



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Tuesday, February 3, 2026

6:00 PM

Council Chambers

Work Session - Housing Needs Assessment Report

WORK SESSION AGENDA - 6:00 pm

Transcribed minutes are not taken for Work Sessions. Audio is available upon request.

1. [Work Session: Housing Needs Assessment Final Report](#)



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 26-0046, **Version:** 1

ITEM TITLE:

Work Session: Housing Needs Assessment Final Report

SUBMITTED BY: Kate Huber, Community Development Director

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

The final 2026 Housing Needs Assessment Report is attached for review by the public and City Council. Also attached is an executive summary document that outlines the key points of the full report. Both are available on the City of Valdez website.

During the work session, the project team from Agnew::Beck Consulting and the Community Development Department will present on the needs assessment process and findings and answer any questions. Following the City Council presentation and discussion, the report will be shared with the public through our various communications methods.

The City of Valdez is actively working to improve housing outcomes for current and future residents. With the adoption of Plan Valdez, the 2021 Comprehensive plan, the city set housing as a top priority for the future health and vitality of the community. Additionally, the Valdez City Council established housing availability as their top priority for 2025. This housing needs assessment provides information that will help refine the city's housing efforts and future investments.

What is a Housing Needs Assessment?

A housing needs assessment is a data informed process through which a community identifies current and future housing needs, including housing types, affordability, and accessibility. An evaluation of the existing housing inventory, building trends as well as market and economic conditions inform a forecast of the community's specific housing needs. These assessments help provide baseline data and analysis to inform meaningful investments, policy development, and program implementation to achieve current and future housing goals. While a housing needs assessment is not a planning document, it lays the foundation for future planning efforts.

The findings of this housing needs assessment are used to forecast the number of units needed to

accommodate future population growth and address existing pent-up demand. Renovation and preservation of the existing housing inventory is also taken into consideration to develop a more nuanced picture of the overall housing need in Valdez. Additionally, this assessment looks at housing price and accessibility, to highlight the specific needs of households of various income levels and identify the need for housing across a broad spectrum of affordability.

While the housing needs assessment is not a planning document, it does include preliminary recommendations for policy actions that City Council can consider to address our local housing situation. The data also provides useful information for council if they seek to refine our current housing initiatives including the dwelling unit incentive program or property tax relief programs.

Using the assessment the Council and the Housing Subcommittee will continue work on a housing action plan detailing preferred long-term efforts in addition to short term projects in an effort to meet the Council priority to increase housing stock by the fall 2027.

Please see the attached executive summary and full report for more detail.

City of Valdez Housing Needs Assessment

Presentation of Key Findings

Presenters: Michelle Bowlds and Shanna Zuspan

February 3, 2026



Engage Plan Implement  AGNEW
::BECK

Introductions



Shanna Zuspan
Principal,
Economic and
Housing Advisor



Michelle Bowlds
Senior Analyst,
Housing Data
Specialist

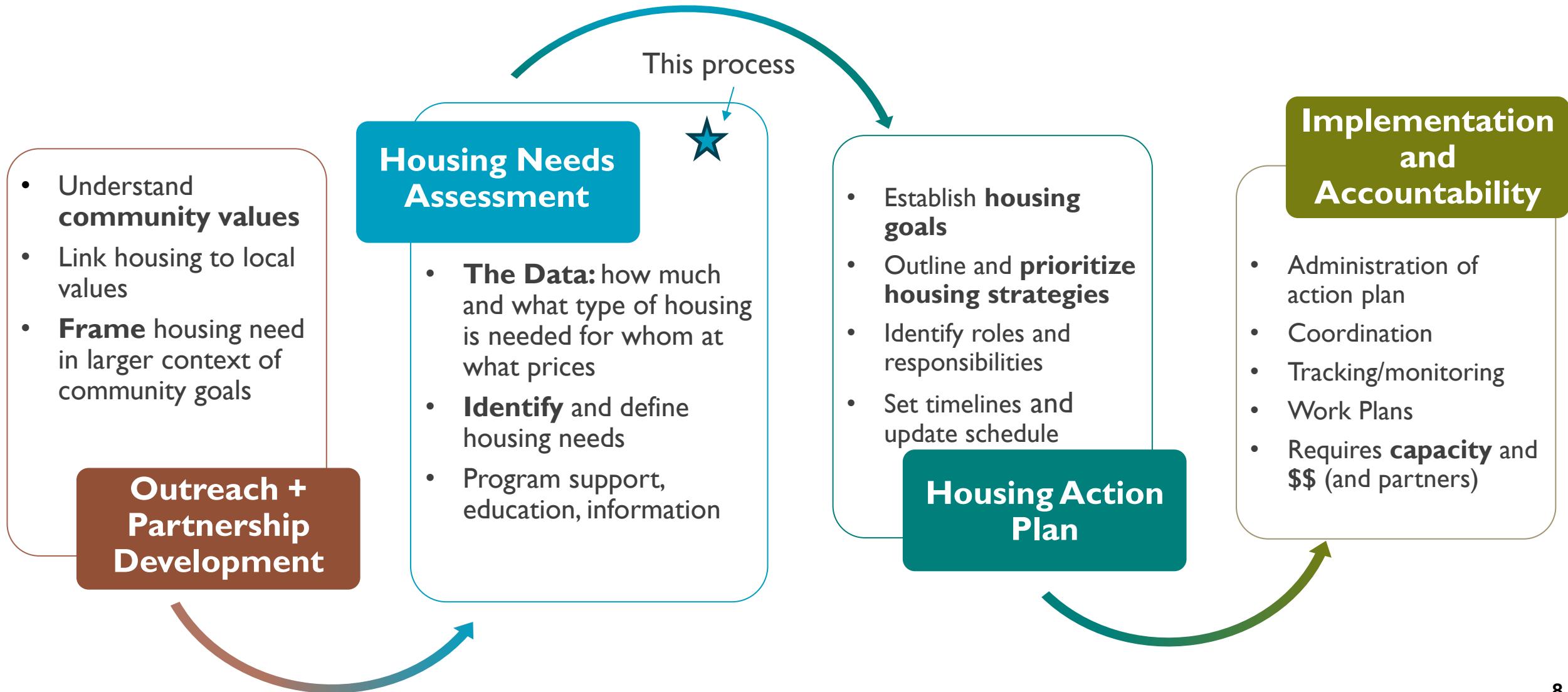
TODAY

- Welcome and Introductions
- Housing Needs Assessment Overview
- Summary of Key Findings
- Questions and Discussion



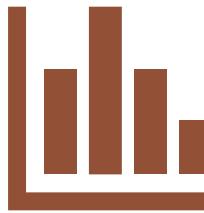
Housing Needs Assessment Overview

Housing Action Process



Housing Needs Assessment Process

STEP 1: Identify your community's goals and desired outcome of the assessment



STEP 2: Data Collection

Combine available secondary and local data sources to understand demographics, economic forecasts, and housing needs.



STEP 3: Collaborate

Work with local stakeholders to check secondary data, update findings and tailor the information to better suit the needs of your community. Includes key informant interviews, surveys and presentations.



STEP 4: Share Findings

Combine findings and present to key partners and community

Step I: Identify your community's goals and desired outcome of the assessment

Identified Goals

- Compile and understand city and regional housing data.
- Identify housing opportunities and challenges throughout the region.
- Learn from the people living and working in your communities.
- Understand housing market conditions and economic development goals.
- Begin to identify recommendations and strategies.

Assessment Considerations



Population projections



Housing and household characteristics



Affordability and market conditions



Labor markets and regional employment trends



Development environment, land uses, constraints and policy

Desired Outcome: This housing needs assessment provides information that will help refine the city's housing efforts and future investments by projecting housing need by household income and type over the next 10 years, analyzing existing housing market conditions and identifying barriers to housing development.

Step 2: Data Collection

Statewide + National Sources

- Alaska Department Of Labor and Workforce Development
 - Population estimates and projections
 - Migration and demographics
 - Alaska Rental Market Survey
- U.S. Census American Community Survey (5-Year Estimates)
 - Housing and household characteristics
- U.S. Bureau of Labor Statistic
 - Employment and earnings
- Department of Housing and Urban Development (HUD)
 - Income limits and Fair Market Rents
- AirDNA (Short Term Rentals)
 - Listings and occupancy
- MIT Living Wage Calculator
- National Low Income Housing Coalition
 - Housing wage and affordable rents

Local Sources

- City of Valdez
 - Building Permits
 - New Unit Counts
 - Valdez Household Survey
- Alaska Multiple Listing Service (MLS)
 - For Sale Home Listings (provided by local relator)

Note: Quantitative data was supplemented with qualitative data collected through interviews and surveys. When possible, secondary data was verified or confirmed by key informants and local experts.

Step 3: Collaborate



Community Housing Survey

- Fielded in Spring 2025
- Received 462 responses
- Featured 53 questions
 - Current housing status, condition and affordability
 - Interest in moving
 - Housing preferences and challenges



Key Informant Interviews

- Completed in Fall 2025
- Included a total of 13 conversations
- Aimed at further understanding
 - Local housing dynamics
 - Development and employment patterns
 - Community driven ideas to address housing issues



Local Business and Employer Questionnaire

- Fielded in Summer 2025
- Connected with 21 employers
- Featured 22 questions
 - Impacts of housing on ability to hire and retain workforce
 - Identify workforce housing needs

Step 4: Share Findings

Throughout this study we shared back initial findings and updated with City staff as well as key community partners.

July 13 Council Presentation

- Shared initial assessment findings including a summary of the community survey responses

Sept 29 Employer Workshop

- Shared initial assessment findings including a summary of employer and local business questionnaire
- Collected additional feedback from workshop participants

February 3 Presentation of Key Findings

- Today's presentation of final assessment and key findings



Key Findings

Community Profile

Constrained Growth: Housing has likely been one of the constraints that has limited population growth in recent years. With proactive planning is reasonable to assume modest population growth (0.12% annually) could occur over the next 10 years.

Shifting Demographics: the population over 80 years is expect to more than double over the next 25 years

Lower Income Renters: The median household income for renters is \$70,976 and roughly 54 percent of renters (322 households) in Valdez make less than 80 percent of AMI

Single-Person Households: nearly a third (31.6%) of Valdez households are occupied by a person living alone.

Housing Supply

Fewer Small Housing Units: studio and 1-bedroom units make up only four percent of Valdez's housing inventory and can be and affordable and desirable product type for single-person households and shift workers.

Aging Housing Stock: Over 600 housing units in Valdez were built prior to 1975 (50 years ago) and there is a growing need for rehabilitation and/or renovation of existing housing units.

Mobile Homes: 66 percent of Valdez's mobile homes units were built between 1960 and 1979 and are likely in need of replacement or substantial repair.

Higher Ownership Rates: 63 percent of Valdez housing units are owner occupied and homeowners on average have higher household incomes when compared to renters.

Slow Pace of Development: High construction costs and workforce constraints have inhibited residential development in recent years.

Housing Demand

Workforce Housing: the lack of available and affordable housing options is directly impacting the local workforce and local businesses.

Existing Pent-Up Demand: suppressed demand is present in the housing market when households are unable to find housing that meets their need due to affordability or availability. 114 survey respondents reported an immediate need for an additional or different housing unit.

Seasonal Demand: the seasonal workforce is often competing with visitors for a limited supply of short-term rentals and temporary housing options during the busy summer months, putting additional pressure on the overall housing stock.

Affordability

Increasing Rents: rents in Valdez have been trending upward over the past decade (average of 2 percent annually) with steeper increases more recently (10 percent between 2020-2024).

High Cost of Housing: 27 percent of households in Valdez are cost burdened spending more than 30 percent of their total income on housing.

Renters Spend More on Housing: Half of all renter households are cost burdened, and 28 percent of renter households spend more than 35 percent of their household income on housing.

Lower-Income Households Spend More on Housing: the burden of housing unaffordability falls disproportionately to lower-income households.

High Utility Cost for Mobile Homes: Community survey respondents residing in mobile homes reported paying less for monthly housing costs on average but paying an average of \$250 or more per month on heating costs.

Valdez Housing Needs Forecast

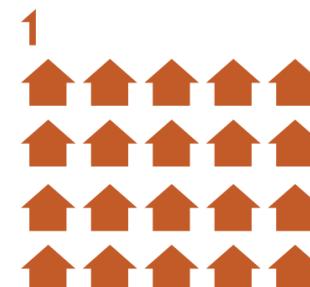
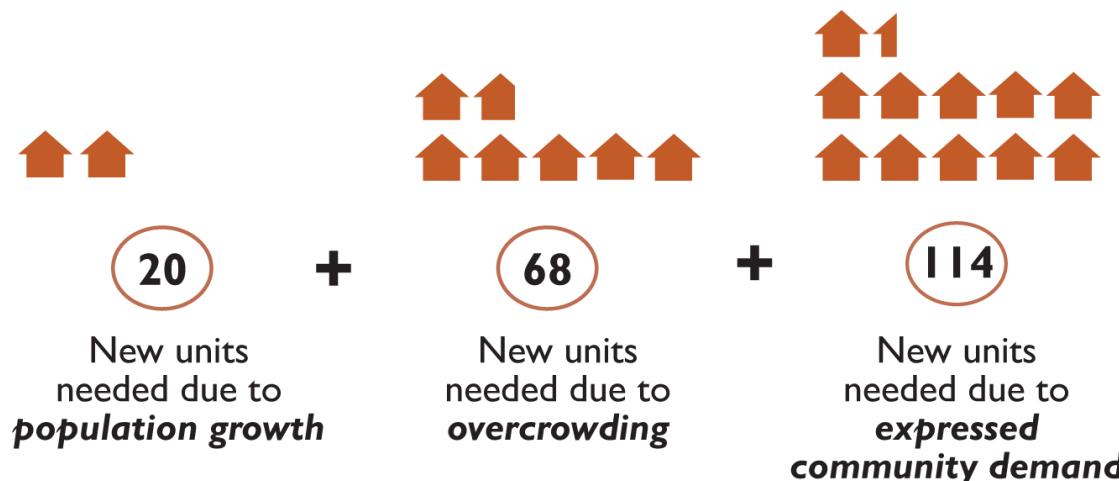
10-Year Housing Need Forecast: New Units

There is a need for new housing development in Valdez, as the current housing inventory doesn't fully meet the needs and desires of the community. An estimated 202 new housing units are needed to address housing affordability, overcrowding, seasonal demand spikes, and market mobility.

