

DATE: October 24, 2022

TO: Girdwood Board of Supervisors: [gbos@muni.org](mailto:gbos@muni.org)

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FR: Holtan Hills Housing Advisory Committee, Sam Daniel and Emma Kramer, Co-chairs

The Holtan Hills Housing Advisory Committee (HHHAC) was initiated at the request of the Girdwood Board of Supervisors on July 5, 2022. The purpose of this committee was to research the project, investigate the details, and make a recommendation to the GBOS for final action.

Since July 5 the seven-member committee has met formally together on 9 occasions and has sent representatives to meet with Adam Trombley and CY Investments twice. Our goal was to influence the disposal agreement to ensure that local housing needs are intentionally addressed in this proposed sale of public land in Girdwood, through mechanisms that impact the HLB, rather than the developer. These were the following:

1. Transfer of land plots within the Holtan Hills development to a non-profit agency such as the Girdwood Community Land Trust, or Girdwood Inc. This land would be appropriate sized and zoned for a housing development to be implemented that would help meet the work force housing needs.
2. Seed money in the amount of \$500,000. This money would come from the profits realized by the MOA/HLB rather than CY investments. The transfer of this money would not need to go through the Girdwood of Supervisors but rather the entity that took control of the deeded land.
3. Deed restrictions to a percentage of the land sold. These deed restrictions would be shaped to have the homes be primary residences rather than vacation rental homes. Through discussion with the developer this item was seen as a much larger topic to address in the very short timeline that we are presented with.

In reviewing the 2006 Crow Creek Neighborhood Land Use Plan, the committee found direction regarding establishment of a housing authority or non-profit entity focused on housing (Page 33). Since the HLB/MOA is now following the Crow Creek Neighborhood plan, these asks from our community are within the parameters set by this land use plan.

The ideas of land/seed money from HLB at closing seemed the most likely options to pursue at the conclusion of the meeting. The formal response from Mr. Trombley, however, focused on the current lack of an entity to receive land/seed money, and did not address the potential of such a transfer were an entity established. The HHHAC has been advised that a broader statement regarding the potential is to be expected. We are eager to receive a response that includes ideas on how to make such a transaction guaranteed for our community.

There is still time; we believe that any substantive discussion requires that the Municipality of Anchorage and Heritage Land Bank join with us in solution-based discussions. The answer to Holtan Hills development likely falls well outside of other real estate transactions that the MOA has engaged in previously. It will take out of the box thinking, collaboration, and partnership of HLB, CY Investments, and the community.

In conclusion the HHHAC does not support the Holtan Hills Development in its current form. The HHHAC sees that there is tremendous potential for the development of Holtan Hills for Girdwood, not only as a tax source, but also as a way for people to participate fully in our school, culture and community. Although the committee is discouraged by the tone and lack of assistance by the MOA/HLB thus far, we stand by to re-engage at any time. We would appreciate meeting as a committee with Mr. Trombley prior to any final decisions being made.