

# 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*

## LETTER OF OBJECTION

November 29, 2022

TO: Anchorage Assembly: [wmmas@anchorageak.gov](mailto:wmmas@anchorageak.gov)  
Mayor Bronson: [dave.bronson@anchorageak.gov](mailto:dave.bronson@anchorageak.gov)  
Chief of Staff, Adam Trombley: [Adam.Trombley@anchorageak.gov](mailto:Adam.Trombley@anchorageak.gov)  
Municipal Manager Demboski: [amy.demboski@anchorageak.gov](mailto:amy.demboski@anchorageak.gov)  
Heritage Land Bank: [hlb@anchorageak.gov](mailto: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