10-year housing need for Valdez

New units

▲ = 10 housing units



202

Total new housing need

Methodology

To estimate the number of new housing units needed over the next 10 years, this forecast looks at three key drivers:

- Population Growth
 - using the mid-point estimate of population projections
- Overcrowding
 - 4.2% of occupied housing units in Valdez are “overcrowded” or “severely overcrowded” as defined by the U.S. Census
- Expressed Community Demand
 - Based on duplicated responses to three key questions in Community Housing Survey (Spring 2025)

New Housing Units



Roughly 90 percent (182 housing units) represent an **immediate need** in the community driven by overcrowding (68) and pent-up demand/expressed community need (114 units). An additional 20 units are needed to accommodate modest population growth and support health market mobility over the next 10 years.



Less than half of community survey respondents say their **current housing is meeting their needs**. A total of 183 survey respondents indicated a desire to move to a different residence within the next 5 years. Mobile home residents were more likely to express a desire to move with 66 percent of mobile home residents expressing preference for a new housing situation within the next 3 years.

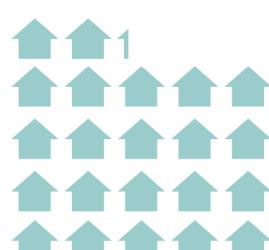
10-Year Housing Need Forecast: Rehab Units

520 housing units in Valdez will likely need a moderate to significant amount of renovation/rehabilitation to remain livable long-term. If existing housing units are not maintained or rehabilitated, it is likely that some portion of the existing housing stock will continue to fall off the market and further compound the need for new housing units.

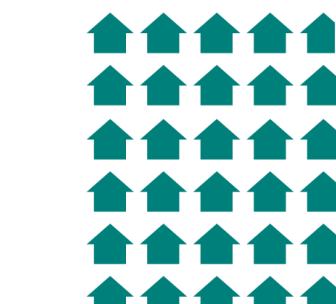
10-year housing need for Valdez

Rehab or replacement units

▲ = 10 housing units



Non-mobile home units



Mobile home units



Total rehab housing need

Methodology

To estimate the number of existing housing units that will likely need substantial rehabilitation or renovation over the next 10 years, this forecast uses an average replacement factor based on:

- **Housing Units Without Plumbing**
 - 3.5% of occupied housing units in Valdez do not have complete plumbing + kitchen facilities
- **Aging Housing Stock**
 - 32% of Valdez's housing stock was built before 1975 and is 50+ years old
- **Mobile home units that need replacement sooner than other unit types**
 - Mobile homes make up 25% of total housing stock and nearly 75% of the mobile homes in Valdez were built 50 years ago

Renovation/Rehab of Existing Housing Units

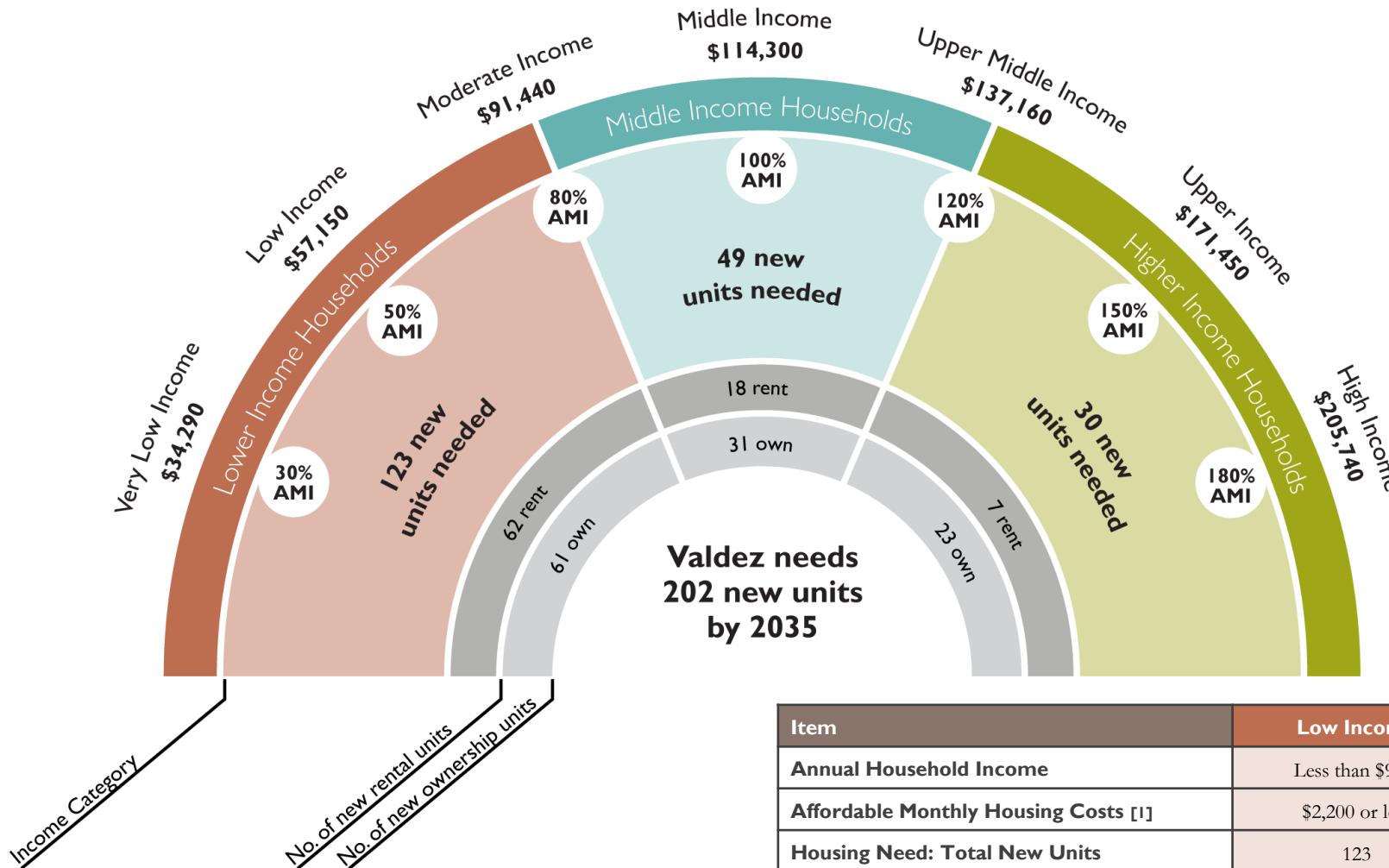


Valdez's housing inventory is aging, and many residents report needing home rehabilitation and renovation. Specifically, many of the mobile home units in Valdez are nearing or have reached the end of their useful life and are expected to need considerable repair or replacement in the near future.



The renovation/rehab estimate developed through this assessment is based on previously documented characteristics of the overall housing stock in Valdez, such as year structure built, completed kitchen and bathroom facilities and mobile home units. A physical condition assessment was not completed as part of this analysis, and given our methodology, a distinction between rehabilitation and replacement cannot be inferred.

Visualizing the Need – Housing Bridge



Note on Methodology:
 Current income distributions in Valdez are used to allocate new housing due to population increase.
 Overcrowding is allocated between low income and moderate income only
 Expressed community is need is allocated among all three income groups based on the household income of the survey respondents.

Item	Low Income	Middle Income	High Income
Annual Household Income	Less than \$90K	Between \$90K and \$135K	Greater than \$135K
Affordable Monthly Housing Costs [!]	\$2,200 or less	\$2,200-\$3,300	More than \$3,300
Housing Need: Total New Units	123	49	30
Rental Units	61 (49%)	31 (64%)	23 (78%)
Ownership Units	62 (51%)	18 (36%)	7 (22%)

Affordability



Approximately 60 percent of these new housing units (123 units) would need to be **accessible to households earning less than 80 percent of the area median income** to meet the projected need across affordability levels.



To serve the needs of the community, new housing units should reflect a range of affordability levels as well as a mix of renter and ownership opportunities. Variety of unit types (single family, duplex, apartment..., etc.) and sizes (studio to 4 bedrooms) are needed to accommodate various household sizes and incomes.



Conclusion and Policy Recommendations

Conclusions

- Findings illustrate a housing market in Valdez that is increasingly strained by shifting demographics and workforce needs, limited supply and rising affordability changes
- There is demand for more diverse and affordable housing options in Valdez to better meet community and workforce needs
- Valdez's aging housing stock, especially older mobile homes, signals a critical need for reinvestment to preserve existing units and prevent further loss of the existing housing stock.
- Looking ahead, Valdez will require both new residential development and substantial rehabilitation efforts to meet housing needs over the next 10 years

Policy Recommendations

We recommend prioritizing two target populations with housing policy and incentives.

- **Middle income households** (80% to 120% of AMI or roughly \$91,000-\$137,000 annual household income). Given that there is no federal funding to support housing for this group, local policies and incentives can help address the financial feasibility gaps and encourage development of affordable housing for middle income households. Housing for middle income households is necessary to increase affordability across the full housing spectrum.
- **Workforce Housing.** Valdez also has a need for policy solutions to support the local workforce including single person households and housing options for the seasonal and shift workforce.

Policy Approaches and Next Steps

The next step is to prioritize strategies and develop an action plan for implementation. Below are some high-level approaches to addressing housing need but it is recommended that more targeted policies and strategies be developed through a housing action plan or stakeholder process.

- **Improve financial feasibility of housing development.** Where possible, implement City policies that help reduce housing development costs and incentivize new housing units.
- **Incentivize modernizing the existing housing stock.** Consider policies that support the replacement and modernization of Valdez's aging housing stock, specifically mobile/manufactured housing.
- **Enhance local development capacity.** Work with partners to help grow local construction, financing, and development capacity.
- **Monitor the market for local benefit.** Ensure housing stays accessible for residents by monitoring market pressures, particularly with regard to short-term rentals.

Thank You! Please feel free to reach to our team with additional questions or thoughts.

michelle@agnewbeck.com

shanna@agnewbeck.com



Valdez Housing Needs Assessment

January 2026 - Executive Summary



Report developed by Agnew::Beck Consulting, Inc.

www.agnewbeck.com | 645 G Street, Suite 200 | Anchorage, Alaska 99501 | 907.222.5424

Acknowledgements

Thank you to all the members of the public who participated in the community housing survey and shared their stories and ideas related to housing in and around the City of Valdez.

Thank you to the following individuals and to the organizations and partners who shared housing data, participated in interviews and helped inform the findings of this needs assessment.

Mayor and City Council

- Dennis Fleming – Mayor
- Austin Love – Mayor Pro Tempore
- James Devens
- Olivia Foster
- Joseph Lally
- Joy Witte
- Lester Green

City of Valdez Staff

- Nathan Duval – City Manager
- Kate Huber – Community Development Director
- Nicole Chase – Senior Planner, Community Development

1.0 Executive Summary

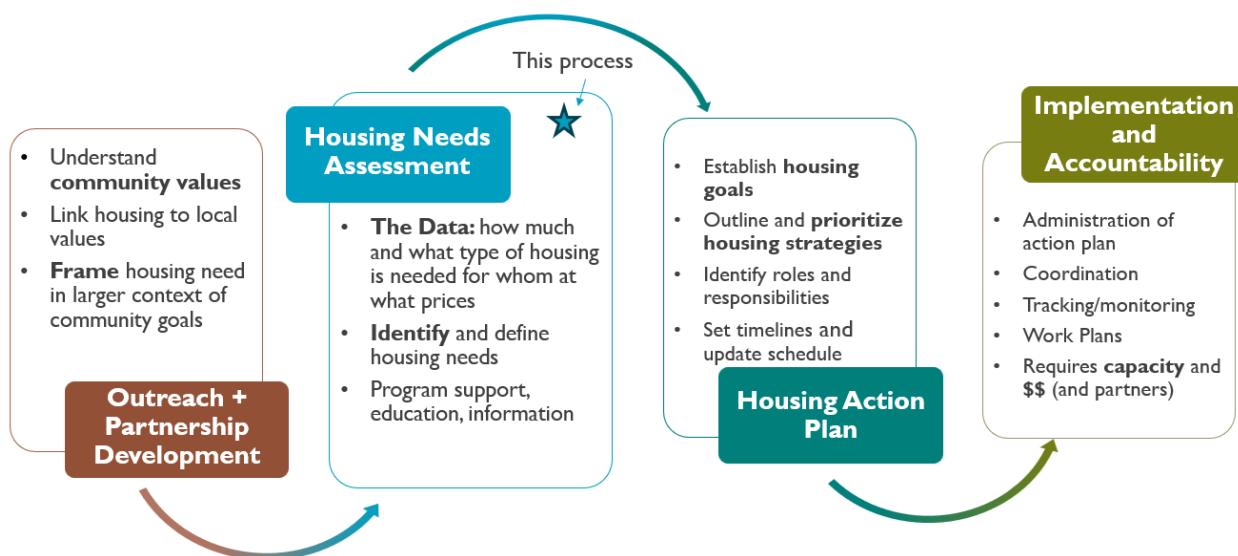
Report Purpose

The City of Valdez is actively working to improve housing outcomes for current and future residents. With the adoption of Plan Valdez, the 2021 Comprehensive plan, the city set housing as a top priority for the future health and vitality of the community. Additionally, the Valdez City Council established housing availability as their top priority for 2025. This housing needs assessment provides information that will help refine the city's housing efforts and future investments.

