

HH Summary of Requested Changes

Goals- **Use inclusionary housing concepts/approaches to:**

- 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

Change MOA compensation from 50% of net profits. Include 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.

3. **Require CY to make a lump sum payment at Closing.**

Money goes to HLB to be held in designated account 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 Girdwood Valley Service Area in a manner similar to housing authorities in other resort communities.

Fixed time period for use of funds. Any remaining funds returned either to HLB general fund or CY.

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.

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]

Increase Transparency – Provide unredacted copy of Pomeroy/CY RFP response to public.

INCLUSIONARY HOUSING: definitions and applications

The Holtan Hills Housing Advisory Committee (HHHAC) has expressed an interest in learning more about inclusionary housing policies and programs.

Inclusionary housing policies *tie the creation of affordable homes to the creation of market-rate housing* or commercial developments. Such programs aim to *recapture some share of the increase in land values* to help the people who are most negatively impacted.

This term inclusionary housing is extremely relevant in this moment of Girdwood's housing crisis and could be an effective tool in helping all residents benefit from economic development, and support a more sustainable and diverse community, with more mixed-income housing options.

The Grounded Solutions Network, recommended to HHHAC by UAA Professor Andrew Crow, provides extensive background information, as well as examples of inclusionary housing policies in action.

“As housing and land costs increase, a relatively small number of landowners receive most of the benefit while, often, the lowest income residents bear much of the burden in the form of higher rents and displacement pressure. Residents looking for a new home soon face a choice among several undesirable options: longer commute times, overcrowding, substandard housing, or paying so much for housing that there is not enough left for other essentials.

Recognizing that this market-driven dynamic will not change naturally, more and more communities have been consciously seeking to promote mixed-income development. Rather than accepting the assumption that economic growth must automatically lead to economic *exclusion*, they have been developing local policies that seek to increase economic *inclusion*.

The way you design your program can make a difference in how many units it produces. The most productive programs share certain features: they are [mandatory](#), offer [incentives](#), allow developers flexibility with multiple options for [compliance](#), and require [long-term affordability](#).” ([cited here](#))

This network also offers a variety of consulting services such as Financial Feasibility Analysis, Affordable Homeownership Pricing and Resale Formula Design or Review, as well as Monitoring, and Compliance; all potentially helpful tools to use moving forward.

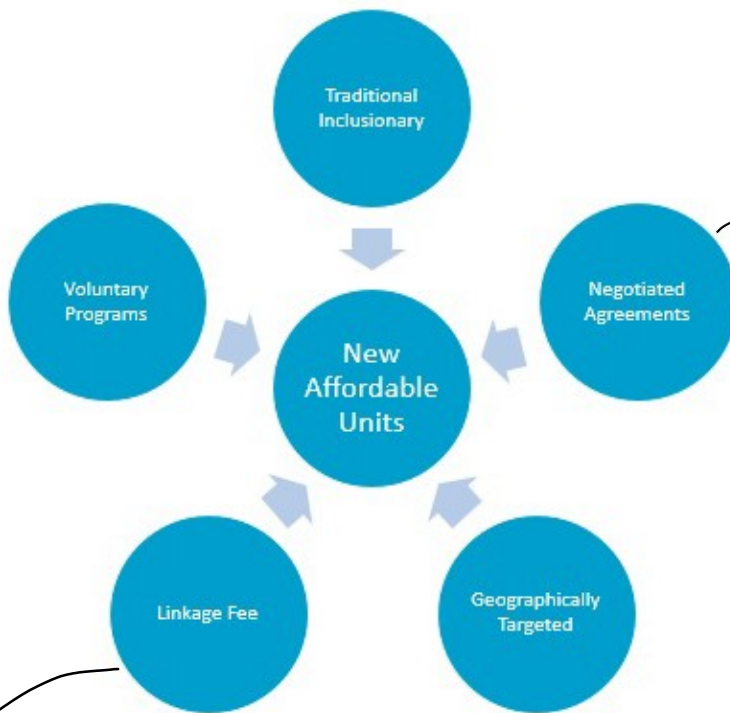
Other characteristics:

Most inclusionary housing programs require homes to remain affordable for at least 30 years, meaning that even if the program produces a relatively small number of units each year, the total stock of affordable homes grows over time.

