

TURNAGAIN COMMUNITY COUNCIL RESOLUTION 2023-01

PROPOSAL TO SUPPORT THE COMMUNITY OF GIRDWOOD REGARDING THE DISPOSAL OF MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK LAND FOR THE PROPOSED HOLTAN HILLS DEVELOPMENT

WHEREAS, the Turnagain Community Council (TCC) is an all-volunteer, self-governing neighborhood organization recognized in the Municipality of Anchorage Charter; and

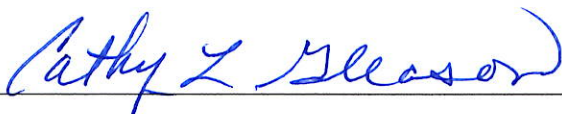
WHEREAS, the purpose of community councils is to provide a direct and continuing means of citizen participation in government and local affairs; and

WHEREAS, TCC has long advocated for responsible oversight by the MOA administration, including the Heritage Land Bank Department, applicable Commissions, and the Assembly regarding Municipal public land — including HLB-managed land — to ensure management and disposals of this public land are done according to relevant department policies, and in the best interests of the MOA community and its residents; and

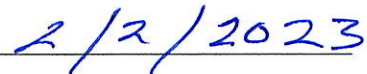
WHEREAS, TCC support of the Community of Girdwood and its positions regarding the many concerns and objections expressed by residents and property owners on the proposed Holtan Hills development on HLB public land would be an action of solidarity, which demonstrates that neighborhood needs and concerns must be addressed to ensure decisions for this public land are properly implemented;

NOW, THEREFORE BE IT RESOLVED, the Turnagain Community Council **supports Girdwood Board of Supervisors Resolution 2022-23, dated October 24, 2022, (attached) and Letter of Objection, dated November 29, 2022, (attached), which requests a PAUSE or NO vote by the Anchorage Assembly regarding the disposal of Municipality of Anchorage Heritage Land Bank public land for the proposed Holtan Hills Development proposal in Girdwood.**

RESOLUTION PASSED by the Turnagain Community Council at its regularly scheduled meeting this 2nd day of February, 2023, by a vote of YES 10 NO 8.



Cathy L. Gleason
Turnagain Community Council Acting President



Date

**Municipality
of
Anchorage**



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

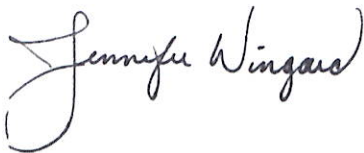
Passed and approved by a vote of 4-0 of the Girdwood Board of Supervisors the 24th day of October, 2022.



Briana Sullivan
Co-Chair, GBOS



Mike Edgington
Co-Chair, GBOS



Jennifer Wingard
GBOS Member

Municipality of Anchorage



P.O. Box 390
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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

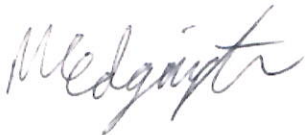
RE: Holtan Hills land disposal

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