What is a Housing Needs Assessment?

A housing needs assessment is a data informed process through which a community identifies current and future housing needs, including housing types, affordability, and accessibility. An evaluation of the existing housing inventory, building trends as well as market and economic conditions inform a forecast of the community's specific housing needs. These assessments help provide baseline data and analysis to inform meaningful investments, policy development, and program implementation to achieve current and future housing goals. While a housing needs assessment is not a planning document, it lays the foundation for future planning efforts.

The findings of this housing needs assessment are used to forecast the number of units needed to accommodate future population growth and address existing pent-up demand. Renovation and preservation of the existing housing inventory is also taken into consideration to develop a more nuanced picture of the overall housing need in Valdez. Additionally, this assessment looks at housing price and accessibility, to highlight the specific needs of households of various income levels and identify the need for housing across a broad spectrum of affordability.



GOAL 2.3

Promote, protect, and build quality housing

Quality housing is housing that meets community needs including a range of incomes, housing types, and locations; and is built with longevity in mind

Without dedicated resources or programmatic priorities to support more diverse housing types, the city's capacity to help residents find housing best suited to their needs, has been limited. Adopting a policy direction that promotes an inclusive, diverse, and flexible housing environment will contribute to a capable workforce, retain residents in the community, and help develop a sturdy customer base to sustain local businesses and population. Various housing options will enable residents to find suitable local housing regardless of income level.

Approach

This assessment utilizes local, regional, and statewide data sets to provide the framework for understanding the current state of housing in Valdez along with the factors that will influence housing supply and future housing demand. The data is strengthened by significant community and stakeholder feedback that was collected in the following ways:

- **A community wide housing survey** that reached 462 respondents during the spring of 2025. The community housing survey featured an extensive 53 questions that asked about current housing status, condition, affordability, assessed interest in moving (both within Valdez and to other locations) and identified the type and size of housing units that respondents were most interested in seeing in Valdez. The survey provided invaluable information related to the challenges and opportunities that face residents and individuals who may wish to move to the area on a more full-time basis.
- **A local business and employer questionnaire** that connected with 21 employers. This questionnaire was designed to collect feedback from businesses and local employers regarding the impacts of the local housing market on their ability to hire and retain a workforce necessary to support their business. We asked 22 questions and respondents identified challenges and suggested strategies to better support Valdez's local workforce in attaining housing that meets their needs. The questionnaire also helped to identify if there was a need for workforce housing to support businesses that were likely to undergo significant expansion in the next few years.
- **Key informant interviews** that included 13 conversations aimed at further understanding local housing dynamics, development and employment patterns, as well as community driven ideas to address housing issues. These interviews provided a qualitative perspective into the Valdez housing market and were used to confirm if local housing data matched housing perceptions in the area. Interviews with developers and local businesses also helped to establish an understanding of employment trends, nuances of the local construction industry, and any planned housing investments that are likely over the next few years.

This assessment provides a housing need forecast for Valdez through 2035. The assessment model quantifies new housing unit needs and assesses the total existing housing inventory requiring significant renovation or rehabilitation to stay on the market. The assessment also provides information about the demand for different types of housing and housing affordability levels.

Key Definitions

Affordable and Attainable Housing

Housing that is affordable. The U.S. Department of Housing and Urban Development (HUD) defines “affordable housing” as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Housing that is affordable can be built by private developers and open to all income groups. This is sometimes called naturally occurring affordable housing. Housing that is affordable can also be built using public investment and restricted to certain incomes. In some communities, there is an abundance of naturally occurring affordable housing that has been built by private developers. In other

communities, the opportunities for housing that is affordable are few and far between, as housing prices have outpaced wage growth, causing housing to be out of reach for many households.

Income Restricted Affordable Housing. This type of affordable housing typically targets lower-income households (below 80 percent of area median income). In most cases, income restricted affordable housing receives public investment through local, state, federal, or foundation funds and is available to households who are under a certain income. The Low-Income Housing Tax Credit (LIHTC) program is a federal tax credit program and provides the vast majority of funding to support income restricted affordable housing in the United States.

Attainable Housing is a more recent term and generally refers to housing options that are accessible and affordable for middle-income families typically those between 80 percent and 120 percent of area median income.

Housing Costs

This report adopts the definitions used by HUD to determine which costs are included in the “total monthly housing costs” that are calculated based on household income to determine affordability and cost burden. HUD defines housing costs as the sum of all monthly payments to maintain a home, which includes rent and utilities for renters and mortgage payments, property taxes, insurance and homeowner/condominium fees for homeowners. Unless otherwise specified, monthly housing costs referenced throughout this report include the following components:

Figure 1. Components of Monthly Housing Cost by Tenure

For Renters	For Homeowners
Monthly Contract Rent	Monthly Mortgage (principal + interest)
Utilities (electricity, gas, water, sewer, trash)	Utilities
Fuels (oil, coal, kerosene, wood)	Property Taxes
	Hazard Insurance
	Homeowner Association Fees
	Condominium Fees

Key Findings

Community Profile

Shifting Demographics: The population over the age of 80 years in the Chugach Census Area is expected to more than double over the next 25 years and will account for a greater proportion of the overall population. This demographic shift could put additional pressure on the local workforce and drive additional demand for senior housing and services.

Lower Income Renters: The median household income for renters in Valdez is \$70,976 which is well below the HUD's published AMI of \$114,300. Roughly 54 percent of renter households, or 322 households, in Valdez make less than 80 percent of AMI and could potentially qualify for federally sponsored income restricted affordable housing programs.

Single-Person Households: Nearly a third of Valdez households are occupied by a person living alone. The community's aging population paired with relatively mobile cohort of young professionals are likely driving the longer-term trend toward smaller and more single-person households.

Constrained Growth: Housing could be constraining population growth in Valdez. The relationship between population and housing presents a two-sided dynamic in which population growth can drive demand for housing, and in turn, restricted housing availability can also stifle population growth that would otherwise occur.

Housing Supply

Fewer Small Housing Units: Only four percent of Valdez's housing inventory is studio or 1-bedroom units, which often serve as the most affordable housing option on the market and is also a desirable product type for seasonal and shift workers and single-person households. Larger luxury homes typically generate a higher return for developers compared to smaller multi-family units, which often require subsidy or a diverse capital stack to make pencil.

Aging Housing Stock: Over 600 housing units in Valdez were built prior to 1975 and are reaching the end of their expected lifespan. This suggests a growing need for rehabilitation and renovation within the community. The preservation of the existing housing stock plays a critical role in meeting the community's housing needs, especially given the current high cost of new construction in Valdez.

Mobile Homes: Valdez is home to a large number of mobile home units that are also at risk of aging out of the market. Roughly 66 percent of Valdez's mobile home units were built between 1960 and 1979 and are at least 45 years old.

Higher Ownership Rates: More housing units are owner-occupied than renter-occupied in Valdez (63 percent vs 37 percent.) and homeowners are likely to have a higher household income than renters.

Slow Pace of Development: Residential development has not kept pace with the demand for housing in Valdez. Barriers to development, including high construction cost and workforce constraints have limited residential development in recent years.

Housing Demand

Workforce Housing: Housing has a direct impact on the local workforce, and the lack of available and affordable housing options can negatively impact employee recruitment, retention and productivity. When businesses are unable to find, hire, and retain a reliable workforce, it can slow down overall economic growth in a community.

Existing Pent-Up Demand: In addition to overcrowding, latent housing demand can also be present in a housing market when households cannot find housing that meets their needs due to affordability or availability constraints. The community housing survey developed for this assessment asked three questions targeted at quantifying this additional pent-up demand and found that 114 respondents reported some degree of pent-up demand within their household that could be alleviated with an additional housing unit.

Seasonal Demand: The seasonality of Valdez's employment opportunities creates challenges in housing accessibility during peak activity months. The seasonal workforce is often competing with visitors for a limited supply of short-term rentals and temporary housing options during the busy summer months, putting additional pressure on the overall housing stock.

Affordability

Increasing Rents: Rents in Valdez have been trending upward over the past decade, increasing at an average annual rate of 2 percent. In more recent years, increases in rental prices have become more pronounced with rents increasing by 10 percent between 2020 and 2024.

High Cost of Housing: In Valdez, 27 percent of households meet the definition of cost burdened, spending more than 30 percent of their total income on housing costs and renter households are more likely to be cost burdened. High rates of cost burden could indicate a potential mismatch between local wages and housing costs, highlighting a need for more affordable housing options.

Renters More Likely to be Cost Burdened: Low-income renter households are particularly vulnerable to the lack of affordable housing. Roughly 28 percent or 159 renter-occupied households are spending more than 35 percent of their household income on housing, indicating that they are significantly cost burdened. This suggests that there is a need for more affordable housing, specifically affordable rental housing in Valdez.

Lower-Income Households Spend More on Housing: The burden of housing unaffordability falls disproportionately to the poor. For example, 89 percent of renter-occupied households who make less than \$50,000 per year are cost burdened, while only 18 percent of renter-occupied households who make \$75,000 and more are cost burdened. Approximately 71 households who make under \$35,000 annually are currently paying more than 35 percent of their income in housing costs and would benefit from affordable housing offered at rents from \$375 to \$875 per month.

Housing Between \$1,000-\$2,000 per Month Needed: Based on data collected through the community housing survey, additional housing units with monthly housing costs between \$1,000 and \$2,000 would support a large portion of households in Valdez. For renters, monthly housing costs include the contract rent as well as the cost of utilities, such as electricity, gas, water and sewer. For homeowners, monthly housing costs are inclusive of monthly mortgage payments, utilities, property taxes, insurance and any homeowner association or condominium fees.

High Utility Costs for Mobile Homes: While many of the existing mobile home units in Valdez provide seemingly affordable monthly housing costs, many of the existing mobile home units are not energy efficient or were not constructed to withstand the extreme climate in Valdez. Community survey respondents residing in mobile homes reported paying less for monthly housing costs on average but paying an average of \$250 or more per month on heating costs. These high utility costs contribute to the high level of cost burden among mobile home residents.

Housing Need Forecast

There is a need for new housing development in Valdez, as the current housing inventory doesn't fully meet the needs and desires of the community. An estimated 202 new housing units are needed to address housing affordability, overcrowding, seasonal demand spikes, and market mobility.

- Roughly 90 percent (182 housing units) represent an immediate need in the community driven by overcrowding and pent-up demand and the remaining 20 forecasted units are needed to accommodate modest forecasted population growth over the next 10 years.

- Approximately 60 percent of these new housing units (123 units) would need to be accessible to households earning less than 80 percent of the area median income to meet the projected need across affordability levels.
- Less than half of community survey respondents say their current housing is meeting their needs. A total of 183 survey respondents indicated a desire to move to a different residence within the next 5 years and only 43 percent said that their current house meets their needs. Mobile home residents were more likely to express a desire to move with 66 percent of mobile home residents indicating a desire for a new housing situation within the next 3 years.

520 housing units in Valdez will likely need a moderate to significant amount of renovation/rehabilitation to remain livable long-term. If existing housing units are not maintained or rehabilitated, it is likely that some portion of the existing housing stock will continue to fall off the market and further compound the need for new housing units to replace them.

- Valdez's housing inventory is aging and many residents report needing home rehabilitation and renovation. Specifically, many of the mobile home units in Valdez are nearing or have reached the end of the life expectancy and are expected to need considerable repair or replacement in the near future.
- The above figure is an estimate based on previously documented characteristics of the overall housing stock in Valdez, such as year structure built, completed kitchen and bathroom facilities and mobile home units. A physical condition assessment was not completed as part of this analysis, and given our methodology, a distinction between rehabilitation and replacement cannot be inferred.

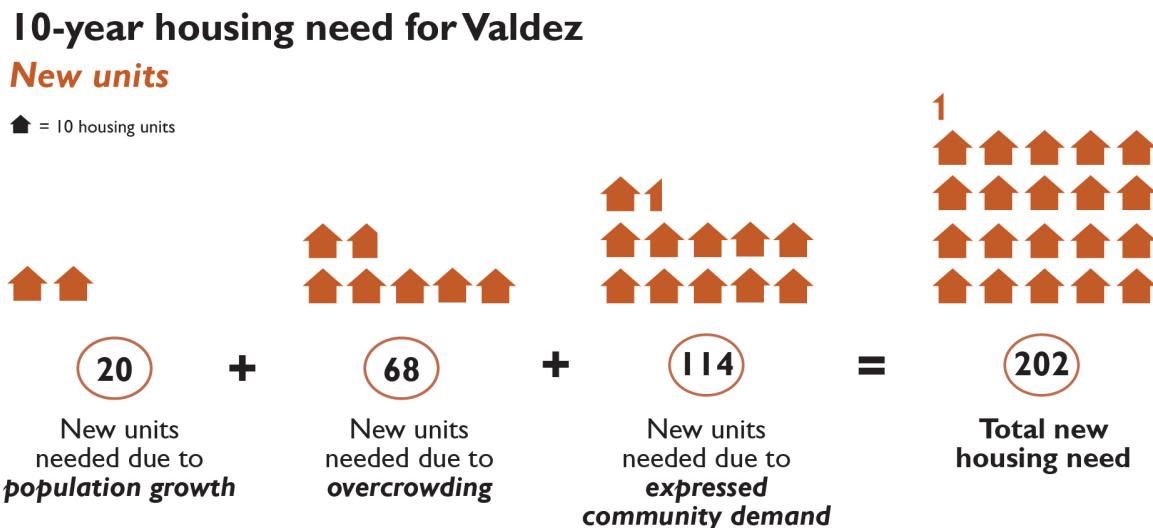
The supply of housing affordable to the local workforce (year-round and seasonal) has not kept pace with demand. There is a pronounced shortage of rental housing and ownership options for households earning 80 percent of the area median income (\$81,760) or less. This lack of housing at this affordability level makes it challenging for local employers to recruit and maintain employees.