INCLUSIONARY POLICY DESIGN



INCLUSIONARY HOUSING PROGRAM STRUCTURE



Negotiated Agreements example:

In many communities without formal inclusionary housing policies, developers are often asked to provide affordable housing in larger, high-profile development projects, often as part of a package of negotiated community benefits.

Explained in following pages

NEGOTIATED AGREEMENTS CONTINUED:

Advantages

- Larger projects can often afford to provide more affordable units than would typically be required by a broadly applicable ordinance.
- Direct negotiation offers developers an opportunity to propose alternatives that may work better for their projects.
- Negotiated agreements have frequently been used as a temporary step prior to the implementation of an inclusionary ordinance.
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Disadvantages

- Project-by-project negotiations are time consuming and therefore generally only used for large projects.
- Without a formal policy, many smaller projects will provide no affordable units.
- This can be seen as unfair to developers of larger developments, and it often results in fewer affordable units being built.

EXAMPLE:

Santa Cruz, CA went through a multi-year planning process to figure out how development could better meet the city's needs. The work resulted in new requirements for developers that want to build taller buildings. In certain parts of the city, developers can build up to 32-36 feet without significant discretionary approval procedures. If they want to build higher, up to 60 feet in some cases, developers must sign a development agreement and provide additional benefits, usually more affordable housing. Santa Cruz uses an on-call consultant economist to determine how much value is created by the extra density so the city can adjust the requirements accordingly. ([cited here](#))

Partnering with Housing Authorities or Nonprofits

States generally allow housing authorities, local governments, or nonprofits to operate affordable rental developments, even where rent control is forbidden. It may be possible to partner with these groups to ensure that all development contributes to affordable housing.

Boulder, Colorado requires that new rental developments provide affordable rental units on site or offsite, but the homes are owned by the local housing authority or similar agency, so they are exempt from the state prohibition. The City of Boulder purchases the unit from the developer at an affordable price, and then sells or gives it to the Housing Authority or similar agency. Rental developments also have the option of providing a cash payment or dedicating land to the city.

LINKAGE FEE PROGRAMS:

Linkage fees, sometimes called **impact fees**, are an alternative to traditional inclusionary housing programs. They are called linkage fees because they attempt to link the production of market-rate real estate to the production of affordable housing. While the name is similar, linkage fees should not be confused with [in-lieu fees](#). In some states, communities can charge developers a fee for each square foot of new market-rate construction and use the funds to pay for affordable housing. These programs are structured to require fees rather than units onsite.

Initially, linkage fees were developed to apply to commercial projects where an on-site requirement would be impractical or even undesirable. More recently, as state prohibitions on rent control have been interpreted to prohibit inclusionary programs that require affordable rents, several communities have converted traditional programs to those based on a housing linkage fee or impact fee.

Advantages:

- Linkage fees offer flexibility and can be used to leverage other sources of funding which can result in a greater total number of new affordable units being built.

Disadvantages:

- Because land is likely to be more affordable and easier to obtain in lower-income neighborhoods, a reliance on fees may further economic segregation.
- Linkage fee programs may generate fewer resources for affordable housing than traditional programs.

EXAMPLE: Housing Impact Fees in the Bay Area

In 2014, the Association of Bay Area Governments recently completed a study of San Francisco and the four surrounding counties. It found that 16 cities had residential linkage fees and 13 cities had commercial linkage fees. Most of these cities adopted the fees recently, partly in response to a court case in California that prohibited rental inclusionary housing.

