

DATE: September 7, 2022 [Post GBOS meeting draft]

TO:

Adam Trombley, Heritage Land Bank
Connie Yoshimura, CY Investments

Introduction

Girdwood is experiencing an ongoing housing crisis. Every resident and business owner is acutely aware of the lack of housing and the incredible challenges posed by the cost of housing. This reality is known and acknowledged in the [insert title] RFP Response (p.17 [p.20 of .pdf]). Insert that the purpose of the RFP was about developing housing.

Beginning in February, different entities in Girdwood have held several community listening sessions. You have heard many of the concerns about our over-burdened social infrastructure and services; our community's concerns about the impact of adding so many additional residents; and of course about the housing crisis in our community.

In July an informal survey of Girdwood renters was conducted online via social media platforms. The 133 responses reveal many of the struggles our community faces with housing:

- 73~~2~~2% responded that their rent is over 30% of their income.
- 56% have stayed in unsafe living conditions.
- 36% have experienced homelessness while living in Girdwood.
- 69~~7~~7% have lived in housing that is not up to code.
- 21~~0~~0% have had to take out a loan to pay rent.
- 87% have considered moving out of Girdwood because of the lack of housing.
- 78~~7~~7% work more than 40 hours per week to afford rent.
- 14% do not have access to reliable transportation.

Goals

After deep listening to our community, our goals are to work collaboratively and use inclusionary housing concepts to:

- A. Increase the supply of workforce and mid-income housing;
- B. Increase the affordability of housing in Girdwood;
- C. Increase the amount of housing occupied by Girdwood residents; and,
- D. Limit the use of new housing as short term rental property.

To create accountability to the RFP and the RFP Response, insert language into the Development Agreement from the RFP and RFP Response as a binding commitment.

1. CY Master Plan/Plat/etc. shall "promote employment stability" within Girdwood. (RFP p.7 [p. 8 of .pdf]).
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

Commented [1]: When were those meetings, how many meetings, etc? Emma - include participation of essential workers

Commented [2]: Guy & Jennifer want to include feedback from employers

Commented [3]: Brooke emailed my updated results during the meeting....the percentages on shifted slightly with 12 more responses

with ADU's, and "bird" houses / compact houses (RFP p.11, RFP Response p.2 [Pomeroy cover letter], RFP response p.17 [p.20 of .pdf], RFP Response p.21 [p.24 of .pdf], RFP p.27 [p.30 of .pdf]).

3. Add specific requirements (RFP response p.9 [p.12 of .pdf]) for consultation with:
 - a. Girdwood Board of Supervisors
 - b. Girdwood Land Use Committee
 - c. Girdwood Community Land Trust
 - d. Imagine Girdwood
 - e. Girdwood Trails Committee

Recommended Revisions to the Development Agreement.

1. Restructure HLB Profit Sharing through a combination of deed restrictions on Phase 1 and 2 lots to use of property as primary places of residence; and land transferred from Phase 1 and 2 to be deeded to a specified Girdwood nonprofit entity for the purpose of constructing inclusionary housing.
2. Increase density and/or increase number of multifamily lots in Phases 1 and 2.
3. Add deed restrictions on Phase 1 and Phase 2 to limit the use of properties as short term rentals.
4. Seed funding for creation and initial operation of Girdwood managed housing authority/housing strategies
Upon the disposal of land to CY Investments, an initial investment of \$500,000 shall be designated by HLB and treated as encumbered funds to support creation and operation of a management body or contracting with an existing entity to implement inclusionary housing strategies within the Girdwood Valley Service Area in a manner similar to housing authorities in other resort communities.
5. Deadline for Construction of Housing
HLB shall create a requirement for construction of a specified number of housing units in a set period of time.
6. Increase transparency
 - a. HLB shall publish an unredacted copy of the Pomeroy/CY RFP response to the public; and, an initial project budget as required in the signed development agreement (p. 6, section 3.7).
 - b. HLB and CY shall provide a communication calendar for the Holtan Hills development to the entities named in Accountability...Commitment 3 above.
 - b.c. ~~HLB and CY shall continue dialogue with GBOS (or designated entity) and outreach to the Girdwood community throughout development and provide a communication calendar.~~ provide

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In July an informal survey of Girdwood renters was conducted online via social media platforms. The 119 responses reveal many of the struggles our community faces with housing:

- 72% responded that their rent is over 30% of their income.
- 56% have stayed in unsafe living conditions.
- 36% have experienced homelessness.
- 67% have lived in housing that is not up to code.
- 20% have had to take out a loan to pay rent.
- 87% have considered moving out of Girdwood because of the lack of housing.
- 77% work more than 40 hours per week to afford rent.
- 14% do not have access to reliable transportation.

