

# Girdwood Tenant Survey

My rent is:  
**119 answers**

Above 30% of my income 86 votes **72.3%**

Below 30% of my income 33 votes **27.7%**

I have stayed in unsafe living conditions because there were no other options due to the lack of housing:  
**119 answers**

Yes 66 votes **55.5%**

No 53 votes **44.5%**

I have experienced homelessness as a tenant in Girdwood:  
**119 answers**

Yes 43 votes **36.1%**

No 76 votes **63.9%**

I have lived in housing in Girdwood that was not up to code because I had no other options:  
**119 answers**

Yes 80 votes **67.2%**

No 39 votes **32.8%**

I have had to take out a loan to pay rent because I had an emergency expense:  
**119 answers**

Yes 24 votes **20.2%**

No 95 votes **79.8%**

I have considered moving due to the lack of availability of housing in Girdwood:  
**119 answers**



I must work over 40 hours a week to afford to live in Girdwood:  
**119 answers**



I have access to a reliable vehicle:  
**119 answers**



I have lived in Girdwood:  
**119 answers**



I support Holtan Hills:

119 answers

Yes

5 votes

4.2%

No

62 votes

52.1%

Unsure - Need more information

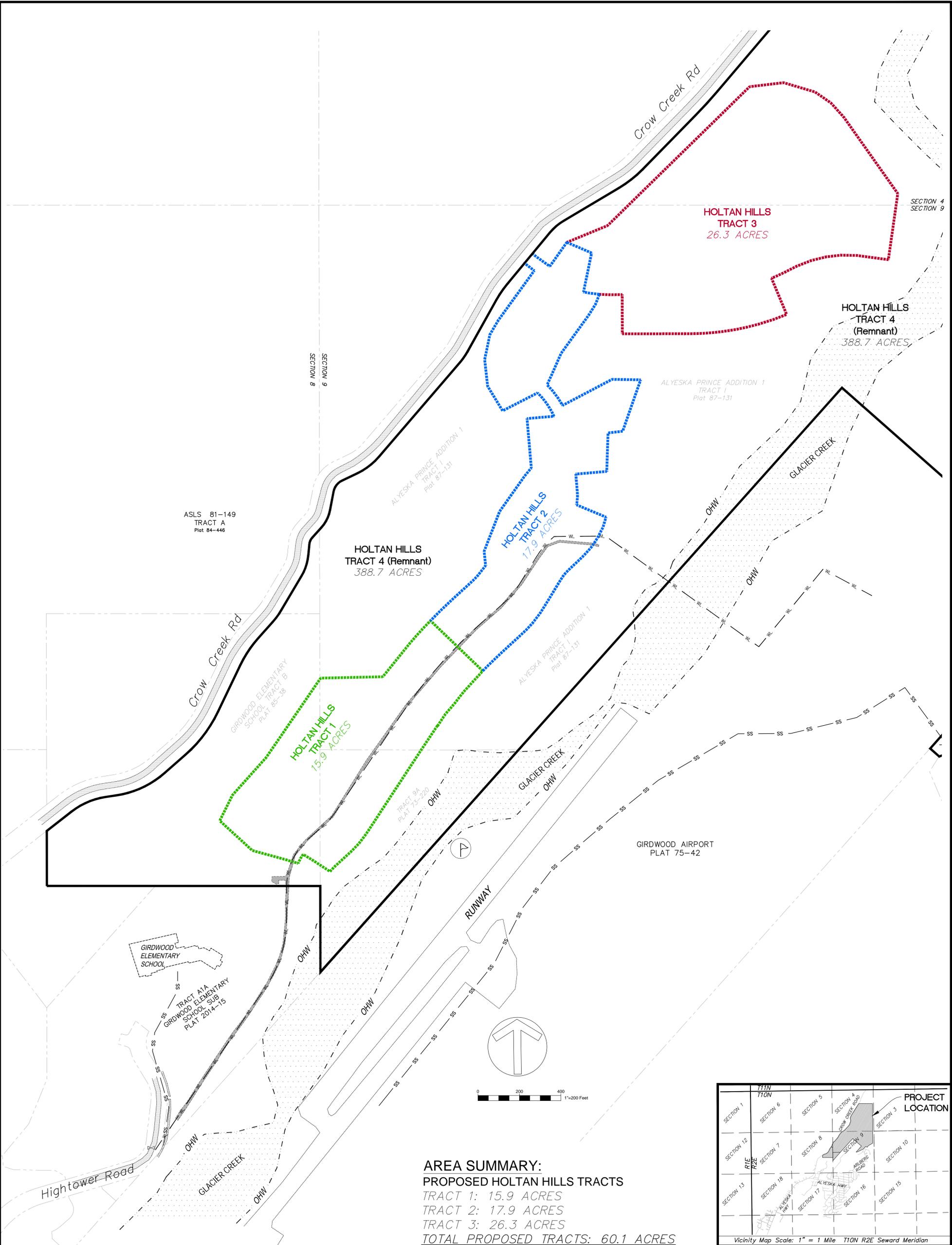
36 votes

30.3%

Unsure - Have not been able to attend meetings

16 votes

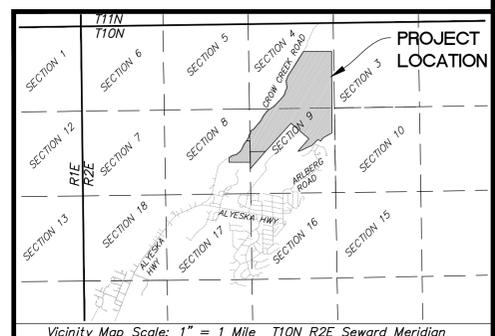
13.4%



**AREA SUMMARY:**  
**PROPOSED HOLTAN HILLS TRACTS**  
 TRACT 1: 15.9 ACRES  
 TRACT 2: 17.9 ACRES  
 TRACT 3: 26.3 ACRES  
 TOTAL PROPOSED TRACTS: 60.1 ACRES

**EXISTING ACREAGE**  
 TRACT 1, ALYESKA SUBD: 414.13  
 TRACT 9A: 11.84  
 TRACT B, GIRWOOD SCHOOL SUBD: 22.97  
 TOTAL AREA EXISTING LAND: 448.9

- LEGEND:**
- OHW ORDINARY HIGH WATER
  - SECTION-LINE EASEMENT TO BE VACATED BY THIS PLAT.
  - GRAVEL ROAD OR PATH
  - 16" PRIMARY WATERLINE
  - SEWER LINE

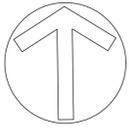


**PRELIMINARY PLAT**  
**Holtan Hills**  
 Tracts 1 to 4  
 With Vacation of a 50' Section Line Easement

A Subdivision of:  
 Tract 1, Alyeska Subdivision, Prince Addition, (Plat 87-131), and  
 Tract 9A, Supplemental Cadastral Survey, T10N, R2E, S.M., (Plat  
 73-220) and Tract B, Girdwood Elementary School Subdivision (Plat  
 85-38) Located within the SE 1/4, Section 8, and Section 4,  
 T10N, R2E, Seward Meridian, Anchorage Recording District, Alaska.  
 Creating 4 Tracts in approximately 448.9 acres.

4715, 4716, 4615, 4616,  
 Grid: 4617, 4517, 4518 & 4417  
 Scale: 1"=200'  
 Drawn: TH/Checked: JZ  
 FB/Page: 2021-8/42-52  
 Date: 7-18-2022  
 MOA Case No.: N/A

**The Boutet Co.**  
 601 East 57th Place, Suite #102  
 Anchorage Alaska, 99518  
 PHONE (907) 522-6776 FAX (907) 522-6779



