

# **Girdwood Housing Working Group**

## **February 16, 2022**

### **Minutes Final**

**This meeting is held via Microsoft Teams:**

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 Girdwood Housing Working Group operates under the Girdwood Public Meetings Standards of Conduct.

7:06PM Call to order, Mike Edgington

Agenda Approval for February 16 2022 meeting

Patrick Doran/John Hanson

Approved by assent vote

Minutes approval from November 10, 2021 meeting

no motion

#### **Introductions & New Attendees:**

Attending are: Lynne Doran, Patrick Doran, Jerry Fox, Jennifer Wingard, John Hanson, Krystal Hoke

#### **Announcements & Presentations:**

Original goals of HWG have been met. New work is coming up regarding other Housing concerns and are being addressed by other groups. HWG is likely closing out on their work and will likely be wrapping up. Summation letter with recommendations and findings can be written to conclude.

#### **Business:**

1. Review of community discussions regarding housing development proposals, including Holtan Hills/Alyeska Village

Projects include:

- Holtan Hills which is conceptual at this time, no disposal by HLB yet, nothing submitted to Planning at this time. Estimated units: 120-ish
- Alyeska Highway project with 4 Townhomes
- Glacier City Center on Hightower behind Post Office – 10 townhomes
- Crow Creek Rd/Alyeska Highway 3 acre lot TBA
- Alyeska Resort Employee Housing – 30+ units
- Various 1-2 unit developments
- Alyeska Village – conceptual, no info yet on estimated number of units.

Group discusses that there isn't a really great place for a community forum to discuss these through local government because housing isn't a responsibility of the Service Area. Recent town hall was a good effort to bring conversation in the community outside of seeking action through LUC and GBOS. Group discusses ways to address the need to discuss in the community.

Holtan Hills is HLB land, disposal is responsibility of HLBAC and then Planning and Assembly. Girdwood has no formal power in land disposal, however Girdwood can have a voice and advocate for itself. There is need for the community to find consensus and speak with one voice. Frustration with Permitting and Planning in listening to Girdwood input, as has been experienced with other recent developments. Review by appointed boards largely ignored the input from Girdwood community. Assembly often seeks and receives input from the community. Eventually consolidating taking action through Land Use and GBOS to carry forward at Municipality.

Ideas are:

- Town Hall – like the recent meeting, some could include developer as well as continued discussion within the community. Good way to communicate widely and act as a method to deal with frustrations and distill to more solid points of discussions.
- Focus Group Meetings – targeted to discuss just one item of concern.
- Study groups – to research and report their findings to larger groups.

Issues are:

- attracting people to attend and participate in meetings

Girdwood Housing Committee Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Land Use and GBOS will have Holtan Hills on agendas as information items and to keep public aware of discussion meetings.

Recent media regarding Mayor Bronson proposal of tax abatement to encourage building of Accessory Dwelling Units (ADUs) for use as short term rentals in the MOA. MOA has no restrictions on ADUs.

Jennifer Wingard proposed a motion to dissolve the Housing Working Group, it is later amended and then restated after the conversation that follows.

John Hanson - Concern for what is next, another group should be formalized.

Jennifer Wingard – Community would determine what the next formal group would be and match with those who can help find solutions, such as lenders, builders, developer.

Mike Edgington – HWG is an ad-hoc subcommittee of LUC, so dissolution should occur through LUC.

It's tricky to set up a formal group as stakeholder groups often are interested because they benefit from a specific outcome.

Patrick Doran – strongly suggests Focus Group format to attract those most in need of housing solutions.

John Hanson – suggestion at Town Hall is for business owners to leverage solutions for employees. Sitka Community Land Trust has a good model, although they own their land.

Mike Edgington – Is it possible that the Girdwood Chamber could become involved.

Krystal Hoke – CLT Board is designed with tenant representatives to advise it's activities. CLT is a realistic solution and community should speak to elected officials to encourage disposal of land to CLT.

Jerry Fox- Development of infrastructure on raw land is millions. Girdwood doesn't qualify for grants intended for low income communities.

Krystal Hoke – there are options to address infrastructure, possible that Holtan Hills plan is for HLB to front the funding and be repaid as lots are sold.

Cook Inlet Housing Authority may be a good model.

Rasmuson Foundation has assisted with seed money to fund some housing projects.

Motion:

Housing Working Group moves to recommend that the LUC dissolves the Housing Working Group to make way to provide a singular voice for Girdwood in this important time of housing decisions.

Jennifer Wingard/John Hanson

Vote via roll call: Yes 6, no 0, abstain 1

Motion carries

Later discussion:

CY investments originally included partnership with Pomeroy Lodging, Pomeroy part of the project is the Alyeska Village and is farther off, Pomeroy is not involved in the current discussions of Holtan Hills.

HLBAC has 6 appointed members, it is advisory group to HLB. Ron Tenny is the Girdwood representative on HLBAC. All other members of the HLBAC were recently appointed.

Land conveyance comes first, and this is when Girdwood concerns can be included (% of below market rate). After that is the planning process, at which point it is too late for Girdwood to make enforceable actions. It is estimated that conveyance is about 5-6 months out.

Krystal Hoke- found value in the HWG discussions and with HLB participation prior to RFP.

Mike Edgington – some sort of summary document will be created to review the information studied at HWG.

Patrick Doran – Offers to help with Summary document, expand upon letter that is already drafted.

Study of other resort/mountain communities' options

Community Education

ADU update: MOA working on revamping the ADU code, which was going to include Girdwood revisions, but Girdwood was eventually removed. Submitted to Assembly and it should have a hearing at Planning and Zoning.

2. Discuss meeting style options for future HWG meetings (virtual, hybrid, in-person) No longer necessary.
3. Discuss mechanics of new/old Business topics and what is needed to take action on new business items, if necessary. No longer necessary.
4. Officer Elections for HWG No longer necessary
5. Confirm next meeting date/time: March 15 – holding for wrap up if needed.

Adjourn 8:50PM