10-Year Housing Need Summary

New Housing Units

Over the next decade, Valdez is projected to need approximately 202 additional new housing units. The forecasted demand for new housing units is driven by modest population growth and existing pent-up demand with the community needed to alleviate overcrowding and address expressed community needs.

Figure 2. 10-Year Housing Need for Valdez: New Units



Note: New units needed due to expressed community demand are directly associated with expressed demand identified in the Valdez Community Housing survey that was distributed in the spring of 2025.

Population Growth

Despite experiencing a slight decline in population in recent years, Valdez continues to be a desirable place to live, work, and play as evidenced by strong economic and job growth and sustained low vacancy rates within the community. Housing has likely been one of the constraints that has limited population growth in the past, but with proactive planning, it is reasonable to assume that modest population growth (0.12 percent AAGR) could occur, driving demand for roughly 20 new housing units by 2035.

Overcrowding

In Valdez, 4.2 percent of the 1,605 occupied housing units are considered overcrowded or severely overcrowded, lower than the statewide average of 5.9 percent but still a significant issue within the Valdez housing market. To alleviate overcrowding and severe overcrowding, it is estimated 68 new units are needed in Valdez. Unlike the demand associated with forecasted population growth that is spread out over the next 10 years, the demand for new housing units driven by overcrowding is immediate.

Expressed Community Demand

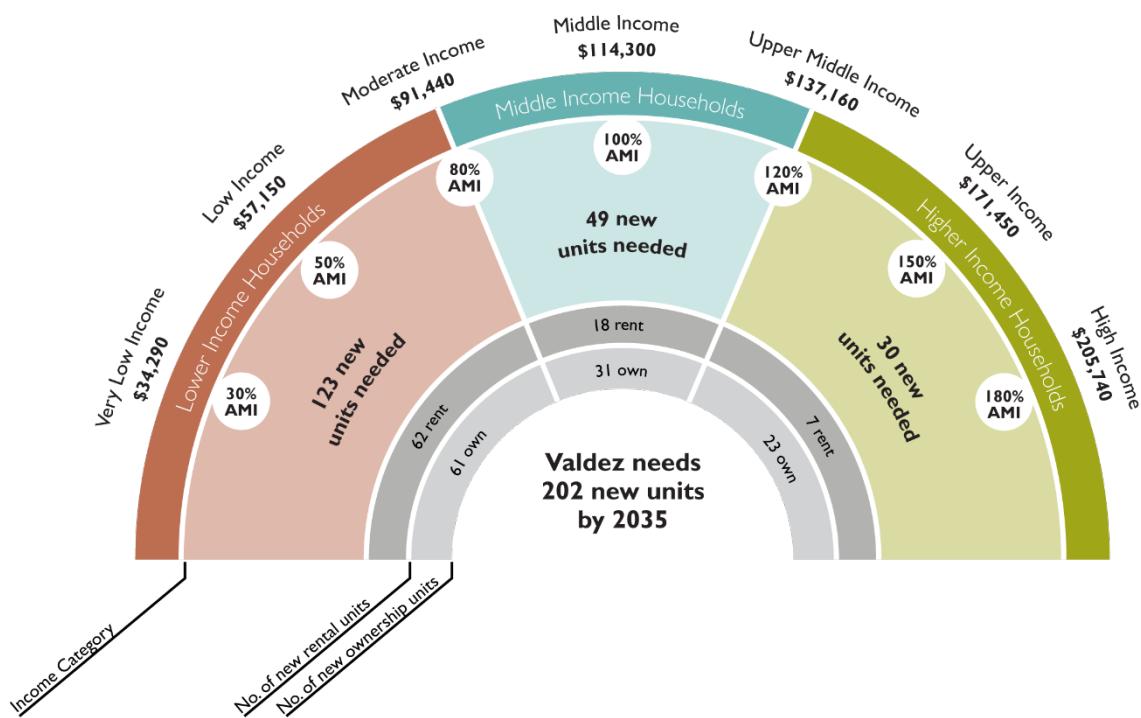
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an estimated 114 respondents indicated that there was some degree of pent-up demand within their household that could be alleviated with an additional housing unit.

Affordability

The housing bridge graphic below shows the total projected housing demand for Valdez over the next ten years and illustrates a distribution of housing development that would serve a broad spectrum of household needs and affordability levels. In order to meet the projected demand for new housing, Valdez requires the construction of an additional 202 new housing units by 2035. To serve the needs of the community, these units should reflect a range of affordability levels as well as a mix of renter and ownership opportunities. Approximately 60 percent of these new housing units (123 units) would need to be accessible to households earning less than 80 percent of the area median income to meet the projected need across affordability levels.

Figure 3. Housing Need Bridge Graphic



Item	Low Income	Middle Income	High Income
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Housing Need: Total New Units	123	49	30
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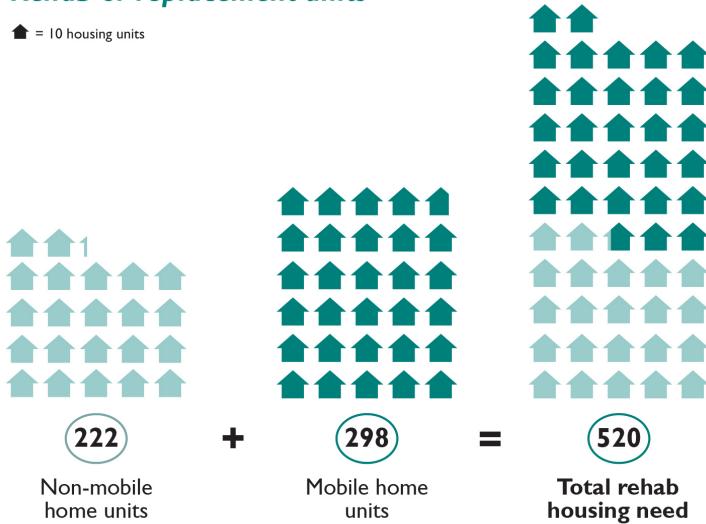
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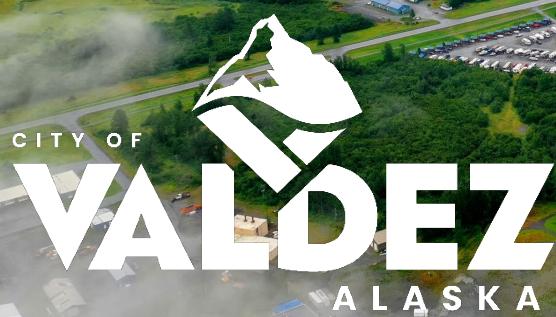
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10-year housing need for Valdez Rehab or replacement units

▲ = 10 housing units



For a more comprehensive overview of the analysis the contributed to the key findings summarized in this document, please refer to the complete Valdez Housing Needs Assessment available on the City of Valdez website.



Valdez Housing Needs Assessment

January 2026



Report developed by Agnew::Beck Consulting, Inc.

www.agnewbeck.com | 645 G Street, Suite 200 | Anchorage, Alaska 99501 | 907.222.5424

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- Joy Witte
- Lester Green

City of Valdez Staff

- Nathan Duval – City Manager
- Kate Huber – Community Development Director
- Nicole Chase – Senior Planner, Community Development

1.0 Executive Summary

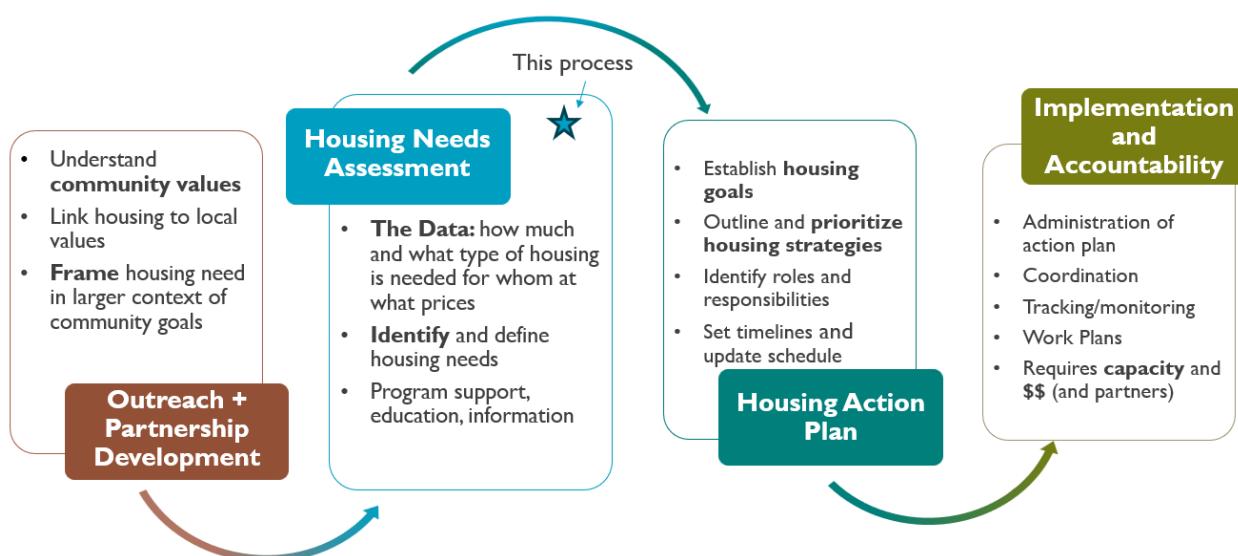
Report Purpose

The City of Valdez is actively working to improve housing outcomes for current and future residents. With the adoption of Plan Valdez, the 2021 Comprehensive plan, the city set housing as a top priority for the future health and vitality of the community. Additionally, the Valdez City Council established housing availability as their top priority for 2025. This housing needs assessment provides information that will help refine the city's housing efforts and future investments.

What is a Housing Needs Assessment?

A housing needs assessment is a data informed process through which a community identifies current and future housing needs, including housing types, affordability, and accessibility. An evaluation of the existing housing inventory, building trends as well as market and economic conditions inform a forecast of the community's specific housing needs. These assessments help provide baseline data and analysis to inform meaningful investments, policy development, and program implementation to achieve current and future housing goals. While a housing needs assessment is not a planning document, it lays the foundation for future planning efforts.

The findings of this housing needs assessment are used to forecast the number of units needed to accommodate future population growth and address existing pent-up demand. Renovation and preservation of the existing housing inventory is also taken into consideration to develop a more nuanced picture of the overall housing need in Valdez. Additionally, this assessment looks at housing price and accessibility, to highlight the specific needs of households of various income levels and identify the need for housing across a broad spectrum of affordability.



GOAL 2.3

Promote, protect, and build quality housing

Quality housing is housing that meets community needs including a range of incomes, housing types, and locations; and is built with longevity in mind

Without dedicated resources or programmatic priorities to support more diverse housing types, the city's capacity to help residents find housing best suited to their needs, has been limited. Adopting a policy direction that promotes an inclusive, diverse, and flexible housing environment will contribute to a capable workforce, retain residents in the community, and help develop a sturdy customer base to sustain local businesses and population. Various housing options will enable residents to find suitable local housing regardless of income level.

Approach

This assessment utilizes local, regional, and statewide data sets to provide the framework for understanding the current state of housing in Valdez along with the factors that will influence housing supply and future housing demand. The data is strengthened by significant community and stakeholder feedback that was collected in the following ways:

- **A community wide housing survey** that reached 462 respondents during the spring of 2025. The community housing survey featured an extensive 53 questions that asked about current housing status, condition, affordability, assessed interest in moving (both within Valdez and to other locations) and identified the type and size of housing units that respondents were most interested in seeing in Valdez. The survey provided invaluable information related to the challenges and opportunities that face residents and individuals who may wish to move to the area on a more full-time basis.
- **A local business and employer questionnaire** that connected with 21 employers. This questionnaire was designed to collect feedback from businesses and local employers regarding the impacts of the local housing market on their ability to hire and retain a workforce necessary to support their business. We asked 22 questions and respondents identified challenges and suggested strategies to better support Valdez's local workforce in attaining housing that meets their needs. The questionnaire also helped to identify if there was a need for workforce housing to support businesses that were likely to undergo significant expansion in the next few years.
- **Key informant interviews** that included 13 conversations aimed at further understanding local housing dynamics, development and employment patterns, as well as community driven ideas to address housing issues. These interviews provided a qualitative perspective into the Valdez housing market and were used to confirm if local housing data matched housing perceptions in the area. Interviews with developers and local businesses also helped to establish an understanding of employment trends, nuances of the local construction industry, and any planned housing investments that are likely over the next few years.