1" = 300 Feet

SECTION 4  
SECTION 5

ASLS 81-149  
TRACT A  
Plat 84-446

SECTION 9  
SECTION 8

ASLS 81-49  
TRACT A  
Plat 84-446

HOLTAN HILLS  
TRACT 3  
26.3 ACRES

SECTION 4  
SECTION 9

HOLTAN HILLS  
TRACT 4  
(Remnant)  
388.7 ACRES

ALYESKA PRINCE ADDITION 1  
TRACT I  
Plat 87-131

HOLTAN HILLS  
TRACT 4 (Remnant)  
388.7 ACRES

HOLTAN HILLS TRACT 2  
17.9 ACRES

HOLTAN HILLS  
TRACT 1  
15.9 ACRES

GIRDWOOD AIRPORT  
PLAT 75-42

GIRDWOOD ELEMENTARY  
SCHOOL  
TRACT C  
PLAT 85-38

GIRDWOOD ELEMENTARY  
SCHOOL TRACT B  
PLAT 85-38

GIRDWOOD ELEMENTARY  
SCHOOL  
TRACT E1  
95-35

GIRDWOOD ELEMENTARY  
SCHOOL

TRACT 9A  
GIRDWOOD ELEMENTARY  
SCHOOL SUBD  
PLAT 204-16

GIRDWOOD AIRPORT  
PLAT 75-42

RUNWAY

FRAG LOT 3  
FRAG LOT 4  
FRAG LOT 5

FRAG LOT 3  
FRAG LOT 4  
FRAG LOT 5

FRAG LOT 2

FRAG LOT 1

FRAG LOT 3

FRAG LOT 4

FRAG LOT 5

ALYESKA PRINCE ADDITION 1

ALYESKA PRINCE TRACT A

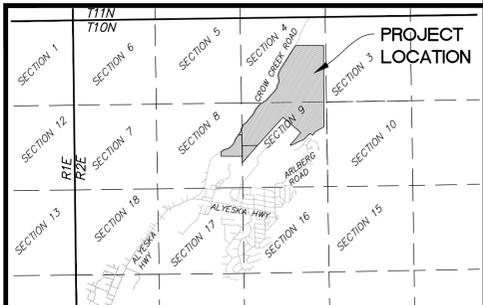
Hightower Road

GLACIER CREEK

GLACIER CREEK

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TOTAL AREA EXISTING LAND: 448.9



Vicinity Map Scale: 1" = 1 Mile T10N R2E Seward Meridian  
**PRELIMINARY PLAT**  
**Holtan Hills**  
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A Subdivision of:  
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**SHEET** 1 of 2



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**OVERALL VIEW**

TO: Heritage Land Bank Advisory Committee

FROM: Betsy Connell, Girdwood Resident

RE: Housing Crisis in Girdwood/HLB Land Disposal

DATE: April 15, 2022

Let me introduce myself. My name is Betsy Connell, and I have been a Girdwood resident since 1987. I was the special education teacher at Girdwood PreK-8 School for 25+ years and am now back at the school as a special education teaching assistant. I have been a Girdwood homeowner and property taxpayer since the 1990s. My husband and I raised our two children in Girdwood, and they attended Girdwood PreK-8 School and South Anchorage High School. We are both active in local no-profit organizations.

I am writing the HLBAC today to discuss the affordable housing crisis in Girdwood. I acknowledge that there is an affordable housing crisis across the United States, but the situation in Girdwood is especially dire. Most Girdwood businesses, including Alyeska Resort and the hotel, are short-staffed, unable to hire workers because those employees cannot find affordable housing. This problem is exacerbated by Airbnbs and VRBOs. Owners of properties that used to be long term rentals have switched to these short term rentals instead. In addition, homes for sale are few and far between. Those that do come on the market are snatched up within a few days of being put on the market (sometimes the same day!), often as second homes and at a cost out of reach for most Girdwoodians.

Being an educator, I am especially worried about housing for Girdwood's teachers. Recently, a student teacher (who has lived, volunteered, and worked in Girdwood for many years) and her husband (who is employed locally) had to move from their current rental situation. They were unable to find housing in Girdwood, and now our town is losing two valuable community members.

At this time, the majority of Girdwood PreK-8 staff owns their own homes. However, at least a half a dozen of the teachers will be eligible for retirement in the near future. If the current housing dilemma continues, the "new" teachers hired in those positions will be unable to live in Girdwood. There will be few apartments available to rent or affordable homes to buy. This situation will make recruiting teachers for Girdwood PreK-8 school difficult in the first place and, if hired, these teachers will probably need to live in Anchorage. Currently, the vast majority of our school staff lives in Girdwood, raises their kids in Girdwood, has ties to businesses and nonprofits in Girdwood, and has close ties to our town. This is ever so important for our Girdwood PreK-8 school community. (In fact, it was one of the questions I was asked when I was initially interviewed for my Girdwood teaching position.) Students see school staff around town or on the ski mountain, and conversation almost always ensues. Losing this community "feel" would be a huge loss for the school, as well as Girdwood as a whole.

I feel the information I have presented here is extremely important for the HLBAC to consider when looking at RFPs and land disposal. The current Holtan Hills plan appears to ignore all of these realities and will simply make the affordable housing crisis worse.

Thank you for taking the time to read my comments. Please take them to heart.

April 15, 2022

To Whom it May Concern,

My name is Lynné Doran and I am the Secretary for the Girdwood Chamber of Commerce and a small business owner. I am writing you today regarding the Holtan Hills development project. It is my understanding that this historic project for Girdwood does not have any provisions in place to have a percentage of land set aside for workforce housing or address our other housing needs with such things as deed restrictions or provisions for homes to be owner occupied. Many businesses in Girdwood are struggling to operate at full capacity (reducing days of the week they are open or hours in the day) because they do not have staff available to operate all shifts and the reason there is a lack of staff is because there is a lack of affordable housing.

I have spoken to several business owners that have been put in the position of looking for long-term rentals that they rent themselves and put their employees in or if possible, buying properties that they then rent to their employees. This is not a business model to operate by and not affordable by the majority. Business owners are working around the clock themselves to keep their doors open due to a lack of staff and it is burning them out.

I have yet to speak with anyone in our town who is against development for more housing but I have also yet to encounter anyone who supports going forward with this project without provisions in place to assure that those that want to live and work in our community can. Girdwood is not only a ski town but we are a unique ski town in the fact that we are 45 minutes away from the largest city in our state. Though we are close to Anchorage people from there will not drive 45 miles on a at times risky and dangerous highway to wait tables, clean cabins or operate tours, they can find all those jobs in Anchorage and save time and money by not making an unnecessary commute.

The Holtan Hills project as it stands now does not help Girdwood solve its affordable housing crisis and needs to be revised with this crisis in mind.

Sincerely,

Lynné Doran

**From:** [stay@alYESkahideaway.com](mailto:stay@alYESkahideaway.com)  
**To:** [Tyler, Margaret S.](#); [Kelley, Kyle T.](#)  
**Cc:** [Winguard, Jen](#)  
**Subject:** FW: Housing Anecdote  
**Date:** Wednesday, April 27, 2022 10:48:57 AM

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**[EXTERNAL EMAIL]**

Hi Kyle and Margaret,

I just received this letter from Eddie Parks regarding the Holtan Hills project. Can you please include it in the packet you are creating to be submitted to the HLB Advisory Board.

Thank you,  
Lynne'

**From:** Edward Parks <ed.parks@gmail.com>  
**Sent:** Wednesday, April 27, 2022 10:25 AM  
**To:** stay@alYESkahideaway.com <stay@alYESkahideaway.com>  
**Subject:** Housing Anecdote

Hi Lynne',

Thank you for all the work you've been doing with this Holtan Hills project and for helping to hopefully improve the workforce housing situation here in Girdwood. Following last night's meeting, we briefly chatted about your submitting letters along with the resolution. While I'm not a business owner here, my housing expense has increased dramatically as a direct result of the short-term rental market here. I'm providing some details below; feel free to use them or share if you think it might be helpful.

I moved to Girdwood in October 2019, to work at Powder Hound Ski Shop. I came with 12 years experience as an outdoor industry professional, and worked there as a boot fitter, lead bicycle tech, and manager. I was with them for two seasons. After Powder Hound, I helped Amanda Tuttle with her acquisition of CoasT Pizza, where I was the general manager for just over a year. While at CoasT I saw multiple employees come and go, some of whom left because they were no longer able to afford their rent here, or worse, they lost their living situation here because the owner of their rental property was no longer interested in a long-term lease, but instead wanted to join the short-term market. I've lived in the same one-bedroom apartment since moving here, and have experienced quite the financial pinch as well. When I moved here, my rent was \$1450/mo, which was steep, but manageable. Since then, my landlord has raised rent at a much greater rate than is sustainable for me - but there aren't other housing opportunities here for me choose from - so if I want to remain in Girdwood, my only option is to continue renting in my current space until I'm able to purchase a place of my own here. I understand rent rate increases as a result of an increase in property tax, but the increases I've experienced are far greater than that - recently I was told that she was interested in turning my apartment into an AirBnb rental, which would displace me from Girdwood. Recently my rent was increased to \$1900/mo, as that would bring the homeowner closer to what she believes

she'd be able to get from my unit as a short-term rental. In order to keep my housing expenses at 1/3 of my income, I'll need to earn \$68,400 after taxes this year. When I moved here, the same equation meant that I'd only need \$52,200 to be able to reasonably afford my housing expenses. The 24% increase in under three years is much greater than wage growth. I love our community here in Girdwood, and enjoy contributing through being a member of our CERT team in addition to participating with GBOS and Trails Committee meetings, and have recently been getting involved with Chamber of Commerce, HWG, and LUC meetings in order to hopefully help improve our workforce housing situation and ensure that my voice, along with others that may be in a similar situation as mine, are heard.

