

**Municipality
of
Anchorage**



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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.

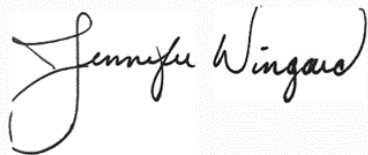
Passed and approved by a vote of 4-0 of the Girdwood Board of Supervisors the 24th day of October, 2022.



Briana Sullivan
Co-Chair, GBOS



Mike Edgington
Co-Chair, GBOS



Jennifer Wingard
GBOS Member