This assessment provides a housing need forecast for Valdez through 2035. The assessment model quantifies new housing unit needs and assesses the total existing housing inventory requiring significant renovation or rehabilitation to stay on the market. The assessment also provides information about the demand for different types of housing and housing affordability levels.

Key Definitions

Affordable and Attainable Housing

Housing that is affordable. The U.S. Department of Housing and Urban Development (HUD) defines “affordable housing” as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Housing that is affordable can be built by private developers and open to all income groups. This is sometimes called naturally occurring affordable housing. Housing that is affordable can also be built using public investment and restricted to certain incomes. In some communities, there is an abundance of naturally occurring affordable housing that has been built by private developers. In other

communities, the opportunities for housing that is affordable are few and far between, as housing prices have outpaced wage growth, causing housing to be out of reach for many households.

Income Restricted Affordable Housing. This type of affordable housing typically targets lower-income households (below 80 percent of area median income). In most cases, income restricted affordable housing receives public investment through local, state, federal, or foundation funds and is available to households who are under a certain income. The Low-Income Housing Tax Credit (LIHTC) program is a federal tax credit program and provides the vast majority of funding to support income restricted affordable housing in the United States.

Attainable Housing is a more recent term and generally refers to housing options that are accessible and affordable for middle-income families typically those between 80 percent and 120 percent of area median income.

Housing Costs

This report adopts the definitions used by HUD to determine which costs are included in the “total monthly housing costs” that are calculated based on household income to determine affordability and cost burden. HUD defines housing costs as the sum of all monthly payments to maintain a home, which includes rent and utilities for renters and mortgage payments, property taxes, insurance and homeowner/condominium fees for homeowners. Unless otherwise specified, monthly housing costs referenced throughout this report include the following components:

Figure 1. Components of Monthly Housing Cost by Tenure

For Renters	For Homeowners
Monthly Contract Rent	Monthly Mortgage (principal + interest)
Utilities (electricity, gas, water, sewer, trash)	Utilities
Fuels (oil, coal, kerosene, wood)	Property Taxes
	Hazard Insurance
	Homeowner Association Fees
	Condominium Fees

Key Findings

Community Profile

Shifting Demographics: The population over the age of 80 years in the Chugach Census Area is expected to more than double over the next 25 years and will account for a greater proportion of the overall population. This demographic shift could put additional pressure on the local workforce and drive additional demand for senior housing and services.

Lower Income Renters: The median household income for renters in Valdez is \$70,976 which is well below the HUD's published AMI of \$114,300. Roughly 54 percent of renter households, or 322 households, in Valdez make less than 80 percent of AMI and could potentially qualify for federally sponsored income restricted affordable housing programs.

Single-Person Households: Nearly a third of Valdez households are occupied by a person living alone. The community's aging population paired with relatively mobile cohort of young professionals are likely driving the longer-term trend toward smaller and more single-person households.

Constrained Growth: Housing could be constraining population growth in Valdez. The relationship between population and housing presents a two-sided dynamic in which population growth can drive demand for housing, and in turn, restricted housing availability can also stifle population growth that would otherwise occur.

Housing Supply

Fewer Small Housing Units: Only four percent of Valdez's housing inventory is studio or 1-bedroom units, which often serve as the most affordable housing option on the market and is also a desirable product type for seasonal and shift workers and single-person households. Larger luxury homes typically generate a higher return for developers compared to smaller multi-family units, which often require subsidy or a diverse capital stack to make pencil.

Aging Housing Stock: Over 600 housing units in Valdez were built prior to 1975 and are reaching the end of their expected lifespan. This suggests a growing need for rehabilitation and renovation within the community. The preservation of the existing housing stock plays a critical role in meeting the community's housing needs, especially given the current high cost of new construction in Valdez.

Mobile Homes: Valdez is home to a large number of mobile home units that are also at risk of aging out of the market. Roughly 66 percent of Valdez's mobile home units were built between 1960 and 1979 and are at least 45 years old.

Higher Ownership Rates: More housing units are owner-occupied than renter-occupied in Valdez (63 percent vs 37 percent.) and homeowners are likely to have a higher household income than renters.

Slow Pace of Development: Residential development has not kept pace with the demand for housing in Valdez. Barriers to development, including high construction cost and workforce constraints have limited residential development in recent years.

Housing Demand

Workforce Housing: Housing has a direct impact on the local workforce, and the lack of available and affordable housing options can negatively impact employee recruitment, retention and productivity. When businesses are unable to find, hire, and retain a reliable workforce, it can slow down overall economic growth in a community.

Existing Pent-Up Demand: In addition to overcrowding, latent housing demand can also be present in a housing market when households cannot find housing that meets their needs due to affordability or availability constraints. The community housing survey developed for this assessment asked three questions targeted at quantifying this additional pent-up demand and found that 114 respondents reported some degree of pent-up demand within their household that could be alleviated with an additional housing unit.

Seasonal Demand: The seasonality of Valdez's employment opportunities creates challenges in housing accessibility during peak activity months. The seasonal workforce is often competing with visitors for a limited supply of short-term rentals and temporary housing options during the busy summer months, putting additional pressure on the overall housing stock.

Affordability

Increasing Rents: Rents in Valdez have been trending upward over the past decade, increasing at an average annual rate of 2 percent. In more recent years, increases in rental prices have become more pronounced with rents increasing by 10 percent between 2020 and 2024.

High Cost of Housing: In Valdez, 27 percent of households meet the definition of cost burdened, spending more than 30 percent of their total income on housing costs and renter households are more likely to be cost burdened. High rates of cost burden could indicate a potential mismatch between local wages and housing costs, highlighting a need for more affordable housing options.

Renters More Likely to be Cost Burdened: Low-income renter households are particularly vulnerable to the lack of affordable housing. Roughly 28 percent or 159 renter-occupied households are spending more than 35 percent of their household income on housing, indicating that they are significantly cost burdened. This suggests that there is a need for more affordable housing, specifically affordable rental housing in Valdez.

Lower-Income Households Spend More on Housing: The burden of housing unaffordability falls disproportionately to the poor. For example, 89 percent of renter-occupied households who make less than \$50,000 per year are cost burdened, while only 18 percent of renter-occupied households who make \$75,000 and more are cost burdened. Approximately 71 households who make under \$35,000 annually are currently paying more than 35 percent of their income in housing costs and would benefit from affordable housing offered at rents from \$375 to \$875 per month.

Housing Between \$1,000-\$2,000 per Month Needed: Based on data collected through the community housing survey, additional housing units with monthly housing costs between \$1,000 and \$2,000 would support a large portion of households in Valdez. For renters, monthly housing costs include the contract rent as well as the cost of utilities, such as electricity, gas, water and sewer. For homeowners, monthly housing costs are inclusive of monthly mortgage payments, utilities, property taxes, insurance and any homeowner association or condominium fees.

High Utility Costs for Mobile Homes: While many of the existing mobile home units in Valdez provide seemingly affordable monthly housing costs, many of the existing mobile home units are not energy efficient or were not constructed to withstand the extreme climate in Valdez. Community survey respondents residing in mobile homes reported paying less for monthly housing costs on average but paying an average of \$250 or more per month on heating costs. These high utility costs contribute to the high level of cost burden among mobile home residents.

Housing Need Forecast

There is a need for new housing development in Valdez, as the current housing inventory doesn't fully meet the needs and desires of the community. An estimated 202 new housing units are needed to address housing affordability, overcrowding, seasonal demand spikes, and market mobility.

- Roughly 90 percent (182 housing units) represent an immediate need in the community driven by overcrowding and pent-up demand and the remaining 20 forecasted units are needed to accommodate modest forecasted population growth over the next 10 years.

- Approximately 60 percent of these new housing units (123 units) would need to be accessible to households earning less than 80 percent of the area median income to meet the projected need across affordability levels.
- Less than half of community survey respondents say their current housing is meeting their needs. A total of 183 survey respondents indicated a desire to move to a different residence within the next 5 years and only 43 percent said that their current house meets their needs. Mobile home residents were more likely to express a desire to move with 66 percent of mobile home residents indicating a desire for a new housing situation within the next 3 years.

520 housing units in Valdez will likely need a moderate to significant amount of renovation/rehabilitation to remain livable long-term. If existing housing units are not maintained or rehabilitated, it is likely that some portion of the existing housing stock will continue to fall off the market and further compound the need for new housing units to replace them.

- Valdez's housing inventory is aging and many residents report needing home rehabilitation and renovation. Specifically, many of the mobile home units in Valdez are nearing or have reached the end of the life expectancy and are expected to need considerable repair or replacement in the near future.
- The above figure is an estimate based on previously documented characteristics of the overall housing stock in Valdez, such as year structure built, completed kitchen and bathroom facilities and mobile home units. A physical condition assessment was not completed as part of this analysis, and given our methodology, a distinction between rehabilitation and replacement cannot be inferred.

The supply of housing affordable to the local workforce (year-round and seasonal) has not kept pace with demand. There is a pronounced shortage of rental housing and ownership options for households earning 80 percent of the area median income (\$81,760) or less. This lack of housing at this affordability level makes it challenging for local employers to recruit and maintain employees.

10-Year Housing Need Summary

New Housing Units

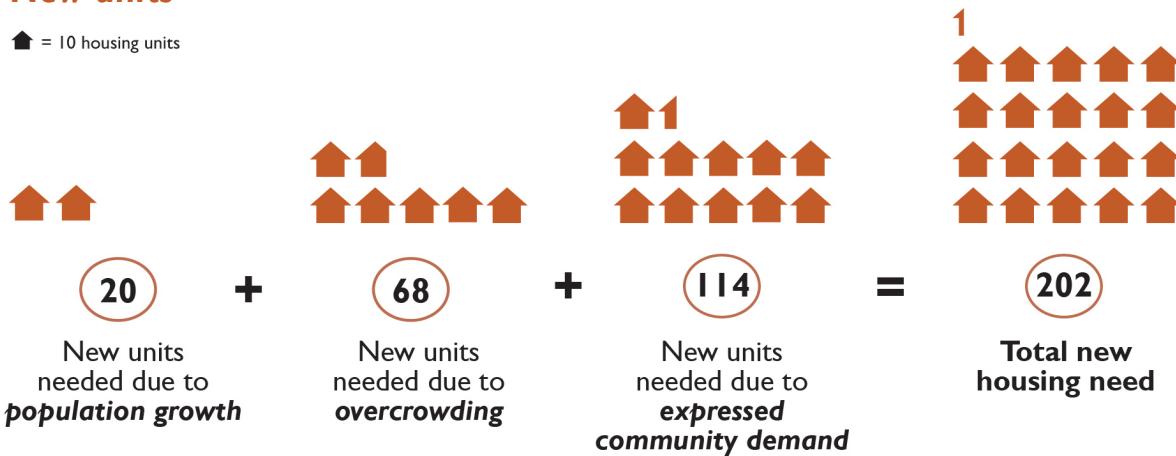
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10-year housing need for Valdez

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Despite experiencing a slight decline in population in recent years, Valdez continues to be a desirable place to live, work, and play as evidenced by strong economic and job growth and sustained low vacancy rates within the community. Housing has likely been one of the constraints that has limited population growth in the past, but with proactive planning, it is reasonable to assume that modest population growth (0.12 percent AAGR) could occur, driving demand for roughly 20 new housing units by 2035.

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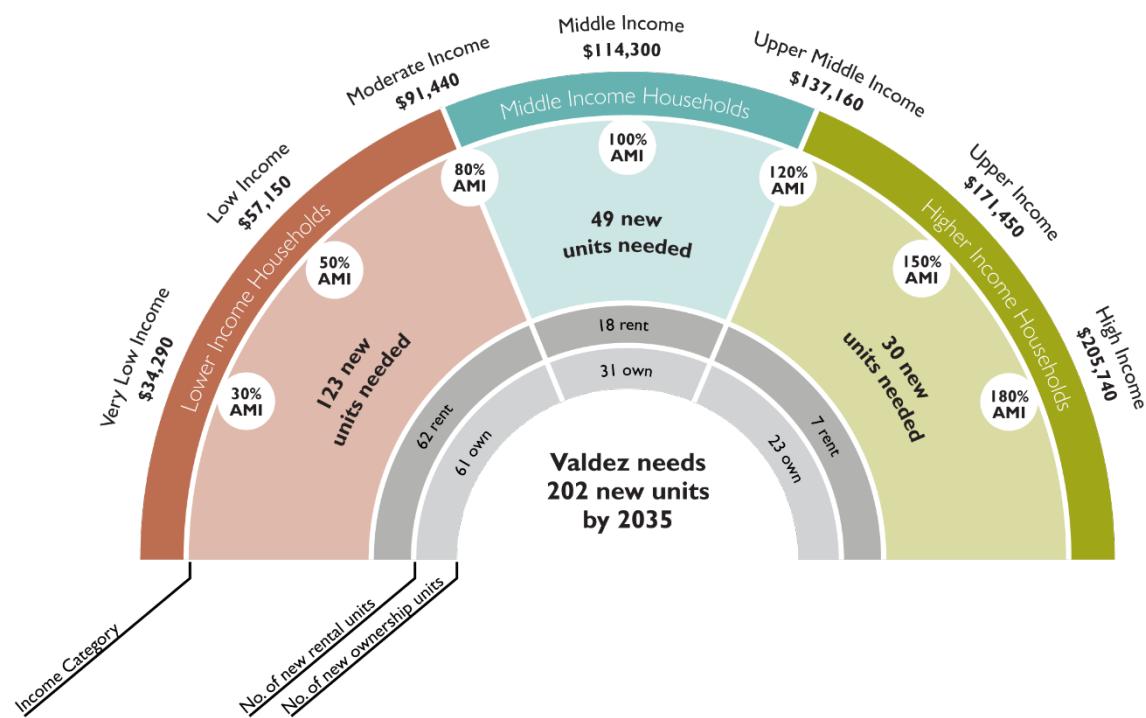
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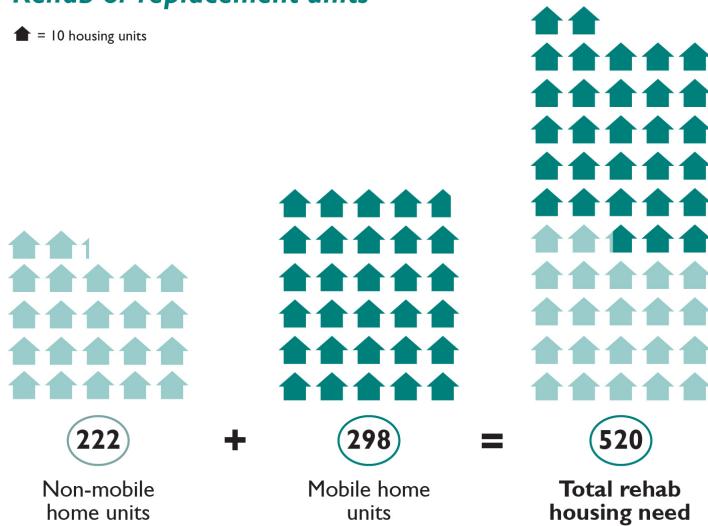
[3] Monthly housing close includes contract rent and utilities for renters and mortgage payments, utilities, property taxes, insurance and homeowner fees for homeowners

