



Policy Number:			
Policy Name:	Housing Land Development Grant Policy		
Adoption Date:	Draft	Revision Date:	
Approved By:		Expiration Date:	

1. Scope

This policy applies to Developers seeking grants from the City of Valdez for the purpose of land development of subdivisions and planned unit developments.

2. Purpose / Background

The City of Valdez currently has a need for new housing units as illustrated by the 2020 Housing Market and Gap Assessment Study and 2021 Comprehensive Plan. The Housing Land Grant Policy is promoting new dwelling, units and therefore a minimum of 20 new units in new subdivision or PUD must be proposed in order to qualify for such grant funding.

3. Policy

The purpose of Housing Land Development Grant Policy is for City staff to make recommendations to City Council on guidelines for granting funds to housing developers that have created preliminary plats and planned unit developments that have been approved by the City of Valdez Planning Commission.

The City should support the development of private lands through land development grants that incentivize new housing subdivisions, including planned unit developments. The City has funds available in the Valdez housing and land development fund. However, funds are limited and funding must be distributed in a manner that maximizes housing unit development and achieves goals of the City Comprehensive Plan.

Housing development on private lands are subject to City planning, zoning, and building regulations. Such developments are not public projects and therefore shall not be projects that are managed by the City or owned by the City. Developer's agreements may guide the requirements for installment of infrastructure improvements related to such housing subdivisions and planned unit developments. Such requirements will provide guidance for the development of such improvements to be accepted by the City for future public ownership and maintenance.

4. Procedures

The following procedure shall be adhered to when considering potential housing subdivision and planned unit developments for Housing Land Development Grants.

The Planning Department shall work with developer to develop preliminary plat/planned unit developments for Planning Commission approval. Such preliminary plats/planned unit developments shall include needed public improvements for housing subdivisions and planned unit developments.

The preliminary plat/planned unit development shall include specific investments being made by the developer for the purpose of housing land development. Costs estimates shall be developed by licensed civil engineer and submitted to the City for review

A developer's agreement shall be constructed based upon the requirements stated in the preliminary plat/planned unit development and shall consider the following criteria and generate points to justify City Land Development Grant. Evaluation shall be on 100-point scoring criteria, with each point creating \$10,000 in grant funding for housing land development.

Proposed development must be completed within 3 years of application for land development infrastructure.

1. Number of housing units proposed for development = 1 point per dwelling unit to be constructed.
2. Construction of sewer lines being connected to City sanitary sewer system under Valdez City Code 13.08 = 5 points.
3. Construction of water lines being connected to City water system under Valdez City Code 13.04 = 5 Points.
4. Construction of paved streets meeting City standard specifications and requirements of Valdez City Code 16.16 = 10 Points
5. Construction of Storm Sewer/Drainage meeting City standard specifications and requirements of Valdez City Code 16.16 = 5 Points
6. Creating affordable housing under federal and state guidelines = 5 points.
7. Developer dedication of land to City for open space/snow lots =5 points.
8. Developer provides land for development = 5 points.
9. Meets goals and objectives of 2021 Comprehensive Plan = 5 Points.
10. Other amenities (Sidewalks, Street Lighting) = 5 Points

100 points max awarded. Funding will not exceed \$1 million.

5. Limitations/Approvals/Responsibilities

The following limitations shall be applied to funding for reimbursement of materials and engineering fees related to housing subdivision infrastructure improvements:

1. A minimum of 30 housing units must be proposed to be eligible for Grant.
2. No proposed housing development shall receive more than \$1 million dollars in City Land Development Grant funding.
3. All funding is subject to availability of City funds and budget appropriation.
4. All grant funding under the Housing- Land- Development Grant Policy shall be subject to compliance with City Code, City infrastructure specifications, and Planning Department requirements.
5. Land proposed for housing land development grant funds shall be developed within 3 years of award of funding.