

Girdwood Chapel
www.girdwoodchapel.com
(907) 783-0127
PO Box 1068 / 102 Heavenly Valley Dr.
Girdwood, AK 99587



June 10, 2022

To our neighbors and community leaders:

A foundational belief of our faith tradition is that all people are of sacred worth. We, therefore, stand on the shoulders of the generations that have come before us for generations in working toward communities in which each person's value is recognized, maintained, and strengthened. We support and advocate for the basic rights of all persons to (among many other things) have access to affordable housing.

Through our food pantry, community garden, and emergency assistance programs, we are privileged to know and be in relationship with hundreds of people in our community. Many of these friends and neighbors struggle financially despite working full-time, and/or often at multiple jobs. The leading cause of financial insecurity in our community is the high cost of housing. People utilize our food pantry because they cannot afford both rent and groceries.

Our community desperately needs more affordably priced long-term rentals (federally defined as 30% or less of a person's pay); reasonably priced lots and homes for sale that can be purchased by full-time Girdwood residents for owner-occupancy; and increased capacity in our community's services (childcare, higher school enrollment, groceries, public safety, road maintenance and snow removal, etc.) that goes along with a growing population.

It seems clear from trends in our community and in communities like ours around the country that the rules for development that have worked in the past do not result in the kind of development that is most needed in our community. New land in our valley becoming available for development from the Heritage Land Bank (HLB) presents an opportunity to prioritize housing development that is affordable for residents and workers in Girdwood.

Achieving those priorities only seems possible if the "disposal" of the land by HLB is structured to prioritize affordable development. It is the greatest good for our community desperately in need of affordable housing. We urge you to oppose any development agreements that do not prioritize affordable housing.

Sincerely,

The Girdwood Chapel Leadership Team
(Loretta Ortiz-Daniel, Terry Sherwood, Sam Daniel, Lynné Doran, Leo McGlothlin, Betsy Connell, Clark Clingenpeel, Rev. Nico Reijns)

Love God, Love Others, Change the World

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

[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



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



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 GIRWOOD AK 99587

907-783-5225 | 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

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

(907)653-0100
birdcreekmotel@alaska.net

Friday, June 10, 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

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



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 sense 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 28th meeting.

Sincerely,



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