Housing Rehabilitation and Replacement

Valdez has an aging housing stock and a large inventory of mobile/manufactured homes. These factors, coupled with the harsh weather conditions in Valdez, contribute a considerable need for rehabilitation and replacement of the housing inventory. It is estimated that around 520 housing units in Valdez will need to undergo significant rehabilitation efforts or be replaced to maintain existing levels of housing for the Valdez population. These renovations are often challenging for local residents due to the high costs of repairs and the lack of access to licensed contractors necessary to implement updates.

10-year housing need for Valdez Rehab or replacement units

▲ = 10 housing units



2.0 Community Profile

This housing needs assessment focuses on the City of Valdez, located on the Chugach Alutiiq/Sugpiag people's ancestral land, nestled between the Chugach Mountains and Prince William Sound. Encompassing approximately 220 square miles of land and 55 square miles of water, Valdez lies within the Chugach Census Area. Without an organized borough, it functions as a home-rule city of about 3,800 residents that manages its own local government services. Surrounded by coastal mountains, glaciers, and fjords, Valdez's geography shapes its development patterns and its residents' way of life. The city serves as the southern terminus of the Trans Alaska Pipeline System (TAPS), a cornerstone of Alaska's economy, with the Valdez Marine Terminal providing the storage and shipping infrastructure that links North Slope oil production to global markets. This infrastructure has long influenced local employment, land use, and fiscal stability. Beyond its industrial importance, the Valdez economy includes tourism, commercial and sport fishing, marine services, and government operations. Valdez is connected to the rest of the state via the Richardson Highway and the Alaska Marine Highway System.

Figure 4. Chugach Census Area Map



Who lives in the Community?

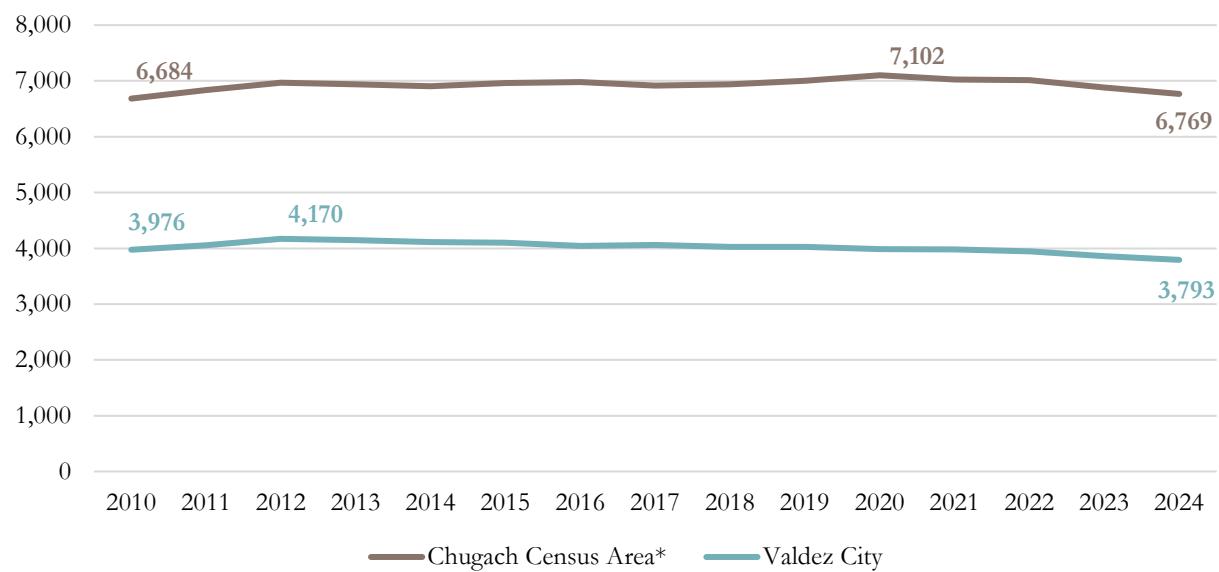
Valdez is home to about 3,800 permanent, year-round residents, and accounts for over half of the total population in the Chugach Census Area. In addition to permanent residents, Valdez also experiences seasonal population shifts, including temporary and shift workers in the oil, marine, and tourism industries, as well as seasonal residents who own or occupy housing part of the year. These groups are more difficult to quantify but are important contributors to overall housing demand in the community.

Changes in population can be one of the primary drivers of housing demand. Understanding historical population and demographic trends not only provides helpful context around existing conditions but also helps inform projections for future housing need. The data summarized in this chapter reflects the year-round or permanent population of Valdez, along with comparable figures for the Chugach Census Area and the State of Alaska.

Historical Population Trends

Valdez has experienced a steady but gradual population decline over the past decade. Between 2014 and 2024, Valdez lost approximately 321 residents, a reduction of about 7.8 percent. This trend is consistent with population trends in the Chugach Census Area but contrasts with population trends in the state overall, which has experienced modest growth over the past decade.

Figure 5. City of Valdez and Chugach Census Area Population Trends (2010-2024)

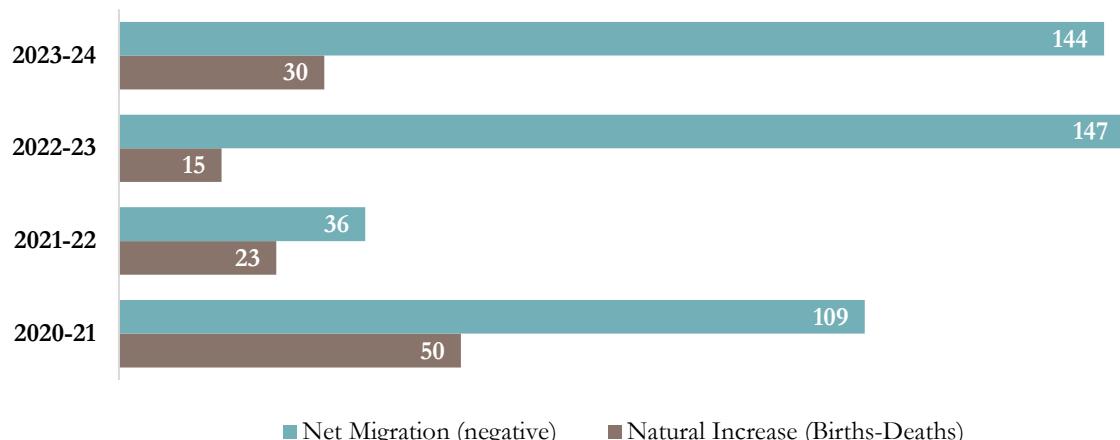


Source: Alaska Department of Labor and Workforce Development, Population Estimates (2010-2024)

*Note: The Valdez-Cordova Census Area split for form the Chugach Census Area and Copper River Census area in January 2019. The Alaska Department of Labor has retroactively produced population estimates for the updated Chugach Census Area boundaries back through 2010 which includes the communities of Chenega, Cordova, Tatitlek, Valdez and Whitter along with the balance of population living in the Chugach Census Area but outside of the listed communities.

The two main drivers of population change are natural increase (births minus deaths) and net migration (in-migration minus out-migration). In recent years, more people have moved out of the Chugach Census Area (out-migration) than people moving in (in-migration) resulting in negative net migration. This negative net migration has outpaced the natural population increase, resulting in overall population decline in this area. Based on data collected through Permanent Fund Dividend (PFD) applications, it appears that people leaving the Chugach Census Area most commonly move out of state or move to the Municipality of Anchorage or Matanuska-Susitna Borough.

Figure 6. Components of Change: Chugach Census Area



Source: Alaska Department of Labor and Workforce Development, Migration Data (2020-2024)

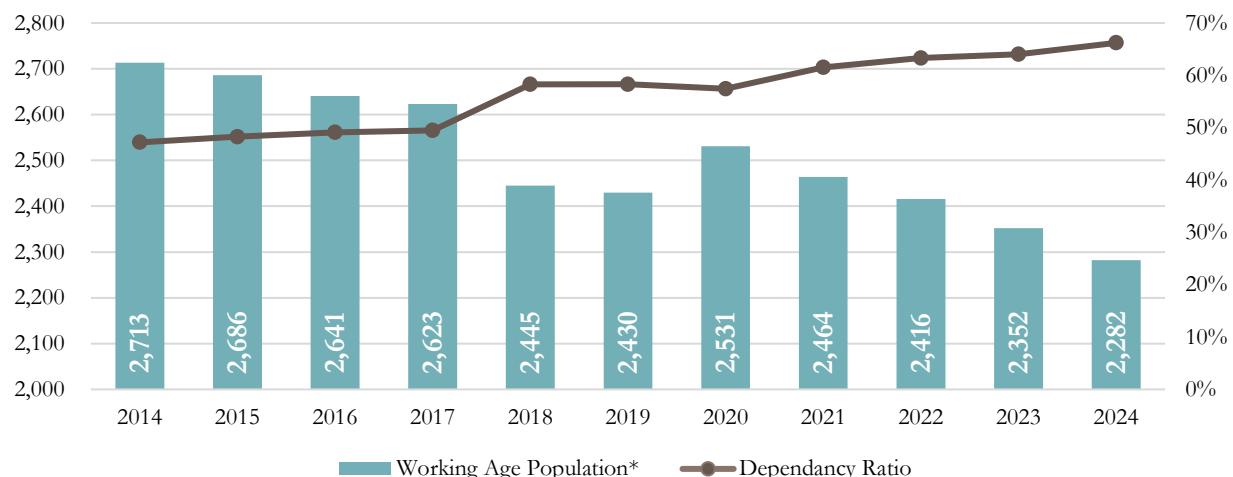
Alaska Native Population

Valdez is less racially diverse than the state of Alaska, with the majority of residents identifying as Caucasian (77 percent). Roughly 10 percent of the population identifies as Alaska Native alone or in combination with one of more races.¹ The Alaska Native population living in Valdez has grown slightly in recent years and the Valdez Native Tribe has a total membership of 379 and there are currently 435 eligible beneficiaries who may qualify for either Indian Health Service or Bureau of Indian Affairs services.²

Age Distribution

Like many communities across Alaska, the population of Valdez is aging and forecasted to continue to get older in coming years. The dependency ratio in Valdez, which measures traditionally non-working populations (those under 20 or over 64 years of age) relative to the working age population, has steadily increased from 47 percent in 2010 to 66 percent in 2024. In Valdez, the working age population has steadily declined, from roughly 2,700 in 2014 to just under 2,300 in 2024. At the same time the senior population in Valdez grew from less than 200 in 2014 to just over 500 in 2024. This increase in dependency ratio is driven both by a growing number of Valdez residents aging out of the workforce and migration trends of the working age population. A higher dependency ratio suggests that more non-working people are reliant on fewer workers which can lead to a strain on the local workforce or workforce shortages.