Hope this helps - and thanks again,  
Eddie

Eddie Parks  
319-310-4718

April 15, 2022

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My name is Lynné Doran and I am the Secretary for the Girdwood Chamber of Commerce and a small business owner. I am writing you today regarding the Holtan Hills development project. It is my understanding that this historic project for Girdwood does not have any provisions in place to have a percentage of land set aside for workforce housing or address our other housing needs with such things as deed restrictions or provisions for homes to be owner occupied. Many businesses in Girdwood are struggling to operate at full capacity (reducing days of the week they are open or hours in the day) because they do not have staff available to operate all shifts and the reason there is a lack of staff is because there is a lack of affordable housing.

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I have yet to speak with anyone in our town who is against development for more housing but I have also yet to encounter anyone who supports going forward with this project without provisions in place to assure that those that want to live and work in our community can. Girdwood is not only a ski town but we are a unique ski town in the fact that we are 45 minutes away from the largest city in our state. Though we are close to Anchorage people from there will not drive 45 miles on a at times risky and dangerous highway to wait tables, clean cabins or operate tours, they can find all those jobs in Anchorage and save time and money by not making an unnecessary commute.

The Holtan Hills project as it stands now does not help Girdwood solve its affordable housing crisis and needs to be revised with this crisis in mind.

Sincerely,

Lynné Doran



Dear Heritage Land Bank Commissioners and Staff,

In December 2020, Girdwood Community Land Trust, submitted an application for areas within Holtan Hills and 1 parcel in the Girdwood South Townsite (6-076).

The purpose of this request was to help solve local land-use issues and have a dedicated location to undergo planning of permanent community projects. We needed an appraisal of the property to complete a business plan, which we recently received a copy of (March 2022). This information will now be incorporated into our Business Plan we look forward to completing and presenting at a future date.

Our community has spent a substantial amount of time and money regarding planning on HLB Parcel 6-076, in particular. This parcel is excess to municipal needs and deeply needed for local community needs, now and/or the future.

We asked in the December 2020 HLBAC meeting, with follow up question for our inclusion from Ron Tenny, to be listed in the 2021 Work Plan and were told it was too premature.

Since the time of our application, HLB Staff has now held 1 meeting with our board members in January 2022. In this meeting, the concept of a hostel was offered by HLB. While we were excited to hear about an idea that may provide some housing benefit, it does not fulfil our vision of working toward homeownership opportunities for the local workforce. For this reason, we humbly bring these suggested edits to your attention and request to be included in the adopted 2022 HLB Annual Work Plan.

**EDIT #1:**

**What it says:**

“HLB Parcels 6-016, 6-039 & 6-134 - Issue RFP for disposal of tract to be platted within these parcels for development and operation of a long-term stay hostel by a local nonprofit.”

**Requested Edit:**

HLB Parcels 6-016, 6-039 & 6-134 – Predevelopment and partnership discussions with local nonprofit, Girdwood Community Land Trust, for disposal of tract to be platted within these parcels for development of workforce housing project(s) and community garden(s).

**EDIT #2**

**What it says:**

HLB Parcels 6-076 & 6-134\* – HLB continues to receive interest in developing the areas documented in the Master Plan. Tract D-5 (HLB Parcel 6-134) has been approved by the HLBAC for disposal. Further evaluation is necessary prior to seeking Assembly approval.

**Requested Edit:**

(Similar to verbiage found for: HLB Parcel 4-013 – Lessee submitted an application for purchase, which Staff did not pursue in 2020. This will be offered to the lessee for sale in 2022 with approval of proposed code change allowing direct sale to those with long-standing interest in a property)

**Suggest Separation of the Parcels.**

HLB Parcel 6-076 – A local nonprofit, Girdwood Community Land Trust, submitted an application for purchase or donation in 2020, which Staff did not pursue. Predevelopment and partnership discussions between Girdwood Community Land Trust and HLB in 2022 for community identified needs.

(Remains the same as draft but listed separately) HLB Parcel 6-134 - HLB continues to receive interest in developing the areas documented in the Master Plan. Tract D-5 (HLB Parcel 6-134) has been approved by the HLBAC for disposal. Further evaluation is necessary prior to seeking Assembly approval.

Thank you for your time and consideration in this matter.

Girdwood Community Land Trust

2022 Board of Directors

[www.girdwoodlandtrust.com](http://www.girdwoodlandtrust.com)

Anonymous Comment re: Holton Hills sent to Supervisor Sassi 6/24/22

It could be a sweet place to live if done right. It's uphill from the school, connected to the trail network, and has views of the North Face!

Things I hope GBOS considers, beyond what's in the recent letter:

- Promote policies that make it a lived in community (owner occupied primary residences and rental leases no less than 6 months).
- HOA rules that ensure it's a livable community (minimally restrictive on home style to retain Girdwood flair, but more restrictive on home size to lot size ratio and on vegetative management to maintain rainforest character).
- Promote policies that allow for market rate pricing, provided that only current residents or people employed on Turnagain Arm can make offers.
- Limit the number of properties that one person can purchase.
- Ensure this doesn't get bogged down in trails plan style process. There's an active housing shortage and this can be a huge way to address it.



To whom it may concern,

I'm writing this letter to bring attention to the housing crisis in Girdwood. As the owner of a cleaning service, I'm very aware of the nightly rentals we have in town. For me this is a double edged sword. As my business thrives on business from nightly rentals, it lacks employees to clean all these nightly rentals due to the nightly rentals occupying the majority of potential long term rentals for employees.

Among my employees I find them expressing how they live paycheck to paycheck because there is NO affordable housing. The rentals that are available, which are few and far between, are so overpriced that making ends meet can be very challenging even if they are working 2 jobs.

I have found myself having to hire and pay employees to drive from Anchorage to help with the demand of business here in Girdwood. Currently half of my staff is from Anchorage.

Holton Hills development has been presented to Girdwood and I believe the development has the potential to either help with the lack of workforce housing or to exacerbate the problem. To save our community that I love, I hope the development will provide for workforce housing for the community. If chosen to take these public lands and sell it to the highest bidder, it will ruin the community of Girdwood.

Holton hills is a "Hail Mary" for saving this community. Make the right decision. Don't let Girdwood become another Vail.

Thank you,  
Kristina





# Jack Sprat

165 OLYMPIC MTN LOOP GIRDWOOD AK 99587

907-783-5225 | [WWW.JACKSPRAT.NET](http://WWW.JACKSPRAT.NET) | FAT & LEAN WORLD CUISINE

Apr 12, 2022

To Whom It May Concern,

As a Girdwood business owner for 21 years and year-round resident, I believe I have a current understanding of community needs. The most critical need is for our community to supply affordable work-force housing. Girdwood is at risk of becoming a true “bedroom community”. Without affordable work-force housing, the valley will continue to be bought up by second home owners and services will become stagnant or disappear. We need land to create housing that will remain affordable for the long-term. If unrestricted, developers will continue to supply the market with high dollar projects to make the most profit.

Community services will continue to decline without regulations. My business has cut service times in half due to the lack of affordable housing. We have applicants to work, but no rentals for them. Workers do not want to commute from Anchorage.

The municipal land that is part of the Heritage Land Bank, is a perfect example of non-privatized land that can help remedy this situation. All or at least a good portion of the buildable land, should be designated for work-force housing. The following should be considered when allowing purchase or rentals:

- The applicants must work in Girdwood full time for local businesses.
- The rental or sale of the property must not go for market value when sold or leased. Only basic inflation will be applied.
- Subletting leased spaces will not be allowed.
- No short-term nightly rentals will be allowed in work-force housing.
- An application process with oversight by a local governing body should be implemented.

Thank you,

Frans Weits

Owner, Jack Sprat

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Erik Lambertsen  
Bird Creek Motel  
29433 Seward Highway  
Bird Creek AK, 99540

(907)653-0100  
birdcreekmotel@alaska.net

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Monday, July 18, 2022

GBOS/HLB

Salutation

My name is Erik Lambertsen, President of the Girdwood Chamber of Commerce. Owner of the Bird Creek Motel for almost 30 years.

