

**Summary of Community Comments on the Heritage Land Bank/Holtan Hills Land Disposal Issue
As of 12/2/2022**

Issue	Comment	Recourse
HLB RFP process was not fair and transparent	RFP was drafted too quickly - Assembly had just barely approved the 2021 HLB work program when the RFP was issued	
	Community didn't feel like they had enough opportunities to engage to shape the goals and direction of RFP	
	The community hasn't been able to get information from HLB because documents have been heavily redacted	
	CY Investments and Pomeroy signed non-disclosure agreements so can't speak to the community about the RFP process	
	The Girdwood Board of Supervisors asked for the Legal Department to review the process for this project, but it was never done	
	Why was this done strictly as a land development project and not as an overall project to include the housing too?	
	More data should have been collected before RFP launched – market feasibility study, Girdwood Area Plan completed, etc.	
	Why was this full project given to one developer and not spread out so multiple developers can provide for different community needs?	
	What other developers are there who could do this type of project?	
	What are the next steps for phases 2 and 3? Is the current developer pre-selected for those or will there be a new RFP?	
	What are the goals of this project and mission of HLB? What is HLB's obligation to the public benefit and who is that public?	
Scale of Project	The amount of land being discussed is historically large and could add 20% to Girdwood's population – some say this is too much, others say it's not enough	
	Fire department and school won't have enough time to adjust to higher service levels	
	Development access from Hightower Road will have big impacts to traffic and fire/life-safety access	

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	Due to scale of project, GBOS has requested an impact study to gauge the anticipated changes to traffic, utilities, noise and other factors of the development	
	Is it possible for a community entity to be given some of the land in this development or other HLB land to do an affordable/workforce housing project?	
	How much undeveloped HLB land will be left in Girdwood if this project proceeds?	
Size/type/ affordability of housing	Some in the community want to see even more density in the plan, such as majority apartments and multi-use buildings with retail	
	Single-family housing and condos would not be affordable for the people in Girdwood who need housing	
	There is no plan for affordable/subsidized workforce housing	
	There is no plan for capping short-term rentals within the development	
	The project prioritizes housing to be used as primary residences rather than second homes and vacation rentals	
	There isn't a plan for any commercial space, which is also needed	
	What are the Design Criteria for the development and how will it be enforced?	
Project management	Development Agreement was shared with community a month after it was signed	
	Can the Development Agreement be amended or is it set in stone?	
	Can the Development Agreement be cancelled? If so, what's the cost?	
	Ideas from Holtan Hills Housing Advisory Committee were not included in the Development Agreement	
	Community wanted more involvement and input in the Development Agreement; GBOS wants review input in any land actions	

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	This is a land development project, so housing will be built by third parties and there is no guarantee on the amount, nature or timescale of housing	
	If this project fails or is abandoned by MOA, what happens next?	
	What if the developer doesn't complete the project?	
	What are the options for the local community to have input from here if the project moves forward?	
	How can the community be assured that the goals stated in the proposal will come to fruition?	
	MOA has said that HLB land isn't "public land" but in reality, it's owned by MOA. Why can't MOA, and especially Girdwood, have more of a say in how the land will be developed?	
Funding/Finance	There's a sense that this is a give-away for private developers to make money – what is the financial reward structure for the developer?	
	MOA is responsible for developing some of the development infrastructure – there is lack of clarity around funding structure and who pays/benefits/takes financial risks for what	
	Who pays for roads, water, other utilities into the development?	
	Who did the initial valuation of the land that put it at \$2.1M? Is this a reasonable figure?	
	Is there a business case that breaks out the costs and return on investment for HLB and CY Investments?	
	Can the project be paused 9-12 months to allow all parties to come to greater consensus? What would be the cost of that?	
	The profits for the sale of developed lots will be split between HLB and CY Investments. Why not dedicate a portion of the profits to the Girdwood Community Land Trust or another non-profit for development of workforce/family housing?	

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	Does HLB or the Muni have any plans for another development in Girdwood that could be solely focused on providing workforce/family housing?	
	How is the level of benefit to the community for this project being measured? Is it primarily based on the potential ROI for HLB and the benefit to the broader municipality or were Girdwood quality of life factors considered?	
Environmental	What consideration has been given to the location of this development in a rain forest, beyond what is required for preservation of Class A wetlands?	
	Trail access – will the existing trails in the area be maintained/connected to the development?	