Figure 7. Valdez Working Age Population and Dependency Ratio (2010-2024)



Source: Alaska Department of Labor and Workforce Development, Population Estimates (2020-2024) and U.S. Census Bureau, ACS 5-Year Estimates (2014-2020)

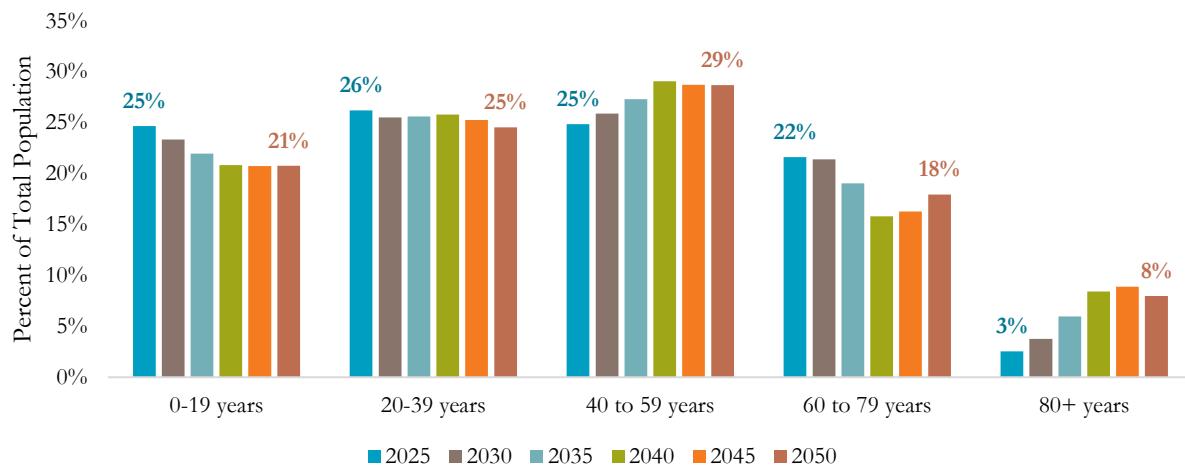
*Working age is defined as 20 to 64 years of age for this metric

The population over 80 years old is the only age cohort currently forecasted to grow in the Chugach Census Area over the next 25 years. By the year 2050, the population over 80 years old is expected to more than double. This trend suggests that Valdez will face increasing demographic challenges, including fewer working-age residents and greater demand for senior housing and services.

¹ U.S. Census Bureau, 2023 ACS 5-Year Estimates (Table B02010)

² Chugachmiut: The Valdez Native Trib Service Area (<https://www.chugachmiut.org/about-us/about-chugachmiut/service-area/valdez/>)

Figure 8. Projected Age Distribution of Chugach Census Area Population (2025-2050)

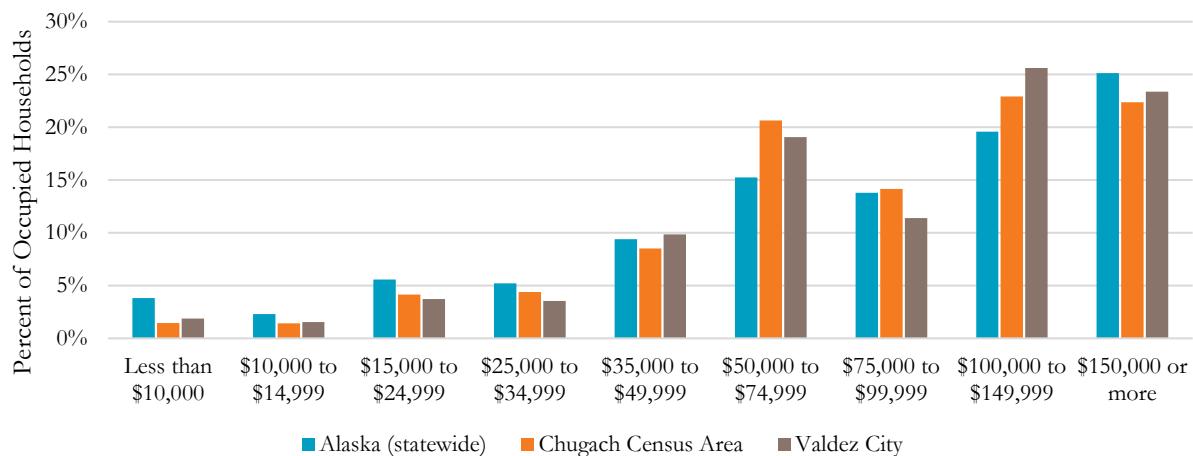


Source: Alaska Department of Labor and Workforce Development, Population Projections

Household Income

The median household income for Valdez is \$97,067 which is roughly 10 percent higher than the statewide median income. The oil and gas industry plays a large role in the local economy of Valdez and oil-related jobs tend to be higher paying compared to other economic sectors. The average annual wage in the Valdez oil sector was \$145,526 in 2023, nearly twice the overall average annual wage of the community as a whole.³ Higher annual household incomes also may reflect the overall higher cost of living in Valdez, where households are required to earn more to be able to afford housing, utilities, groceries and essential services.

Figure 9. Annual Households Income (All Occupied Units)



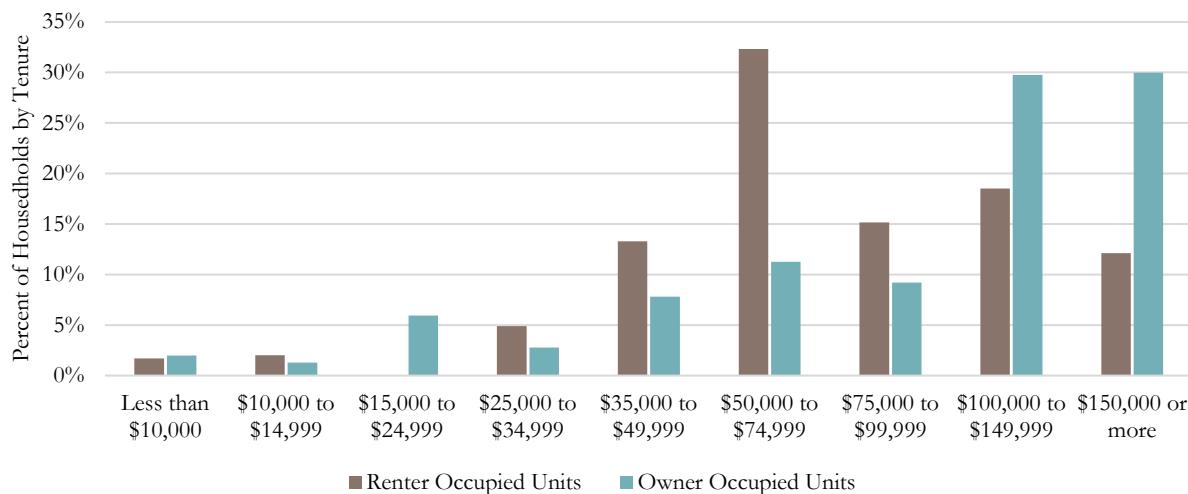
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

The Area Median Income (AMI) is the midpoint of a region's income distribution, meaning half of households in the area earn more and half earn less. Organizations like the Department of Housing and Urban Development (HUD) use AMI to determine eligibility for affordable housing programs, with income

³ Valdez by the Numbers 2024, Prepared by Rain Coast Data.

limits often set at specific percentages that are 80 percent of AMI or lower. The median household income for renters in Valdez is \$70,976 which is well below the HUD's published AMI of \$114,300. Roughly 54 percent of renter households, or 322 households, in Valdez make less than 80 percent of AMI and would likely qualify for HUD sponsored income restricted affordable housing programs.

Figure 10. Annual Household Income by Tenure, City of Valdez

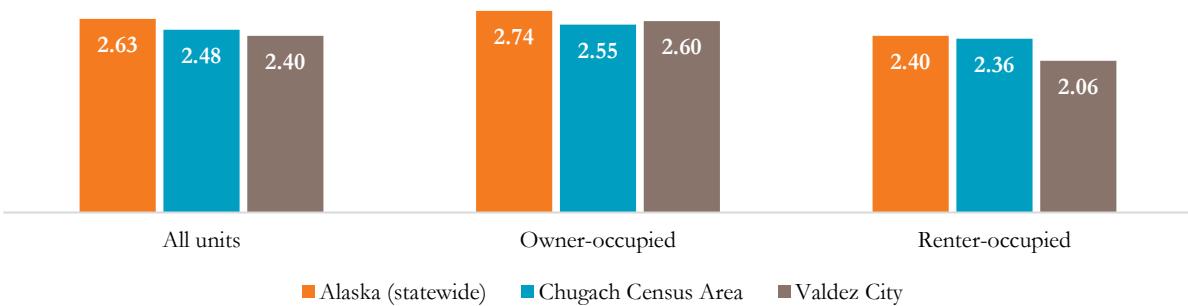


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

Household Size and Characteristics

On average, households in Valdez tend to be smaller when compared to the Chugach Census Area and statewide average. Owner occupied households tend to be slightly larger with an average of 2.6 people compared to renter occupied households, which have an average of just over two occupants per household.

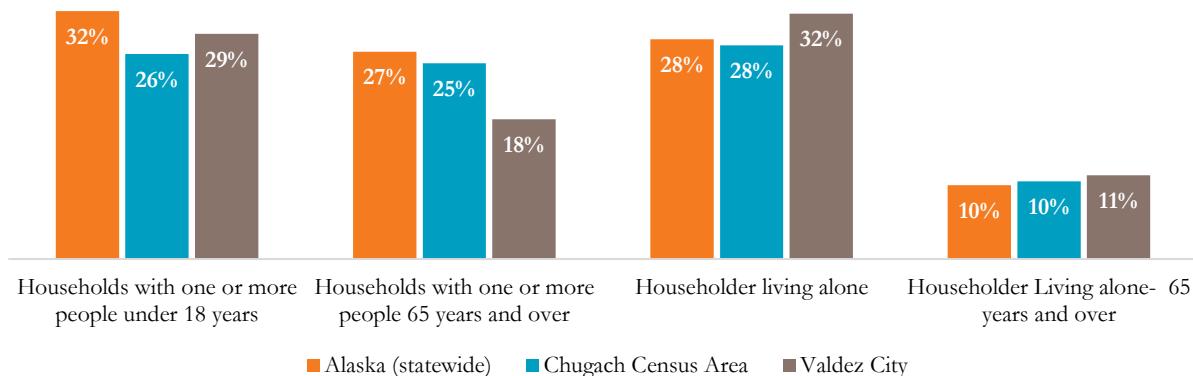
Figure 11. Average Household Size by Tenure



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

Nearly a third of Valdez households (32 percent) are occupied by a person living alone, which is likely driving down the average household size in this area. An aging population is likely one of the primary drivers of longer-term increases in single-person households in Valdez. Additionally, migration data suggests that Valdez is also attracting young professionals willing to relocate for economic opportunities which is another age cohort over indexing in single-person households.

Figure 12. Special Populations and Household Characteristics



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table S1101)

What are the primary economic drivers?

The economy in Valdez has long been anchored in the natural resources that flow through and immediately surround the city. In 2023, Valdez recorded a total of 2,721 annual average jobs with roughly \$212 million in workforce earnings.⁴ Local economy of Valdez is primarily driven by the following industries.



Oil Industry

Valdez is home to the southern terminus of the Trans-Alaska Pipeline and the Alyeska Pipeline Valdez Marine Terminal that combined are the key pieces of infrastructure needed to bring North Slope crude oil to market. Valdez is also home to Petro Star Oil Refinery, which produces and transports ultra-low sulfur diesel throughout the state, and is one of only three oil refineries in Alaska. The oil industry's operations in Valdez not only bring high-wage employment to the local economy, but also a relatively steady source of tax revenue for the city government. Alyeska Pipeline Service Company is the largest private sector employer in Valdez, with a full-time year-round workforce, seasonal or project-based workforce, and a workforce with shift schedules (e.g. two weeks on/two weeks off).

In addition to employment opportunities and local tax revenue, the oil industry has also contributed to the local housing stock in Valdez through various workforce housing projects. For example, Edison Chouest Offshore constructed 10 housing units for personnel housing along with an office/warehouse facility in Valdez in preparation for taking over the Ship Escort/Response Vessel System (SERVS) program in 2017.



Government

When combined, Tribal, City, State, and Federal government employment makes up roughly 20 percent of the jobs in Valdez. Local government jobs include positions like teachers and police in addition to the administrative staff positions and are primarily funded by oil and gas related property taxes. State government positions have been declining over the past decade and include staff positions at the University of Alaska Prince William Sound College that is located in Valdez. The primary federal government employer in Valdez

⁴ Valdez by the Numbers 2024, Prepared by Rain Coast Data.

is the United States Coast Guard (USCG), which make up an important part of the local economy and community. The USCG currently operates 28 family housing units in the community, but the demand for their personnel exceeds the available units. The USCG has identified the need to build an additional 8-10 housing units in Valdez for planning purposes but the timeline for design and construction is unknown. The Valdez City Council has expressed interest in partnering with the USCG to develop additional housing units and offer available city owned land for development. Currently, if a USCG housing unit is not available, personnel receive Basic Allowance for Housing (BAH) to cover the cost of off-base housing in Valdez. In 2025, the BAH for USCG Personnel in Valdez ranged from \$1,750 to \$3,600 depending on rank and number of dependents. When USCG personnel seek off-base housing, they are often competing with Valdez residents for the limited housing stock, which can add further stress on the limited housing supply and drive-up prices.

Visitor Industry



Tourism is one of the fastest growing industries in Valdez, accounting for 14 percent of the annual average jobs and six percent of all wages in the community. Visitor volumes have steadily increased since 2021 and in 2024 Valdez hosted an estimated 87,873 visitors arriving via cruise, road, ferry and air. The tourism industry is supported by a large number of seasonal workers who relocate to Valdez temporarily to support either summer or winter tourism activities. A seasonal workforce is necessary to accommodate the influx of visitors that arrive in Valdez primarily during the summer months, but also to a lesser extent during March and April, as Valdez has established itself as a premier backcountry ski destination. Housing options that can support seasonal employees are critical to the success of Valdez's growing visitor industry.

Seafood Industry



The seafood industry has long been an important source of employment and earnings in Valdez but has experienced some volatility and decline in recent years. Pink salmon, predominately harvested by purse sein vessels, is the primary source of jobs and earnings within the local seafood sector. Seafood employment peaks during the summer months, requiring a large seasonal workforce to harvest and process the over 80 million pounds of seafood landed in Prince William Sound fisheries. Valdez is a strategic location for fish processing due to road and maritime transportation options available in the community. Historically, employers have provided "camp style" housing for many of the seasonal employees in the seafood industry, but some employers are moving away from this model and looking for alternative housing options to offer seasonal employees.