We have a 12-unit motel with 2 apartments and 10 studio rooms. Most of the rooms are occupied by Girdwood employees in the winter. We routinely have requests weekly from Girdwood business owners looking for vacancies for their employees. During our summer season we transition to motel operations and discontinue extended stays which increases pressure on the community employee housing.

Currently we employ our children but when they grow and move on, we see that we will have the similar increased pressure to find employees.

Girdwood is important to the state of Alaska. We are recognized as a destination town for world travelers. The local businesses are stressed to service our current visitors and we are reaching a breaking point. We are watching very carefully the Holton Hills land development and the impact the decisions made will have. Hastiness in this regard could have dramatic negative effects on the Girdwood and the Turnagain Arm business community.

Maximum profit and expediting a process is not in the interest of this community, Workforce and affordable housing needs should be factored to maintain the small town feel that makes our community so attractive for residents and visitors alike.

Sincerely,

Erik Lambertsen

*Owner and Operator*  
Bird Creek Motel

April 15, 2022

Hello Heritage Land Bank (HLB),

My name is Catherine McDermott and I work for Four Valleys Community (FVCS) a non-profit located in Girdwood and specifically serving the Girdwood community for 42 years. We are just one of many non-profit organizations that exist in Girdwood, all of which have been tailor made for Girdwood to fill the needs of our community.

A sample roll call of our homegrown local nonprofits includes FVCS (community education and recreation opportunities), Little Bears (childcare), Girdwood Clinic (healthcare), Girdwood Inc (houses community initiatives like the Skateboard Park and Tennis Courts) Girdwood Center for Visual Arts (artist coop), KUEL Radio (local communication), Girdwood Fine Arts Camp (art ed), Glacier Valley Transit (public transport) and there are many others. Note that Girdwood is in the very DNA of all our local non-profits. Each was created to fill specific community needs, and all heavily contribute to making Girdwood a great place to live.

At FVCS we see the Holton Hills development as an opportunity to solve a housing crisis that was identified by this community, and indeed communities like ours across the nation, long ago. It is in the best interest of Girdwood, the Municipality of Anchorage, the Heritage Land Bank and the land developers to proceed with the upmost care and concern for the community of Girdwood, and help to assure that local nonprofits and for-profit businesses will be able hire staff that can afford to live in Girdwood and serve the community.

Girdwood non-profits need Executive Directors and staff who live and properly understand the needs of the community. We need to and want to pay our professional staff livable wages; wages that allow us to live and work here. Most of Girdwood's non-profits, including the community school, have no national or even Anchorage umbrella organization over us to offering financial and admirative support. Because the of this, our we stand alone and depend on local support, and this becomes harder and harder every budget cycle. At FVCS, all 4 our staff have second jobs to be able to afford to live in Girdwood AND work at a non-profit that serves our community. It has been estimated that only 30% of the homes in Girdwood are primary home owner occupied. In the past few years our community has had to say goodbye to dozens of local families who have left in search of viable housing options, further adding to the idea that "locals" are becoming more and more scarce. With each family that leaves, that is less volunteers to serve on our nonprofit boards, attend fundraisers, and volunteer at local events.

As the housing costs continue to rise and affordable housing becomes scarcer for our staff; all Girdwood non-profits will need to charge more for our community services. Because our services are used by locals, this cost gets passed on local residents. With the Holton development, all of our local nonprofits will need to expand services to accommodate more Girdwood residents. At the community school, we would welcome more people using our services and attending our classes. However other non-profits may be more limited in their ability to accommodate an increase in demands on their services. Like many local for-profit businesses, staffing will continue to be a big issue in the local non-profit sector especially with scarcity of affordable housing.

Thank you for the chance to offer perspective from a non-profit deeply rooted in Girdwood.

Best Regards,

Catherine McDermott

Four Valleys Community School, Executive Director

To whom it may concern,

Powder Hound Ski and Bike has been in business for 10 years now. The past few years have been increasingly difficult to find employees. There is no shortage of folks that want to live and work in a ski town, however the housing is the battle every time. We have had multiple great employees leave due to rising costs of rent or being kicked out so that the house they were in could turn into a nightly rental. We are currently on the search for positions that simply cannot be filled due to the unlikelihood of ever finding a place to live.

Last winter we decided to take the matter into our own hands and rent a \$3000/month house just to get employees to Girdwood to work. This was not only a larger risk on our part, but it was a lot of extra monthly energy expended that could've been put into our business. I know we are not the only business to have done that and really it is not something we can do every year going forward.

If there is not a solution to this issue created within the new development of Holtan Hills, this town will ultimately suffer. There will be long wait times wherever residents or visitors attempt to give business and the cost of every item will increase dramatically so that the few employees left can afford to live.

Like many other ski towns, Girdwood needs an area of somewhat 'affordable' housing that is designated to the work force, and that restricts weekenders from filling it. It is not a new concept and needs to be implemented ASAP for the well-being of our community. Without this we will lose restaurants and shops and the area will become less attractive to residents and visitors by doing so.

Please consider building this into your plan for the new development. We *need* to create a solution and this is the time to do so.

Regards,

Eric Helmbrecht  
Powder Hound  
907-382-9987

April 15, 2022

What does it mean to serve the common good?

That's the fundamental questions I hear behind the Heritage Land Bank's obligation to serve the best interests of all Anchorage residents.

There are *many* valid arguments for why the Holtan Hills development, as proposed, is not the right development plan for the Girdwood Valley. Given my vocation and role in the community, I will leave those arguments for others, and simply ask you to pause and consider the morally imperative question: how can HLB best serve the common good?

It is an indisputable fact that Girdwood is experiencing a housing crisis. And we are not alone in that experience - resort towns all over North America are similarly struggling. In my time in Girdwood I have said goodbye to too many amazing members of our community - quite a few leaving simply because of the cost of housing.

Girdwood Chapel operates our community's food pantry. Currently we are seeing about 150 people every month. I am privileged to get to know many of them. I know their families, where they live, *and where they work*. The sad reality is that people who are employed full time in our town cannot afford rent *and* groceries.

I recently spent a few hours around a bonfire with a bunch of folks who work full time in our restaurants and tourism companies. They got to chatting about their living situations, and shared that about half of them had *sublet a literal closet* at some point while living in Girdwood.

It does not have to be this way.

Access to affordable housing (federally defined as 30% or less of a person's pay) is essential for a healthy, vibrant community. Access to affordable housing improves mental and physical health; and improves educational outcomes for children. Access to affordable housing is critically important for businesses: Without people to work as lift operators, cooks, servers, tour guides, cashiers, etc., our local businesses cannot function.

I am well aware of how expensive it is to build anything in the Girdwood Valley. And I am also aware that there are many creative ideas and proposals for how to build housing in the Girdwood Valley that is affordable for the people who *live and work* here - the current Holtan Hills proposal is clearly not one of those ideas. It fails to serve the common good.

So please, listen to the residents, the workers, the business owners, and the community leaders of Girdwood. We can move forward with development in Girdwood, and do so in a way that actually serves the common good and is in the best interest of *all* residents.

Sincerely,  
The Rev. Nico Reijns

# **Snow Raven Property Management**



**Victor & Kimberly Duncan**

**P.O. Box 414**

**2914 Alyeska Highway**

**Girdwood, Alaska 99587**

**Phone 907-229-8538 Fax 1-877-737-5115**

**Email [kaduncan@gci.net](mailto:kaduncan@gci.net)**

**April 27, 2022**

**Girdwood Board of Supervisors**

**RE: Lack of housing for Potential Employees**

**To Whom it May Concern:**

**I am writing in regards to the Lack of Employees due to lack of affordable housing. I manage Properties Rentals and have had many difficulties in finding local help. It has definitely been much more noticeable the past couple of years. I am also a Real Estate Agent, and I do know that it is very difficult for people in certain wage categories to afford to live in Girdwood due to lack of inventory. I do believe there needs to be a solution to this problem, I am not sure what that solution should be, but hope that something can be done to provide affordable housing for the lower income.**

**Sincerely,**

**Kimberly Duncan**



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SUBWAY OF ALASKA  
1118 EAST 70TH AVENUE, SUITE 200  
ANCHORAGE, AK 99518  
(907) 563-4228  
(907) 563-4288 FAX

CHRIS WILSON  
CO-OWNER/SUBWAY OF GIRDWOOD  
VICE PRESIDENT/SUBWAY OF ALASKA

April 14, 2022

Attn: Margaret Tyler  
Re: Holtan Hills Project

Dear Margaret:

I'm writing this letter in support of the Holtan Hills Project with one caveat. I would ask to slow the project down until workforce housing has been addressed. The shortage of affordable workforce housing in the Girdwood community has grown increasingly dire in recent years.

