

NSCC Resolution # 2022-04

RESOLUTION TO SUPPORT THE COMMUNITY OF GIRDWOOD TO PAUSE OR VOTE NO TO HOLTAN HILLS.

The North Star Community Council supports the Resolution 2022-23, dated October 24, 2022 and the Letter of Objection, dated November 29, 2022 from the Girdwood Board of Supervisors (GBOS) to pause or vote no by the Anchorage Assembly on the disposal of public lands called Holtan Hills, this day, December 14, 2022, by the North Star Community Council. This action of solidarity between the Community of Girdwood and the North Star Community demonstrates that neighborhoods needs must be addressed with public lands.

Passed December 14, 2022 by a vote of _____ Yes, _____ No, and _____ Abstain.

Signed:

Matt Johnson, NSCC Chair _____

Mark Butler, NSCC Vice-Chair _____

**Municipality
of
Anchorage**



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/ebos>*

David Bronson, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

**Resolution 2022-23
Of the Girdwood Board of Supervisors**

RESOLUTION OF SUPPORT

**FOR REVISION OR REVOCATION OF THE DEVELOPMENT AGREEMENT
BETWEEN HERITAGE LAND BANK (HLB) AND CY INVESTMENTS TO
ADDRESS GIRDWOOD COMMUNITY HOUSING NEEDS**

Whereas, the community of Girdwood recognizes the importance of developing HLB lands for a variety of critical needs; and,

Whereas, the disposal of Holtan Hills is one of the most complex real estate projects undertaken by the HLB; and,

Whereas, the project envisioned would be the largest housing development in Girdwood, proposed to increase the community by an estimated 200 residences with a possible population impact of 400+ residents, an increase of more than 10% of the current population; and

Whereas, there is a well-established lack of housing in Girdwood for long-term rentals, as well as a lack of homes available for purchase except at the highest end of the housing market; this lack of housing is crippling the ability of our local businesses and organizations to find and keep employees; and,

Whereas, lack of housing is having a demonstrably negative impact on the housing stability of residents who serve the community and it is clear that Girdwood is in desperate need of workforce and mid-income housing; and,

Whereas, the Development Agreement for Holtan Hills provides only market-rate housing, with no provision of affordable, senior, workforce, or even mid-income housing, and will exacerbate existing housing and employment issues; and,

Whereas, it is inconceivable that such a project would take place in a neighborhood in the Anchorage Bowl without substantive outreach and collaboration within the community; and,

Whereas, the community of Girdwood has expressed their concerns and requested answers of the HLB and the MOA through town hall forums and action by Girdwood Inc and the Girdwood Chamber of Commerce, as well as via yard signs that individuals purchased and placed at the residences that state "Halt Holtan Hills"; and,

Whereas, the community of Girdwood has met to formally discuss the project through the Land Use Committee and Girdwood Board of Supervisors meetings and with the HLB, the project investor, CY Investments, and the MOA Manager; and,

Whereas, based on the overwhelming amount of interest on the topic and at the request of the developer and HLB, an ad-hoc committee, the Holtan Hills Housing Advisory Committee (HHHAC), was created to address community concerns and propose solutions that would make the development acceptable to the community of Girdwood; and,

Whereas, members of the HHHAC have engaged with HLB and MOA to attempt substantive solution-based discussions that would result in a positive conclusion and intentional effort to address Girdwood's housing needs; and,

Whereas, currently the conclusion from the HHHAC is that they have not been able to achieve such solution-based discussions and therefore are not able to support the Holtan Hills land disposal in its current form;

THEREFORE, GBOS cannot support the disposal of land under the Holtan Hills Development Agreement, to which the Girdwood community has consistently voiced their objection;

ALSO, the GBOS and the Holtan Hills Housing Advisory Committee see tremendous value in developing the Holtan Hills lands in a way that benefits the Girdwood community as well as the MOA and requests that the HLB and MOA engage in open dialog to address Girdwood's concerns and needs.

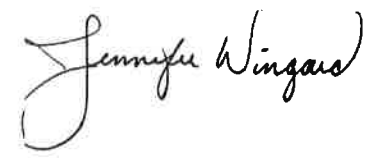
Passed and approved by a vote of 4-0 of the Girdwood Board of Supervisors the 24th day of October, 2022.



Briana Sullivan
Co-Chair, GBOS



Mike Edgington
Co-Chair, GBOS



Jennifer Wingard
GBOS Member

Municipality of Anchorage



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David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade

LETTER OF OBJECTION

November 29, 2022

TO: Anchorage Assembly: wwmas@anchorageak.gov
Mayor Bronson: dave.bronson@anchorageak.gov
Chief of Staff, Adam Trombley: Adam.Trombley@anchorageak.gov
Municipal Manager Demboski: amy.demboski@anchorageak.gov
Heritage Land Bank: hlb@anchorageak.gov

RE: Holtan Hills land disposal

The Anchorage Assembly will be asked to vote on the disposal of tracts known as Holtan Hills in an upcoming meeting, perhaps as early as December 6, 2022. The Girdwood Board of Supervisors, with substantial input from the community of Girdwood through public testimony, letters, meetings and via the Holtan Hills Housing Advisory Committee (HHHAC), objects to this land disposal under the April 29, 2022 Development Agreement.

Holtan Hills would be the largest project in Girdwood for several decades and, since it uses public land, it should be providing significant community benefit. However, the Development Agreement in its current form does not meet the needs of the community. While Girdwood does require additional housing, it desperately needs housing for those who live and work in the community. This project neither guarantees that housing will be constructed in a reasonable timeframe, nor prioritizes housing to be used as primary residences rather than second homes and vacation rentals. Furthermore, the process has lacked any transparency or adequate community involvement.

The HHHAC has attempted to address these needs repeatedly with the MOA administration with no results. The HLB Advisory Commission attempted to address some community needs in haste, made through amendments to Resolution 2022-09(s). These amendments, while appreciated, do not have any guarantee of being accepted by MOA/HLB and do not fully reflect the needs of the community.

At the November 21, 2022 GBOS Regular Meeting the GBOS voted 5-0 to provide this Letter of Objection to the project.

Mike Edgington
GBOS Co-chair

Briana Sullivan
GBOS Co-chair