After deep listening to our community, our goals are to work collaboratively and use inclusionary housing concepts to:

- Increase the supply of workforce housing;
- Increase the affordability of housing in Girdwood;
- Increase the amount of housing occupied by Girdwood residents; and,
- Decrease new housing being used as short term rental property.

To create accountability to the RFP and the RFP Response, insert language from the RFP and RFP Response as a binding commitment.

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 houses (RFP p.11, RFP Response p.2 [Pomeroy cover letter], RFP response p.17 [p.20 of .pdf], RFP Response p.21 [p.24 of .pdf], RFP p.27 [p.30 of .pdf]).

3. Add specific consultation requirements (RFP response p.9 [p.12 of .pdf]) for consultation with:
 - a. Girdwood Board of Supervisors
 - b. Girdwood Community Land Trust
 - c. Imagine Girdwood
 - d. Girdwood Trails Committee

Back up the Binding Commitment with Revisions to Development Agreement.

1. Restructure HLB Profit Share
Instead of cash compensation HLB takes approximately **15%** of the estimated value of platted area lots in Phases 1 and 2 (not in Phase 3) only to be deeded to a specified Girdwood nonprofit entity for the community purpose of constructing inclusionary housing within 5 years.
2. Add Deed Restrictions on Phase 1 and Phase 2
 - a. **Only lots that include a primary residence may also include a nightly rental. Other rentals must be 30 days or longer.**
 - b. **Restrictions to require use of property as primary place of residence.**
3. Seed funding for creation and initial operation of Girdwood managed housing authority/housing strategies
Upon the disposal of land to CY Investments, an initial investment of \$500,000 shall be designated by HLB and treated as encumbered funds subject to future appropriation by Girdwood Board of Supervisors to support creation and operation of a management body or contracting with an existing entity to implement inclusionary housing strategies within the Girdwood Valley Service Area in a manner similar to housing authorities in other resort communities. There shall be a fixed time period of 10 years for use of funds, after which any remaining funds shall be returned to HLB.
4. Deadline for Construction of Housing
Add, via deed restriction and as a requirement of the Development Agreement, a subsection to Section 4.6 of the Development Agreement that in Phase 1 and Phase 2 a **specified number of units of housing will be substantially completed in a set period of time.**
5. Increase transparency
Continue dialogue with GBOS or designated entity, and outreach communication to the Girdwood community throughout development; provide an unredacted copy of the Pomeroy/CY RFP response to the public; and, as required in the signed development agreement (p. 6, section 3.7), an initial project budget.
6. Increase density and/or increase number of multifamily lots in Phases 1 and 2.

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- 20% have had to take out a loan to pay rent.
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2. Add Deed Restrictions on Phase 1 and Phase 2
 - a. Restrictions to require use of property as primary place of residence.
 - b. Restriction to prohibit use of property as nightly rentals.
3. Seed funding for creation and initial operation of Girdwood managed housing authority/housing strategies
An initial investment of \$500,000 shall be designated by HLB upon disposal of land to CY Investments and treated as encumbered funds subject to future appropriation by Girdwood Board of Supervisors to support creation and operation of a management body or contracting with an existing entity to implement inclusionary housing strategies within the Girdwood Valley Service Area in a manner similar to housing authorities in other resort communities. There shall be a fixed time period of 10 years for use of funds, after which any remaining funds shall be returned to HLB.
4. Deadline for Construction of Housing
Add, via deed restriction and as a requirement of the Development Agreement, a subsection to Section 4.6 of the Development Agreement that in Phase 1 and Phase II a **specified number of units of housing will be built in a set period of time.**
5. Increase transparency
Continue dialogue with GBOS or designated entity, and outreach communication to the Girdwood community throughout development; provide an unredacted copy of the Pomeroy/CY RFP response to the public; and, as required in the signed development agreement (p. 6, section 3.7), an initial project budget.
6. **Require platting of more than ___ multi-family lots .Include in the design of these multi-family lots apartment buildings as well as townhomes and condos.**