In March 2013, we opened our Subway restaurant in Girdwood located on the corner of Seward Hwy & Alyeska Hwy. When we opened for business in March 2013 our staff was 100% Girdwoodians and it has gradually gotten to the point where now we are 100% staffed from Anchorage. The primary reason is there is no, or little affordable housing in Girdwood. The population in Girdwood has also dwindled due to affordable housing. I've not been able to operate at full capacity since 2019, and even have to close on Monday's due to lack of staff. Staffing issues that gradually became problematic before pandemic grew to "crisis" stages post-pandemic.

I'm in agreement with others regarding the Holtan Hills project, that 50% of the land needs to be set aside for Workforce Housing (meaning average income earning professionals can buy a home as well as affordable rentals). If all the land developed gets sold to the highest bidder, then we will have all high-income earners buying lots, they will outbid the teacher or mid-level manager in our town. Girdwood needs to address the lack of long-term rentals and affordable housing or many businesses that currently operate will not be able to sustain the staffing crunch. Girdwood will also not be a viable option for future businesses to entertain the opportunity to manage a business with such a fractured housing problem. We need to see some balance, a multi-prong approach within the Holtan Hills Project. Having some regulations in the project for workforce housing as well as middle class housing. Whether it be through deed restrictions and protected for workforce housing.

One of the reasons I'm so proud to operate a business in Girdwood is the way people here come together to support one another in the face of a challenge. The Girdwood

Community is once again rallied together to preserve our sense of community and unique quality of life, because that's what's really at stake here in this severe housing crunch we've been facing. People who work in Girdwood should also be able to afford to live in Girdwood. I worry that if workforce housing doesn't get addressed with Holtan Hills Project, Girdwood has the possibility of losing a piece of town. A real town has a diverse workforce, it has people at different points of their life and careers. Holtan Hills Project has the opportunity to help address the diversity in housing price points and not just focus on the highest income earners. The workforce/middle class is the soul of the Girdwood community. To maintain the character of the Girdwood community we must have affordable housing.

This won't fix all the staffing issues but will be a start to ease some concerns from employers. I encourage you to make workforce housing part of the Holtan Hills Project with set requirements for development.

Please accept this letter as part of GBOS package to be submitted to HLB Advisory Board for their April 28<sup>th</sup> meeting.

Sincerely,



Chris Wilson  
Co-Owner / Subway of Girdwood  
Vice President / Subway of Alaska



# 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 & Briana Sullivan, Co-Chairs*

*Jennifer Wingard, Amanda Sassi, Guy Wade*

**June 14, 2022**

## **GBOS/LUC Joint Meeting & Girdwood Town Hall RE: Holtan Hills Minutes Final**

**6:00 p.m. Hybrid meeting: Teams and In-Person**

This meeting is taking place via Microsoft Teams and in-person in the Girdwood Community Room, 250 Egloff Rd.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Mike Edgington, Co-Chair

GBOS Attending: Mike Edgington, Briana Sullivan, Jennifer Wingard, Amanda Sassi, Guy Wade

No disclosures

LUC attending: Kevin McDermott, Shannon O'Brien

Guests attending: Adam Trombley, MOA Director of Community and Economic Development, including HLB, Planning and Real Estate;

CY Investment Team includes Connie Yoshimura; Natalie Swyers, HOA specialist for CY Investments; Tony Hoffman, Surveyor with The Boutet Company; LaQuita Chmielowski, Dowl Engineering contractor to assist with community engagement. Brenden Marcott with Triad Engineering is also a member of this team but unable to attend this meeting.

Meeting is attended by approximately 100 on-line attendees and 55+ in-person attendees

### **Agenda Revisions and Approval**

June 14, 2022 GBOS LUC Town Hall RE: Holtan Hills agenda approval

Kevin McDermott/Guy Wade

### **Agenda:**

1. Chair's Introduction – Overview and expectations for the Town Hall meeting.  
Community discussion has included the following opinions:
  - No more development in the valley
  - Wrong location
  - Project is too big
  - Concerns of community infrastructure (roads, schools, water)
  - Concerns of housing use – too many 2<sup>nd</sup> homes, too many rentals, too many full-time residents
  - Not enough input
  - Lack of information presented to the community
  - Nature of the housing – affordability, matching needs of the community
  - Concern that project doesn't address housing, only lot development

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Concerns break into 3 categories:  
Process  
Impact on Infrastructure  
Project help or not help the needs of the community

2. Public Comment: Krystal Hoke: Girdwood Inc Fundraiser SAT @ \$25 at the Sitzmark

3. Presentation from HLB/developer/DOWL

Adam Trombley, Community Development Executive Director. Responsibilities include real estate, traffic, public works, permitting, Maintenance and Operation

Trombley meets with CY Team weekly

CY Investment Team:

Connie Yoshimura, Land developer

Natalie Smyer, HOA specialist

Brenden Marcott, Triad Engineering

Tony Hoffman, Surveyor with The Boutet Company

LaQuita Chmielowski, Dowl Engineering contractor to assist with community engagement, platting actions

Project is partnership of HLB and Developer.

Multiple past failed attempts to develop Holtan Hills for many reasons.

2020 RFP process was open to any to bid on; CY Investments and Spinell Homes completed RFP

9 member panel included 2 Girdwood residents selected CY Investments unanimously

Lack of communication is responsibility of MOA. Project is complex and constantly changing. It has been difficult to provide consistent correct information because of the constant change.

Development agreement has been signed and is available to be reviewed in the meeting packet. Until Development agreement was signed, there was not a lot of information that could be shared.

Land Use Committee recommended that GBOS write resolution to pause the project to address concerns at yesterday's meeting. This topic will move forward to GBOS for possible action next week.

This land is expensive to develop due to wetlands, topography and ground condition suitability for construction; trail and other easements

Entitlements – platting actions, variances, rezones, section line easements, utility easements, etc are all public processes that are handled through additional public process.

Current proposal is 76 units in Phase 1, including 28 multi-family units, including multiple 8-plexes and 48 single family homesites (subject to change).

Short Term Rental concerns are being studied and the following methods are under consideration:

- deed restrictions
- HOA restrictions

Infrastructure concerns will be studied and addressed in the Area Master Plan will be developed soon, including:

- Traffic
- Drainage
- Wetlands
- Trail connectivity
- Utilities

Phased Unit Development will follow the Area Master Plan with more granular in addressing those issue. Girdwood is in a Limited Service Area and self-taxes for specific areas (Roads, Fire, Police, parks and rec). Development of this land will increase tax revenues collected in Girdwood for these services and savings funds.

Original proposal included Pomeroy Investments. Pomeroy project is the Alyeska Village, this is a completely separate project than the CY Investments project at Holtan Hills.

Tony Hoffman, Land Surveyor for The Boutet Company. Surveyors have been working throughout the winter to survey the boundary area, see maps included in the final meeting packet. This is a state and municipal

process which since it was approved in the past is likely to be approved again. Secondary access will replace the original section line easement. New roads would be part of the GVSA for maintenance. Crow Creek Road is a State-owned road; status of state maintenance and plowing is not known at this time. Tract Plan for state and city should be completed within a month. Prior vacation of section line easement was approved for prior conceptual project, which did not come to completion. It is likely to be approved as it was approved previously and little has changed since the prior approval.

Wetlands and shown on the maps in Phase 1 and 2. Wetlands impact the areas that can be developed for housing.

Original plan was 90 acres, however total developable land is not completely known at this time. Wetlands, ground conditions, trail easements, Glacier Creek setbacks are all factors in total developable land.

Connie Yoshimura, Land Developer for over 30 years in Anchorage. Goal that was attractive in review of the RFP is Mixed Density in the new development, with multi-family (duplex, 4-plex, 8-plex) homes for workforce housing, smaller single family homes and 4-5 luxury homes. Townhouses will be smaller than those that are typically built, 20' wide, 3 bedroom with garage. Luxury homes are key to this development as they help to offset the cost of development. Lots will be developed by a variety of builders, the structures should reflect a variety of architecture.

Concerns about re-renting of multi-family homes under development are partly addressed by loan structure available on those units:

1-year 50% owner occupancy is required for some loans

Fanny Mae loans restrict allowable subrental period to minimum of 30 days

Also, is it now possible for anyone to co-sign on a loan for real estate.

AHFC has declined to make special financing available to teachers, fire fighters, etc seeking housing in Girdwood. CY Investments is exploring this and other options in hopes of finding ways to connect workforce with Girdwood housing.