An informal analysis by the Non-Profit Housing Association of Northern California found that among Bay Area jurisdictions that replaced traditional on-site performance-based programs with impact fees, all adopted impact fees that were less than the in-lieu fees of their prior program. While the in-lieu fees had been based on the cost of providing an affordable housing unit, the impact fees were based on a nexus study. Most cities chose to set their impact fee well below the maximum fee suggested by their nexus studies to avoid possible legal challenges.

Does an inclusionary policy have to be written into zoning code?

No: Several communities have adopted inclusionary policies through methods other than zoning code amendments. This may be by resolution of municipal council or executive order of the mayor, for example. The decision to adopt inclusionary housing as an ordinance or through resolution should be based on the following:

- If the inclusionary program is to be of limited duration and impact (e.g. applied only to select developments or areas), then a resolution may be appropriate.
- If the inclusionary program is of extended duration and universal impact, then it should be adopted through ordinance.

While adopting a policy as an ordinance can be a cumbersome process, it's less subject to changing priorities of municipal officials. It also provides certainty because regulations are codified as law with defined requirements and application.

Boston, Massachusetts is one example of an inclusionary development policy that has been adopted by executive order. The policy was first adopted through an executive order of the mayor in the year 2000, requiring a 10 percent affordability component in any residential project of 10 or more units that is financed by or developed on property owned by the city or the Boston Redevelopment Authority (BRA), or where zoning relief is requested. The city is currently in the process of amending their zoning code to incorporate inclusionary zoning to (1) increase developer certainty in its implementation and application and (2) make it a permanent ordinance rather than an executive order that is easily changed by political shifts.

Is an on-site inclusionary requirement better than a housing impact fee?

An increasingly popular alternative to inclusionary housing programs is to *charge a housing development impact fee on new residential development to pay for affordable housing*.

Typically, fee revenue is deposited in a housing trust fund and used to facilitate construction of additional units for low- and moderate-income households or to achieve other affordable housing goals. There are some advantages to housing impact fees. In many states that prohibit mandatory inclusionary housing programs, it is permissible to charge fees.

Additionally, housing development impact fees have the same advantages as [in-lieu fees](#): they offer flexibility and can be used to leverage other sources of funding, like Federal Low Income Housing Tax Credits. They also face some of the same challenges. For example, it is important to make sure the money is not spent primarily in low-income neighborhoods.

To enact a housing development impact fee, cities must first conduct a nexus study that shows the relationship between new housing or jobs and the need for affordable housing. While a nexus study documents the maximum legal fee, a second study, called a feasibility study shows what fee levels will not adversely impact development.

The legal environment is different in every state, and it changes rapidly. It is important to consult with an attorney to fully understand if housing development impact fees are permitted in your jurisdiction.



**GROUND
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Best Practices for Inclusionary Housing Feasibility Studies

Why complete a feasibility study?

When considering whether to adopt or revise an inclusionary housing policy, local government agencies often retain an economic consultant to prepare a feasibility study. These studies evaluate the economic tradeoffs involved in requiring a certain percentage of affordable units in new residential or mixed-use projects. These studies are intended to help policymakers ensure that new policies and programs are economically sound, will not deter development, and will deliver the types of new affordable units the local community needs.

What is the difference between a feasibility study and a nexus study?

Feasibility studies are related, but distinct, from nexus studies. The goal of a feasibility study is to determine how a new inclusionary policy would affect market-rate housing development costs and profits. Local jurisdictions use nexus studies to establish housing development impact fees or commercial linkage fees to fund housing programs. The goal of a nexus study is to quantify the new demand for affordable housing that is generated by new commercial or market-rate housing development.

According to the standard set by a pair of U.S. Supreme Court cases, *Nollan v. California Coastal Commission* and *Dolan v. City of Tigard*, together known as *Nollan/Dolan*, municipalities imposing a fee program must meet two requirements. First, there must be an “essential nexus” between the impact of the development and the required fee. Second, the fee must be “roughly proportional” to the impact of the development. Municipalities may address these requirements using a nexus study.

