will be detrimental to the roots of the community viability, as has occurred in other resort towns nationwide.

Motion:

Holtan Hills Housing Advisory Committee moves to request that the HLBAC not approve disposal of portions of HLB parcels 6-011, 6-016, 6-017 unless community of Girdwood, CY Investments and HLB can meet and come to agreement as expressed in a Resolution of Support from the Girdwood Board of Supervisors.

Motion by Dave Hamre, 2nd by Brooke Lavender

Amended to include GBOS phrase by Brooke Lavender, 2nd by Emma Kramer

6 in favor, 0 opposed

Motion carries unanimously

Mike Edgington will speak, but focusing on broader issues of concern to the GBOS.

Ron Tenny recommends that the motion just passed be carried to HLBAC via a GBOS member.

Ron states that little information has been shared with HLBAC regarding this project, they have recently received meeting packet that is not comprehensive in scope or detail. It is unclear from his role on the commission why this is being rushed through at this time. Staff at HLB has reduced significantly, this project is mainly in the hands of Trombley and a contracted manager with support staff assistance.

Other community members are encouraged to speak on various aspects of the project and in support of the efforts of HHHAC negotiations.

5. Confirm upcoming meeting schedules:

Motion:

HHHAC moves to have the co-chairs meeting again with representative from HLB and developer, along with municipal attorney to continue discussions regarding the letter addressed to HLB and CY Investments.

Motion by Dave Hamre, 2nd Nico Reijns

Motion carries 6 in favor, 0 opposed.

Motion carries unanimously.

Sam Daniel plans to invited Brooks Chandler as a member of the public to attend this meeting.

After the HLBAC meeting on 9.22 and follow-up with a 2nd meeting of co-chairs and HLB and developer, the next HHHAC meeting date will be proposed.

Currently every WED 4PM-6PM is available in GCC through October, if needed.

Public Comment (3 minutes each): Krystal Hoke has draft language for Affordable Housing definition for possible GBOS resolution. She will forward this and it will be included in the meeting packet for this meeting.

Adjourn

6PM

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