Price of entry level homes in Holtan Hills is anticipated at \$500,000 for 900-1000sf. There are many factors in this that are out of the developer's control, and current costs of construction remain high. Not many homes are being built in Anchorage of this size.

Lots designated for workforce housing are approximately 6-7,000SF. 50' wide with 5' side yard setback. Cost for utilities and road is over \$100,000 (\$96,000 last year in Sand Lake). Likely cost of the lot is going to be \$140-\$150,000.

There is other vacant land in Girdwood that could be considered for development of other housing projects, including creation of workforce housing. HLB cannot sell land below market rate typically but can work with nonprofits. Third party involvement with HUD, Neighborworks, etc. would be a good partnership for Girdwood to engage with and is outside of the expertise of CY Investments.

Title 25 allows lower than market value of land sale through a non-profit or local government. This structure is not fully formed in Girdwood, although GCLT is a start.

HLB land is available for anyone to consider for development.

RFP in 2020 was developed by the HLB director at the time. It was available for anyone to submit proposals for. HLB land is public land, land must be disposed of for the benefit of the entire MOA, not solely for the benefit of Girdwood.

HLB review of process:

GCLT applied for land with incomplete proposal prior to 2020, was given list of items to complete the application. Application fee was returned to GCLT in 2022. Later, Andre Spinelli submitted a complete application for the land. HLB could have put out to sealed bid, in which case land would have been sold to highest bidder. HLB opted instead to put out a Request for Proposals, to remain a partner in the project. RFP is a sale agreement process, reviewed by committee which included Girdwood residents. This is a committee process, not a public process. Result was unanimously in favor of land development by Connie Yoshimura in June 2021. Documents related to this are available on the HLB page:

<https://www.muni.org/Departments/hlb/Pages/HotTopics.aspx>

HLB earnings stay with HLB for future development. HLB is not tax-funded. Lots that are sold add funds through local taxation. HLB will spend several million dollars on infrastructure on this land.

Timeline for construction is 1 year from now for Phase 1.

4. Presentation from Planning – no specific presentation made, this item was covered under Item #3.
5. Review of Girdwood Community grassroots outreach (prior Town Hall, Girdwood Chamber meetings) and outcome of those meetings. This topic is covered under Topic 1.
6. Public forum on the development proposal  
Workforce housing at \$500,000 remains unattainable for many who work in the community in service, education, etc. Elder housing also is not addressed specifically in this project. People are being forced out of living in Girdwood due to home prices and increasing cost to rent.  
Average cost of Anchorage homes according to Mayor's report is \$400,000. This is substantially lower than the average cost of homes in Girdwood.

Girdwood is in danger of being gutted and no longer being a lived-in community. Other resort towns have faced this, other than Breckenridge model that is often discussed. Laws need to be changed in order to make land affordable to support the community.

Limit number of lots that can be sold to one individual or organization.

HOA structure- community is not interested in landscaping, paint etc. HOA restrictions on Short Term Rentals lack permanence as owners can vote in different rules. Deed Restriction is preferable as it is permanent. Promise of this is not the same as solid action on it.

Concern that the process has not been followed as development of RFP didn't include community input prior to being posted.

Response: Land has not yet been disposed (sale). Disposal process is required and code will be followed. HLBAC will take this up prior to disposal of the land. HLBAC will provide an opinion, then the item will go to the Assembly for final review. Assembly approval is required for sale of the land.

Interest in HLB to sell smaller parcels to individuals to develop minimum size parcels. HLB cannot replat and sell individual parcels.

Frustration that the process seems to be so far along without public process and opportunity for community to weigh in.

This leads to concern that the process does not allow opportunity for public input until after major decisions regarding the development have taken place.

Luxury homes are not a priority need in Girdwood. HLB focus is on land, not on housing.

Girdwood Community Land Trust was formed and expressed interest in HLB land, including part of Holtan Hills. Prior to the RFP, CLT application was rejected as incomplete by HLB. GCLT was encouraged to partner with others to apply.

MOA annexed Girdwood in the 1970's against the wishes of Girdwood residents. Improvements that came about through the annexation include sewer system. Part of the deal was land that was inherited by MOA and now is owned by the HLB. Little HLB land has been developed. One project that was proposed was the "Squirrel Cage" land that was platted for multi-family housing off of Karolius (South Girdwood Townsite). It is unclear why this has been abandoned, the flood plain issues could be handled, other land could be developed for low-cost housing, development cost would be lower because there is sewer and water existing in this area.

Regarding higher density housing: Did CY Investments consider high density housing (apartments)? Was that discarded because it didn't pencil out?

Response: CY Investments opted for 8 plexes instead of apartment-style. Commercial buildings are required to meet commercial construction code, which are more expensive, while construction per linear sf stay the same. Base costs regarding sewer, water, road are front loaded on the first phase of development. Apartment construction would need to be subsidized. This would be a good project for land that is less expensive to develop (lower infrastructure costs) with a partner such as HUD or another group that specializes in workforce housing of this type.

There is a lot of money that will be made by developer, builders, etc. The community is in dire need of housing to support the people who live and work here.

Project requires community support, the project that is proposed does not have full community support. No opportunity was given to the community to voice needs and expectations in development of the RFP. Business owners have cited lack of housing as an issue in daily operation. More people coming to town is not helpful when there are not people here to serve them in restaurants, hotel, ski area, grocery store, fire dept etc.

Girdwood CLT submitted application in 2020, commercial appraisal was supposed to be coming from HLB but never did. When RFP went out, GCLT reached out to CY Investments and Spinell, but both rejected GCLT. RFP did discuss various housing needs, and CY Investments mentioned in their proposal lots to be held to meet these needs.

This development represents the housing that is needed in this community. More housing is needed in order to make housing available overall, this provides opportunity for others to move in and move up. Fighting against this development limits housing. Lot recently sold on Alpina is appraised for \$180K. \$145 is what lots are selling for in Anchorage.

There is not a lot of land in Girdwood that is developable remaining. This is a large percentage of the available buildable land.

Anchorage Assembly can reject the land disposal. GBOS will make a recommendation to the Assembly on this. Girdwood has the opportunity to provide input. There is concern that a large investment precedes the disposal of land.

Has land been appraised and is the information available publicly?

Response: Yes and HLB will share.

Commercial property developer says that the RFP appears dissimilar than expected, lack of transparency, changes in partnership involvement since original proposal. Disappointed in lack of engagement with the community. Project represents large risk to MOA as upfront costs are borne by HLB. Recommend going back to the drawing board with new RFP process.

AWWU upgrades needed to handle increased load? AWWU has been involved in discussions. Upgrades needed at AWWU are part of scheduled.

On average 150 people served per month at the Girdwood Food Pantry. Cost of housing in Girdwood currently is well above the 30% HUD designation for Low income, one person has cited 56% of income used on housing.

Title 21 also designates 30% of gross annual income. 30% of gross income is nowhere near mortgage on \$500,000 home.

- Request for help from MOA/Real Estate to guide Girdwood in developing land for workforce housing. This would be an investment in community and economic development
- Request for solid action on restriction to owner occupied for longer than 1 year & on deed restriction related to short term rental. Statements in the meeting by the developer do not sound concrete on following up on these.
- Request to change code Title 25 to allow less than fair market value sale
- Request for why HLB RFP did not include requirement for workforce housing
- Request for help from MOA/Real Estate to bring in a non-profit (Cook inlet housing, Neighborworks, etc).
- Request for MOA to realize the need to address the local community needs in this project.
- Connie Yoshimura suggests organizing a working group of about 5 members to engage with CY Investment group.

## 7. Discussion of next steps in forming and formalizing community opinion

This will be taken up at the GBOS meeting on MON June 20 at 7PM. Meeting is currently posted.

Adjourn 8:50PM

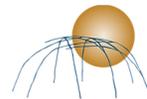
Information on Alaska Housing Innovations Summit in Anchorage Aug 9&10 from Christina Hendrickson:

<https://www.aahaak.org/alaskahousinginnovationsummit>

Alaska Housing Innovations Summit [Click Here](#)



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# ALASKA HOUSING INNOVATIONS SUMMIT

August 9th & 10th, 2022 | Hilton Anchorage

## [Register Now](#)

The Alaska Housing Innovations Summit is a multi-day event intended to uplift housing solutions to many of the challenges that prevent the development and preservation of affordable housing for low-income Alaskans, particularly Alaskan Natives and their communities.

The Summit will include topics such as design, workforce development, and infrastructure as well as research and financing.