In general, cities should undertake a nexus study when implementing any inclusionary housing policy to meet the widely accepted and relatively robust standard under the Supreme Court ruling in *Penn Central Transportation Co. v. New York City*. Under *Penn Central*, inclusionary

policies can vary significantly in terms of their impacts on developers as long as they leave property owners with some profitable use of their properties.

Nexus studies are legally advisable prior to implementation of development impact fees in some states. Feasibility studies are generally advisable for both inclusionary housing policies and housing development impact fees.

What goes into a feasibility study?

Every study differs based on the needs and market conditions of the specific area. In general, however, they follow a similar outline, as follows:

- 1) **Introduction and Policy Context:** A description of the purpose and scope of the study.
- 2) **Background Economic Trends and Market Conditions:** An in-depth analysis of the local economy and the market conditions affecting residential development.
- 3) **Economic Analysis of Hypothetical Development Project:** Based on prevailing economic conditions and using assumptions from the market analysis, a feasibility analysis uses development pro formas to test the economic impact of varying inclusionary requirements on hypothetical development projects or prototypes. In short, this process models how inclusionary requirements might affect the bottom line profitability of market-rate residential development.

This section should also include a sensitivity analysis. In the sensitivity analysis, assumptions from the market analysis—loan interest rates, for example—are dialed to their highest and lowest reasonable levels to examine how sensitive the final estimates of profitability are to variations in cost and revenue assumptions.

- 4) **Findings and Recommendations:** The financial feasibility analysis will include a conclusion that discusses the likely effect of requiring various percentages of affordable units at varying affordability levels in combination with certain types of developer incentives.

Best practice standards for inclusionary housing feasibility studies

Grounded Solutions Network (formerly Cornerstone Partnership) has prepared the following best practices for designing and preparing inclusionary housing feasibility studies. This list is based on a review and analysis of professional feasibility studies and policy reports from across the United States. These standards are meant to help advocates and policymakers design effective requests for proposals and to inform the development of scopes of work for inclusionary housing economic feasibility studies.

ORDINANCE NO. 464

**AN ORDINANCE ADDING CHAPTER 17.92 TO THE CLAYTON MUNICIPAL CODE
REGARDING INCLUSIONARY HOUSING REQUIREMENTS (ZOA-04-15)**

THE CITY COUNCIL

City of Clayton, California

**THE CITY COUNCIL OF THE CITY OF CLAYTON DOES HEREBY FIND AS
FOLLOWS:**

WHEREAS, the City of Clayton currently does not have a formal Inclusionary Housing Ordinance; and

WHEREAS, Implementation Measure I.2.1 of the Housing Element of the Clayton General Plan encourages the City to adopt an Inclusionary Housing Ordinance with desired targets of five percent low income and five percent very low income units for residential projects of ten units or more; and

WHEREAS, as noted in the City's Housing Element (2015-2023), there is a significant need for more affordable housing within the City, including for the following reasons:

(1) The State Legislature, through California Government Code Section 65580, declares the availability of housing of vital statewide importance and local governments have a responsibility to use powers vested in them to facilitate the adequate provision for the housing needs of all economic segments of the community.

(2) Rental units in Contra Costa County are not affordable to people with extremely low incomes, such as those who depend on General Assistance, Temporary Assistance to Needy Families, or Supplemental Security Income. Over 2,000 households within Contra Costa County are on a waiting list for Section 8 assistance, and not all affordable housing units qualify for Section 8 housing assistance. In addition, many persons or families cannot accumulate the money required to move into an apartment (i.e., first and last months' rent plu security deposit);

(3) The high cost of housing makes it difficult to find housing that is affordable for those working minimum wage jobs. For example, based on 2000 Census data, twenty-seven percent of low and very-low income households owning their home and twenty- seven percent of low and very-low income households renting their home overpaid for housing costs;

(4) Only households earning above moderate incomes could afford a home priced at or around median. Homeownership is out of reach in Clayton for most lower-income households. For example, moderate income households within the City could not afford the 2013 median home price of \$595,000. Recent appreciation in real estate prices has increased these concerns;