Links to information on line:

MOA HLB/Real Estate Pages

HLB landing page:

<https://www.muni.org/Departments/hlb/Pages/HeritageLandBank.aspx>

Properties for Lease/Sale (Holtan Hills):

<https://www.muni.org/Departments/hlb/Pages/HotTopics.aspx>

HLBAC:

<https://www.muni.org/Departments/hlb/Pages/HLBCommission.aspx>

HLB work plan/5 year plan:

<https://www.muni.org/Departments/hlb/Pages/Plan.aspx>

GBOS page, prior to HHHAC formation:

GBOS letter to MOA Re: Holtan Hills 6.2.22:

<https://www.muni.org/Departments/operations/streets/Service/GBOS/GBOS%20HLB%202022%20Annual%20Work%20Program%20and%205%20Year%20Management%20Plan%20comments.pdf>

MOA HLB/CY Investments Holtan Hills Development Agreement 4.22.22:

[https://www.muni.org/Departments/operations/streets/Service/GBOS/HoltanHills\\_DevelopmentAgreement.pdf](https://www.muni.org/Departments/operations/streets/Service/GBOS/HoltanHills_DevelopmentAgreement.pdf)

GBOS Comments RE: HLB work plan/5 year plan 4.7.22:

<https://www.muni.org/Departments/operations/streets/Service/GBOS/GBOS%20HLB%202022%20Annual%20Work%20Program%20and%205%20Year%20Management%20Plan%20comments.pdf>

Holtan Hills Community Meeting 12.22.21

Video:

[https://www.muni.org/Departments/hlb/HLBDocument/CUP\\_PUD\\_AMP%20Community%20Meeting-20211222\\_184530-Meeting%20Recording%20%281%29.mp4](https://www.muni.org/Departments/hlb/HLBDocument/CUP_PUD_AMP%20Community%20Meeting-20211222_184530-Meeting%20Recording%20%281%29.mp4)

Slides:

<https://www.muni.org/Departments/operations/streets/Service/GBOS/Holtan%20Hills%20Presentation%2012.22.21.pdf>

Concept Drawing (12.22.21)

<https://www.muni.org/Departments/operations/streets/Service/GBOS/Holtan%20Hills%20Concept%20Drawing%2012.22.21.pdf>

**Single Family/Condominium Subdivisions:**

Heritage Estates  
Heritage West  
Kempton Park  
Turnagain View  
Turnagain View Estates  
Turnagain View Park  
Campbell Park Condos  
Bragaw Square  
Seclusion Bay  
Seclusion Cove  
Eastbrook  
Hillbrook townhomes  
Eagle Crossing  
Resolution Pointe single family homes  
Resolution Bluff – single family homes  
Potter Creek  
    Potter Bluff  
    Potter Glenn  
    Potter Highlands  
    Potter View  
Cedar Hills—Phase 2  
Cedar Park—83 single family lots approved  
Huffman Timbers  
Sandhill Reserve

**Multifamily Subdivisions**

East Anchorage Duplex  
Aurora Park Duplexes  
Strawberry Meadows four plexes  
Clairborne Four plexes  
Chugach West –2 20 unit apartment buildings  
Chugach South –3 20 unit apartment buildings  
South Addition duplex

**Prior and Current Marketing Representation**

John Hagmeier Homes

The Petersen Group

Merit Homes

Brick and Birch

Trevi Builders

Hultquist Homes

Visser Construction

Alexander Homes

Hall Quality Homes

Haven Homes

Resolution Pointe

Resolution Bluff

**From:** [Heritage Land Bank](#)  
**To:** [Heritage Land Bank](#)  
**Subject:** HLBAC July Meeting  
**Date:** Tuesday, July 19, 2022 12:32:48 PM  
**Attachments:** [image001.png](#)

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Hello,

The Heritage Land Bank Advisory Commission will be holding a meeting on July 28<sup>rd</sup> at 11:30am. This will be a hybrid meeting with both in person, Teams, and telephone options.

[Click here to join the meeting](#) via Microsoft Teams.

To join via telephone call 907-519-0237 and use conference ID 870 029 831#

Or join in person at the Permit & Development Center, conf room 170, 4700 Elmore Road, Anchorage, Alaska 99507

To view the agenda [visit our website](#). There are no action items on the agenda.

Community members are strongly urged to provide testimony. The HLBAC encourages anyone wishing to provide public testimony to email [hlb@anchorageak.gov](mailto:hlb@anchorageak.gov) by 5:00 pm the day before the meeting. Please provide your name, phone number, and agenda item number/title for which you wish to provide testimony. The subject line should read "HLBAC Testimony." All members of the public shall be muted until called on to testify. Should you need additional assistance, auxiliary aids, services, special modifications to participate or have questions, please call the HLB office at 343-7536 or email [hlb@anchorageak.gov](mailto:hlb@anchorageak.gov).

Thank you!

HLB Staff



Heritage Land Bank  
Municipality of Anchorage  
4700 Elmore Road, Anchorage Alaska 99507  
(907) 343-7533  
[HLB@AnchorageAK.gov](mailto:HLB@AnchorageAK.gov)

# Heritage Land Bank Advisory Commission Meeting

Thursday, July 28, 2022 at 11:30 a.m.

Permit & Development Center, conference room 170  
4700 Elmore Road, Anchorage, Alaska

*or via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 870 029 831#*

## AGENDA

- I. **Call to Order and Statement of Procedure:** Chair Tammy Oswald
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
  - a. July 28, 2022 Agenda
  - b. June 23, 2022 Minutes
- IV. **Director's Report:** Adam Trombley
- V. **Work Session Items** (15 minutes each and questions from Commissioners)
  - a. Rachel Bernhardt, Executive Director of Alaska Natural Burial, will be providing a presentation on the potential use of HLB Parcel 2-156 for a natural burial cemetery
  - b. Tommy O'Malley, Chairperson of the Girdwood Cemetery Committee, will be providing a presentation on the Girdwood Cemetery Project and the potential use of HLB Parcel 6-018, as well as the Eagle River Cemetery Project and the potential use of HLB Parcel 1-111 (20 mins to cover both projects)
  - c. CY Investments and Heritage Land Bank will be providing a presentation to update the commissioners on the Holtan Hills project on HLB Parcels 6-011/16/17
  - d. HLB Staff will present the potential disposal of HLB Parcel 6-014
- VI. **Persons or Items Not on the Agenda** (THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.)
- VII. **Commissioner Comments**
- VIII. **Next Regularly Scheduled Meeting Date:** Thursday, August 25, 2022 at 11:30AM in the Permit & Development Center conference room 170, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.
- IX. **Adjournment**

# 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 2022-14

### Resolution in Support of Amendment of the Development Agreement between Heritage Land Bank and CY Investments to Address Girdwood Community Housing Needs

Whereas, the community of Girdwood recognizes the importance of developing Heritage Land Bank (HLB) lands for a variety of critical needs; and

Whereas, on April 6, 2021, Heritage Land Bank issued a Request for Proposals (RFP) for “Girdwood Residential 2021”, development of a portion of HLB parcels 6-011, 6-016, 6-017; and

Whereas, the project envisioned by the RFP would be the largest housing development in Girdwood since Alyeska Basin over 40 years ago, and the largest development of any kind since the Alyeska Hotel was built almost 30 years ago; and

Whereas, the RFP included “Promote Housing and Employment Stability” as one of eight development goals, and required the proposal to detail the number of specific housing units intended for “affordable or senior housing, market rate housing, workforce housing, multi-generational housing, etc.”; and

Whereas, two proposals were received in response to the RFP and evaluated by a nine member selection committee which, on June 29, 2021, recommended selection of the “Pomeroy Partnership” proposal, a partnership between Pomeroy Property Development Ltd, Seth Anderson P.E. and CY Investments LLC; and

Whereas, between July 2021 and April 2022, HLB negotiated a Development Agreement with CY Investments LLC for development of part of the “Pomeroy Partnership” proposal, specifically the part west of Glacier Creek referred to as “Holtan Hills”; and

Whereas, the Development Agreement between HLB (through the Municipality of Anchorage) and CY Investments LLC for Holtan Hills was signed and became effective on April 29, 2022, with the agreement made publicly available on May 23, 2022; and

Whereas, HLB provided no formal or informal mechanism to incorporate Girdwood community concerns and priorities into the original RFP or into the Development Agreement, and provided very limited information on the status of either document during their drafting and finalization; and