(5) The City has a significant need for new affordable housing. The Association of Bay Area Governments (ABAG) has allocated the following Regional Housing Needs Allocation (RHNA) to the City for the period 2014 to 2022: 51 extremely low- and very

Girdwood Assembly Member Listening Session

Question & Comments from 7/19/2022 Hybrid Meeting

TO ASSEMBLY MEMBERS:

1. Should the assembly make the final determination on approving the development agreement for Holtan Hills?
2. Mr. Sulte and Ms. LaFrance, Does Holtan Hills need to be approved by the assembly in order to come to fruition? Have you decided how you will vote when that time comes? If yes, why? If no, what do you still need to know before you decide?
3. Do you support this project as is? If not, what are you working on to change it?
4. What can you do in your capacity to change the direction of this project?
5. Mr. Sulte, in response to my email today expressing concerns about Holtan Hills, you said you thought it would ultimately pass, why?
6. HLB is municipal land. Do you feel that it is the responsibility of HLB/Muni to ensure our community is healthy, thrives and takes into consideration its current residents? If yes, how will you help our community?
7. I would like to ask assemblyman Sulte to commit himself to regulating Short Term Rentals (STRs) on a Muni wide basis. Right now, it is a Girdwood problem, but we are part of the Muni, so any solution must be Muni wide. Limiting STRs is working in many other resort communities.
8. Community land trust have existed in the US for decades. Girdwood now has one, The Girdwood Community Land Trust, and it was formed to directly respond to the housing crisis and childcare needs. As you represent Girdwood, are you open to advocating for GCLT to purchase land below market value for the purpose of workforce housing and childcare facility?
9. Would you support new language that requires Public Lands equals Public Benefit to be inserted into City Charter/MOA Operating Policy, when disposals of public lands are being discussed with any development concept, whether it's with a Non-Profit developer or For-Profit Developer in the MOA?
10. Why has HLB/Real Estate Dept of the MOA been allowed to enter a For Profit Partnership with CY Investments (Development Agreement for HH) on the disposal of public lands called Holtan Hills?
11. CY Investments/MOA/HLB was not the entity that was awarded the RFP in June of 2021, why was the RFP not been voided, since the Capital Partner/Pomeroy Property Development and Seth Anderson, were eliminated from the award? In most jurisdictions, that would have voided the award and gone back to the drawing board.
12. Why has the MOA/HLB/Real Estate Dept of the MOA taken on the full Indemnification for the HH development and for terms that exceed the construction of the project per the Development Agreement executed on April 29, 2022? Is this a new policy that the MOA is now adopting and if so, what does Risk Management think of this exposure and liability to the Citizens of Anchorage/MOA?
13. Why did the MOA/HLB give a sole source contract to DWELL Realty to be the Marketing company to sell this public land, through the Developer/CY Investment, as buildable tracts in Holtan Hill?
14. Why did the MOA/HLB give CY Investment, a sole source contract to be the HOA

- management company for the Holtan Hills development in Girdwood?
15. The current Development Agreement has the MOA/HLB paying an 11% fee to CY Investments for services and fees associated with this development, that has been billed since May 2022. How much money has the MOA/HLB paid CY Investments/Connie Yoshimura to date?
 16. Would the MOA/Assembly commit to completing the GWD Area Plan, in the next 12 months, to have a framework to propose a new RFP to address Workforce Housing, Affordable Housing, and Commercial development opportunities with the HLB lands in Girdwood?
 17. The HLB has been without a Director for over a year now, can the Assembly demand that the Administration of the MOA, go out and find a qualified candidate with at least 10 years+ of public land disposals to fill that vacant position? The lack of leadership has caused numerous meetings to be cancelled and provide stronger oversight by the HLB Commission of the HLB office of the MOA.
 18. Would you support voiding this RFP/Development Agreement with CY Investments/MOA/HLB and starting over with the Community of Girdwood, to have a transparent, public process, with defined community needs being addressed for public lands to be sold under?

TO GBOS:

1. What is GBOS rationale for “softening the language in the letter to HLB?
2. How is a voted on “letter of resolution“ allowed to be so butchered, and completely rewritten by GBOS without review in agreement by “land-use?”
3. Why are there two real estate agents on the Holton Hills housing advisory committee?

FOR HLB:

1. Should a plan for HLB to issue an RFP for development of 100+ acres of HLB land have been included in an HOB annual work plan and presented to the HOB advisory commission before it was issued?
2. Do you think using public land to increase the supply of workforce/affordable housing should be a public policy of Anchorage?
3. At the Townhall in this community room that Adam and Connie attended, there were a number of questions Adam was unable to answer. He jotted them down and said he'd get back to us with the answers. Has GBOS or Girdwood Inc. reviewed these answers? If so, are they publicly available? If not why not? (Girdwood Inc response = No. Mike Edgington response = No.)
4. The three entities involved with the project as explained on the RFP proposal are different than the one entity enumerated in the agreement document. What happened to the other two entities? Does that invalidate CY investments original proposal? Was HLB ever approached about this difference and did they OK it?
5. Last night, Tony Hoffman discussed four areas of Holton hills, only three of which one for Connie's project. Who is the fourth area for?
6. Could a listening session such as this one be arranged with the full HLBAC?
7. Years ago, Girdwood was asked to create a committee to develop a plan for Crow Creek Neighborhood. What ensued was months of meetings and public input. Eventually a plan

was adopted by Girdwood and then the assembly. The ball went to the municipality and that is where it stopped. Now this land, and more, is slated to be sold for the price of two or so developed acres. Why is it that the plan Girdwood developed and the Muni adopted received no follow through?

8. As a 20+ year resident, of Girdwood, please outline the cost affect money the Holton Hills development would have on the current homeowners in Girdwood?
9. What assurance do we have that impacts to infrastructure are assessed, understood, validated, budgeted to be implemented? How is it responsible to allow this project to progress without these basic assessments being done and integrated?

PLANNING DEPARTMENT:

1. Tony Hoffman said the planning process is currently happening but would not be accepted/approved until a master plan (I think) was developed. Why is this? Completing the platting but delaying its acceptance just sounds fishy to me...
2. Linda Bennett. Will the high tower road/Alyeska highway intersection support a roundabout? Will the fire trucks be able to function with a roundabout? What allowances does the Holtan Hills development have for auxiliary EMT/fire station?

GENERAL QUESTIONS & COMMENTS:

1. I hear "affordable and 30% of income." But what monthly dollar rate for a rental is the community looking for? And how many units in total? This is something a developer needs to know.
2. Chris Urstad - Several years ago the Sand Lake residents of Anchorage received all new "soundproof "windows as a result of the airport noise at Ted Stevens Airport. Girdwood Airport is across from the Holton Hills planned development. There are over 65 based in Girdwood, there are two state EPT. Lots got to be developed for added hangar space. There are air taxis both during summer and Heli-ski in the winter. Holtan Hills should provide their dwellings with soundproof windows. Sorry this is not a question.
3. Holtan Hills #1) Allow affordable housing #2) Must have a traffic plan for access, connect Arlberg Crow Creek Road.
4. Legal action has been discussed, against HLB, since a major intent of the "Holton hills RFP ""affordable housing "was not met!!! Is this being pursued, and by whom?
5. As an owner of six properties in Girdwood including five long-term rentals in a primary residence, I know a little bit about developing land. We have had to follow the process set by the MOA and have never been allowed to skip over steps like the Holtan Hills project has done. Why does Holtan Hills get to skip over steps when other developers spend weeks in the MOA permit and land-use office going through the process the RFP was named three different companies/individuals and now is only one. This is one of many issues with Holton Hills development. I say go back to step zero and re-bid as the one developer and follow the rules.