Whereas, as a resort community, Girdwood has a very distinct housing market from the rest of Anchorage, characterized by an extremely high proportion of second homes and investment properties at approximately 70% of residential housing units, and a high proportion of housing used for Short Term Rentals at 15-20% of the total housing units; and

Whereas, using the Federal definition of “affordable housing” as spending no more than 30% of gross household income on housing, including mortgage or rent plus basic utilities, median housing costs continue to be well above median household income, indicating a housing affordability crisis; and

Whereas, through testimony at Girdwood Board of Supervisors (GBOS), Girdwood Land Use Committee, Housing Working Group and the experience of local service organizations, there is a well-established lack of housing in Girdwood for purchase or long-term rental with evidence suggesting the problem has become significantly worse over the past 3-4 years; and

Whereas, this lack of housing is having a demonstrable negative impact on the housing stability of residents and the viability of local businesses, first responders, health care providers, educators, daycare and local government entities; and

Whereas, Girdwood's most urgent need for land development is provision of workforce and mid-income housing, which is critically under-supplied and becoming less available each year; and

Whereas, the land covered by the Development Agreement has a significant footprint and impacts trail use areas, the airport, school, community water source, utility lines and access roads, yet HLB has not released any information regarding the studies required under 2021 HLB Annual Work Program and 2022-2026 Five-Year Management Plan that would address these issues; and

Whereas, the Development Agreement for Holtan Hills is set up to perform land sales, leaving the characteristics of resultant housing to third parties, with no identified mechanism for construction of specific housing uses; and

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

Whereas, the Development Agreement for Holtan Hills has no mechanism, such as deed restriction, to encourage use of the resultant housing as primary residences, or to discourage their use as vacant second homes or commercial short-term rental businesses; and

Whereas, despite the RFP including promotion of housing and employment stability as a goal, there is no evidence that the Holtan Hills Development Agreement meets that goal; and

Whereas, successful land development has to be commercially viable; and

Whereas, there are other critical needs for HLB lands, including but not limited to, residential, commercial, industrial, access, and for recreational purposes; and

Whereas, GBOS has created a Holtan Hills Advisory Committee to recommend how the Holtan Hills project could meet community needs; and

Whereas, this resolution was recommended by the Girdwood Land Use Committee by a vote of 42 in favor, 1 opposed and 6 abstaining at their Regular Meeting on June 13, 2022;

NOW, THEREFORE BE IT RESOLVED that the Girdwood Board of Supervisors requests the Heritage Land Bank engage with GBOS and the Holtan Hills Advisory Committee to address the community needs for workforce and mid-income housing as part of this development, perform the required MOA impact studies, and codify changes through an amendment to the Development Agreement or through a similar binding mechanism.

PASSED AND APPROVED by a vote of 4 to 1 this 18th day of July 2022.

Mike Edgington  
GBOS Co-Chair

Briana Sullivan  
GBOS Co-Chair

Attest

John Weddleton said “Land for low-income housing can happen” the following response was “How can legislators prioritize workforce housing?”

John Weddleton also said “Girdwood has a reputation for good community organizing and a good public process” and the Girdwood Community Land Trust (GCLT) should partner with HLB in this process.

How can a partnership actually be formed between HLB and GCLT, or any entity that’s committed to affordable housing & community land preservation?

The project is “profit - driven”

The HH plan does not plan or care about long term impacts on Girdwood

What “say” does Girdwood actually have in development?

Concerns that the Girdwood voice will be ignored

Project is geared to people from the outside of our community and benefits developers, not Girdwood

Important values should center around People, Planet & Profit, not just profit

As it is now, the HH development is not a true pathway to affordable housing

People don’t have time to “speak up” for what they desperately need, and they don’t understand the process of when they can share their voice. Even knowing there is a meeting, doesn’t mean they can get there, make time, know how the procedures are for comment

The important social needs, and concerns of residents (real people) aren’t being heard

Voices of workforce and working families are not being heard, and they’re too busy to join the conversation

Need for a “Community Action Plan” where locals with limited time/resources can show their support

Locals need help understanding the “path to participating” and “the development process” in order to efficiently advocate for themselves on the decisions that affect them

How can people show support for affordable housing other than attending meetings?

To be effective, people have to “speak at the places where decisions are actually made”

If GBOS is just advisory, how can we “speak at the places where decisions are actually made” who has time to go to the city council meetings in Anchorage?

The Girdwood governing process is so complex - it’s hard to understand where these “places where decisions are actually made” are

Request that public meetings, such as the HH Planning and Zoning, be in Girdwood

The Girdwood Area Plan revision is still in progress but needs more funding to be completed, ways to participate are through [imaginegirdwood.org](http://imaginegirdwood.org) The GAP revision process should be honored and completed before any HLB land sale for HH development

Join the Working Housing Group meetings and LUC and GBOS to share comments

Small business owners & employers are bearing the burden of workforce social needs

Important infrastructure like the Glacier Valley Transit should not have to be funded only by donations/grants

Is it realistic to get an HLB land donation for affordable housing?

It happened other places in Alaska! For example, in Meadowlakes and Valdez, city land was donated for this and other purposes, it is realistic in MOA? Is it realistic in Girdwood? TBD

Creekside Apartments were done through a HUD (Housing and Urban Development) program in conjunction with a private developer

We need more places like Creekside

Seniors that want to stay in Girdwood and have homes but want to downsize, are priced out of options. They are staying in dangerous housing situations, not easily maintained (shoveling, stairs, too big etc) because the other option is that they have to leave their homes and communities - creating unnecessarily isolating situations

There is no MOA services that help with senior mobility, food security, well care check ups, only local non-profits and compassionate individuals

The number of volunteers is affected by the change in resident/non resident in the valley. How can we encourage the second home owning crowd to help with time and funding?

(Muni of Anch) MOA services are not provided equally to Girdwood and Anchorage

Girdwood Bed Tax and Property Tax revenue that Anchorage receives does not come back to Girdwood to provide crucial social services

The Girdwood community is forced to have an Ad-Hoc approach to social services, due to disproportionate amount of funding returning from MOA

Request for 50% ownership of HH development to be "owner occupied"

Some housing in Girdwood puts locals in unsafe living conditions, or without access to proper food prep or bathroom space

Some folks in this community live in their cars, despite having college degrees and current jobs, "homelessness has many hidden faces"

All small business owners have an interest in affordable housing being built, why would it just be Pomeroy that gets to develop land for workforce housing?

Quick solutions to workforce housing like trailers is not allowed due to zoning, during this time of crisis that is difficult and ridiculous

Small business owners could join together to help the movement for affordable/workforce housing

HLB has 5000 acres of land in our valley that was part of the 1976 land deal when Girdwood became a part of the MOA, their mission is to benefit the residents of the MOA. Does that feel to be the case?

School growth concerns, stress for high schoolers, teachers and other school staff lack access to affordable/workforce housing

Concerns with the lack of transportation to Anchorage for seniors and many others with no vehicle or unreliable vehicles. Food security is of great concern to those that can't get groceries in Girdwood when our small store is empty. The Food Bank shoulders this burden

Desire to monitor/regulate AirBnB and VRBO's

Concerns regarding current lack of access to 24/7 trash removal and recycling, and great concern for AirBnB and VRBO visitors with no Bear Aware trash knowledge

Concerns regarding the current 30% resident/70% non-resident land ownership statistic

This moment is a current housing crisis because of this 30%/70% statistic

The level of local services cannot handle when all the beds in the valley are full

There is a desire/need to facilitate community financing for interested locals

The lack of childcare puts kids in dangerous situations, and forces families to make choices that have long-term negative effects, this is also true for school age and high school children

Lack of after-school activities and a place for year-round recreation creates unsafe and negative consequences for local youth

Early housing developments in the 80's were at a price-point everyone could afford, for example, even the Sitzmark dishwasher. Many of those folks still live here today, and that initial home affordability is one of the reasons this community has been so great

The previous development proposal circa 2004-6 (Crow Creek Neighborhood Land Use Plan) was detailed and full of useful info, why isn't it being referenced, and why no attempt at community involvement this time?

Desire to see development in the valley be accountable and adequately research the impacts, for example, and EIS or a "risk management study"

The Army Corp of Engineers showed that complexity of the topography, bedrock existence and wetland areas were too extensive for the proposed 700 lots of the earlier Crow Creek Neighborhood Plan.

The lack of transparency in the current HH plan gives the community the impression that it is a rushed proposal. The reason to rush this proposal is regarded as being due to the current high land prices and potential for ROI (Return on Investment)

No part of the HH proposal has given regard to the community, unlike the last plan, that although it was too many lots to be feasible, did have extensive community involvement