FIRE:

1. On the topic of workforce wages... Can Chief Westin mention what firefighter/EMT wages are?

DEVELOPMENT TEAM:

1. I would like to know the size and price of lots. What are the covenants? Is there a building timeline? Are structures based on price or size? Are sales made first come first served?

CHAT THREAD (7-19-2022):

[8:16 PM] Karolina Pavic

Please remember that the “we” in this reference is not members of this community. We didn’t make this a mess. We are here because HLB, the Municipality and CY Development made this a mess by attempting a heist of public land that will only benefit HLB and CY Development. There is no “we” in this plan.

[8:33 PM] BKohler

It feels like HLB. As a local Girdwood land owner. Like many on this meeting, are not listening to their neighbors. I would ask why and invite HLB to be a good neighbor. And please listen to their neighbors and take part in growing this community as it wishes. As opposed to imposing their will and self focused end goals of increasing their tax base. Thanks to all in attendance.

[8:35 PM] Matt Martyn

Question - What recourse does Girdwood have to intervene when decisions are being made that are opposed to overwhelming community input and involvement? Holton Hills isn’t the only example with the appearance of a united community being ignored and decisions being made from entities in Anchorage that don’t have the same vested interest in our community. Is there any way to have something like a 3rd party review in these cases?

[8:45 PM] Gabrielle Paulk (Guest)

Regarding the “affordable;” housing issue, supposedly Creekside is just that but a one bedroom is over \$1300 without utilities which would equate to making \$24 an hour 40 hours a week. It’s not really affordable at all, so how would Holtan Hills be held accountable or how would they keep it so called affordable?

[8:51 PM] Matt Martyn

Question - What recourse does Girdwood have to intervene when decisions are being made that are opposed to overwhelming community input and involvement? Holton Hills isn't the only example with the appearance of a united community being ignored and decisions being made from entities in Anchorage that don't have the same vested interest in our community. Is there any way to have something like a 3rd party review in these cases?

Dated: _____, 2022

To: Holton Hills Development, LLC
c/o Connie Yoshimura

Dear Ms. Yoshimura,

I was pleased to hear that you are requesting *Letters of Interest* from people, such as myself, who would like to see housing development in Girdwood. I think that the successful development of Holton Hills would be positive for the town of Girdwood, and believe it is very important that you know which type of housing is desired by potential buyers or renters within Holton Hills. I recognize that this expression of interest is not intended to create an agreement or impose any responsibilities on Holton Hills Development, LLC or my company or myself.

I have selected, from the list below, the type of housing that would be of most interest to me, if offered:

- I am a builder who is interested in purchasing a lot or lots in Girdwood which would allow my company to construct detached single-family homes for the purpose of selling these homes to individual purchasers upon completion.
- I am a builder who is interested in purchasing land in Girdwood which would allow my company to construct multi-family buildings such as townhouses, row houses and duplex condos for the purpose of selling individual condominium units to purchasers upon completion.
- I am a builder who is interested in purchasing land in Girdwood which would allow my company to construct multi-family apartment buildings for the purpose of selling the buildings to a purchaser upon completion who would then offer the individual apartments for rent.
- I am a business person who is interested in the opportunity to purchase a multi-family apartment building in Girdwood for the operation of a business for the purpose of renting individual apartments in a multi-family building.
- I (and my family) is (are) interested in purchasing a lot which would allow me to construct a detached single-family home in Girdwood for my (our) personal use with or without an ADU.
- I (and my family) is (are) interested in purchasing and owning a detached single-family home in Girdwood for my (our) personal use with or without ADU.
- I (and my family) is (are) interested in purchasing and owning a condominium unit in a multi-family building in Girdwood for my (our) personal use.
- I (and my family) am (are) interested in living in Girdwood but would prefer to rent and/or lease an apartment in a multi-family building rather than purchase a detached single-family home or a condominium unit in a multi-family building.

Very Truly,

Name and/or Company Name: _____

Phone Number: _____ Email Address: _____