Healthcare



Healthcare and social services also play an integral role in the economy of Valdez. Providence Valdez Medical Center is one of the top employers in Valdez and as the population ages, the demand for healthcare workforce s is only increasing. While hospital staffing has increased in recent years, there is a heavy reliance on traveling personnel to support the healthcare needs of the community. Healthcare employers have struggled to attract and retain employees due to the lack of available housing within the community that meet employee needs. The hospital currently leases housing units to support its temporary/traveling staff and support new employees as they look for permanent housing options upon arriving in Valdez.

3.0 Housing Supply

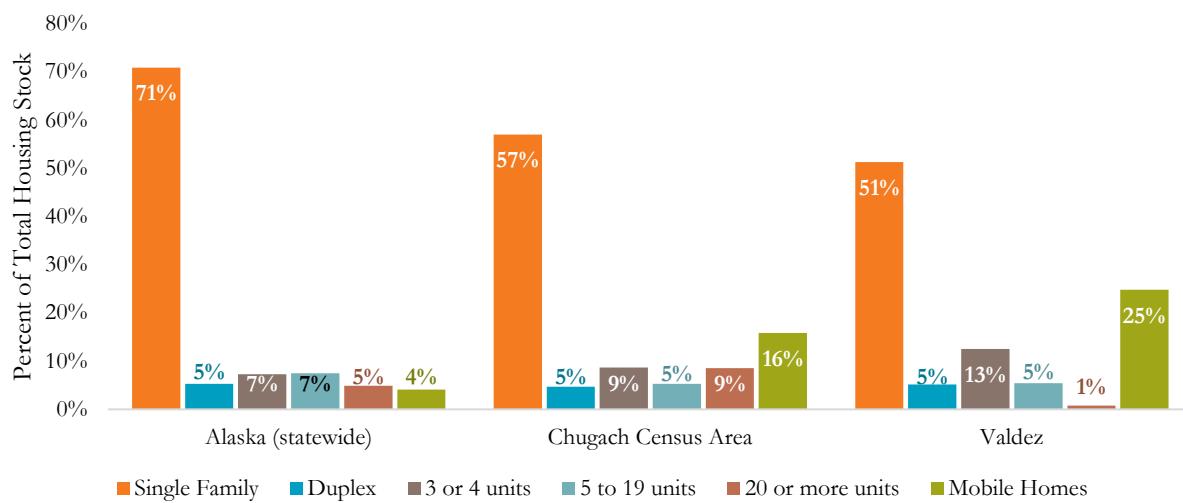
Understanding housing supply helps to identify whether or not the housing market in an area is meeting the needs of the community. Housing supply discussed in this section of the assessment includes detailed information about the current housing supply in Valdez and provides information and narrative analysis related to what factors have and are expected to influence housing supply moving forward.

What does housing look like in Valdez today?

Housing Type

Valdez is home to a variety of housing types including mobile/manufactured home units, which make up a quarter of the existing housing stock, and lower density multi-family (duplex to fourplex), which make up roughly 18 percent of the total housing stock. Single family homes are still the most common type of housing, accounting for more than half of the existing housing stock in Valdez. Two- and three-bedroom housing units are most common in Valdez at 69 percent of all units, but there is also a fair amount of larger (four bedrooms makes up 22 percent of all units) housing units compared to the surrounding area and statewide average. There are fewer single bedroom and studio units in Valdez (4 percent) compared to the surrounding geographies.

Figure 13. Units in Structure



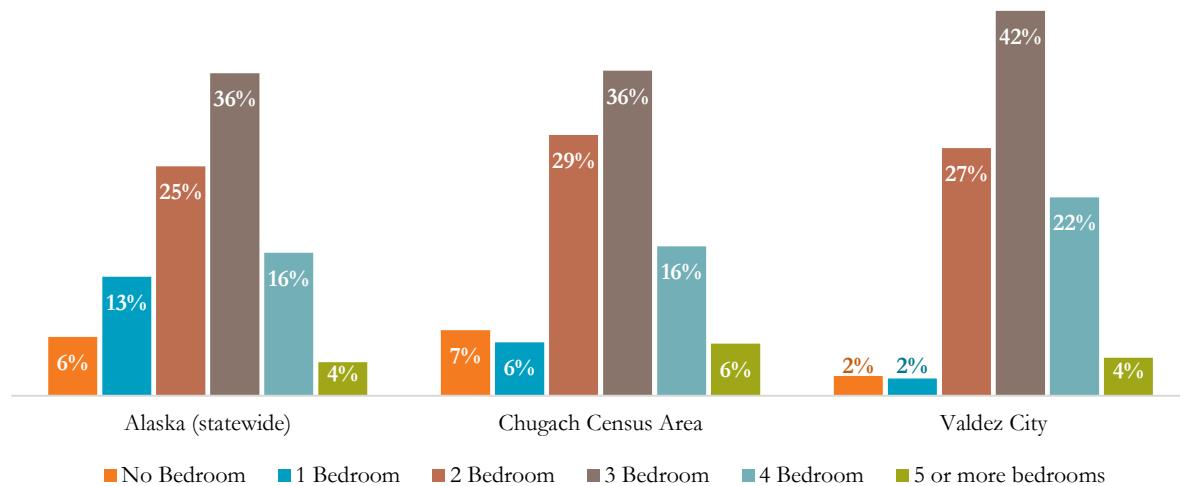
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

Number of Bedrooms

Housing units in Valdez have a greater number of bedrooms on average when compared to regional and statewide trends. Sixty-eight percent of homes in Valdez have three or more bedrooms compared to 56 percent of homes statewide. Notably, only four percent of Valdez's housing inventory is studio or 1-bedroom units, which often serve as both the most affordable option on the market, but are often the most desirable option for short-term residents and seasonal workers – a demographic that is a large part of the local job

market. This lack of smaller units may contribute to some of the issues facing housing attainability during peak activity seasons. Key informant interviews and survey responses indicated that larger luxury home development (3+ bedroom units) are easier to turn a profit on in Valdez, compared to smaller multi-family units that often need support and cost cutting measures to make pencil out.

Figure 14. Number of Bedrooms



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

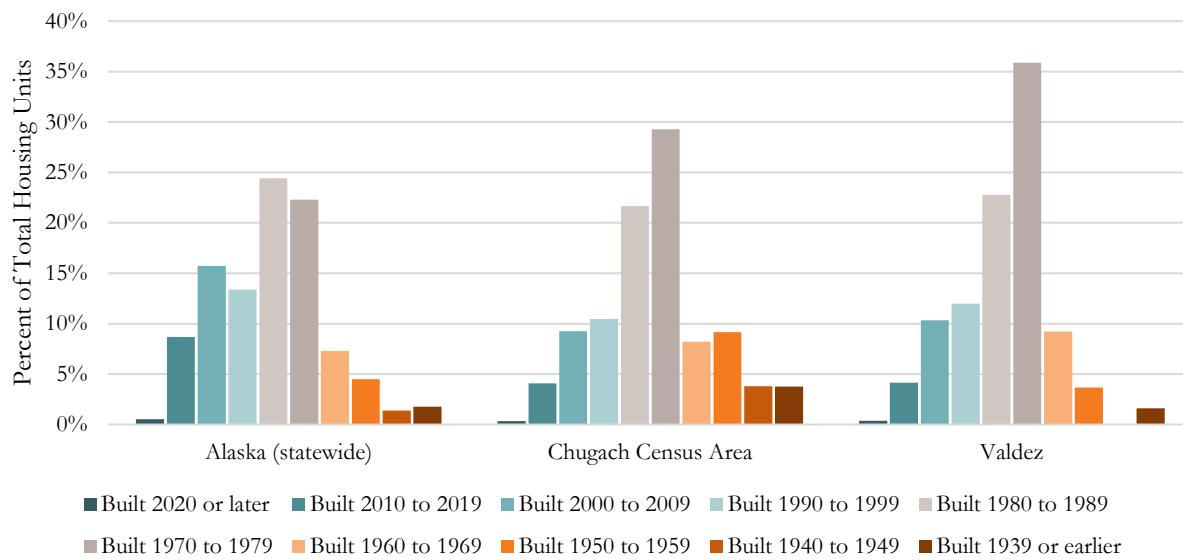
Housing Age and Condition

The age of housing units in a community is often an indicator of need for unit improvements, renovations, and larger inventory rehabilitations. The average lifespan of a house in the United States is between 50 and 63 years, and it is likely that at least a portion of these units will need to be replaced over the next decade.⁵ The average lifespan of a home in Valdez may also be reduced because of harsh weather conditions that can cause damage, structural issues and create conditions of mold growth. The preservation of a community's existing housing inventory is critical in addressing future housing demand. The need for new housing compounds when inventory falls out of the market for reasons of disrepair or uninhabitable living conditions.

Around 32 percent of housing units in Valdez were built prior to 1975, representing over 600 units that are reaching their expected lifespan (without continued maintenance and upkeep). This suggests a growing need for rehabilitation and renovation in the community – most of which will be addressed by existing homeowners; however, some of these units would likely benefit from community support and policies/programs to help ensure their continued presence in the current housing inventory.

⁵ Architectural Longevity, MIT School of Architecture and Planning 2023. <https://architecture.mit.edu/news/architectural-longevity-what-determines-buildings-lifespan#:%7E:text=The%20average%20lifespan%20of%20a,years%2C%20from%20construction%20to%20demolition>

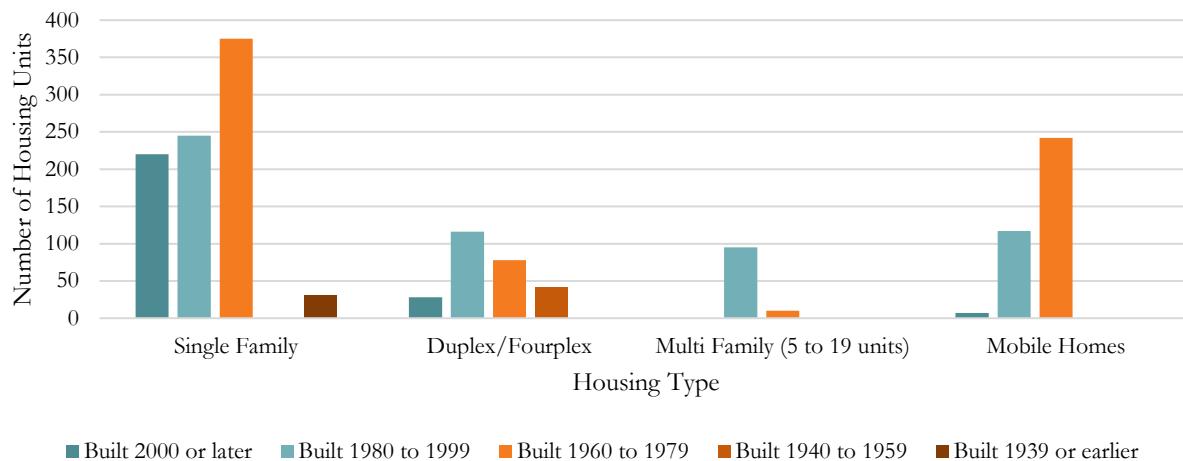
Figure 15. Year Structure Built



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

Valdez has a large number of mobile home units that are also at risk of aging out of the market. 66 percent of Valdez's 366 mobile home units were built between 1960-1979, indicating a mobile home inventory that is at least 45 years old. Mobile home units traditionally have shorter lifespans than other housing types, ranging between 30-55 years. 61 percent of survey respondents who indicated that they were living in a mobile home identified that their unit needed repairs to improve living conditions. 12 percent indicated that they needed major repairs to make their unit safe and livable.

Figure 16. Year Structure Built by Housing Type

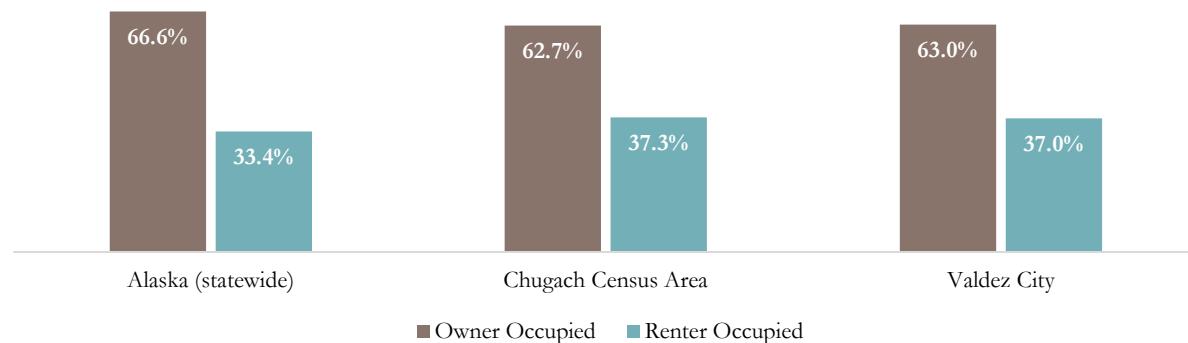


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table B25127)

Housing Tenure

More housing units are owner-occupied than renter-occupied in Valdez (63 percent vs 37 percent.) The distribution of housing tenure in Valdez is very similar to the surrounding area and statewide average. Homeowners are likely to have a higher household income than renters; 60 percent of homeowners have household incomes over \$100,000 while 54 percent of renters have household income under \$75,000.

Figure 17. Housing Tenure

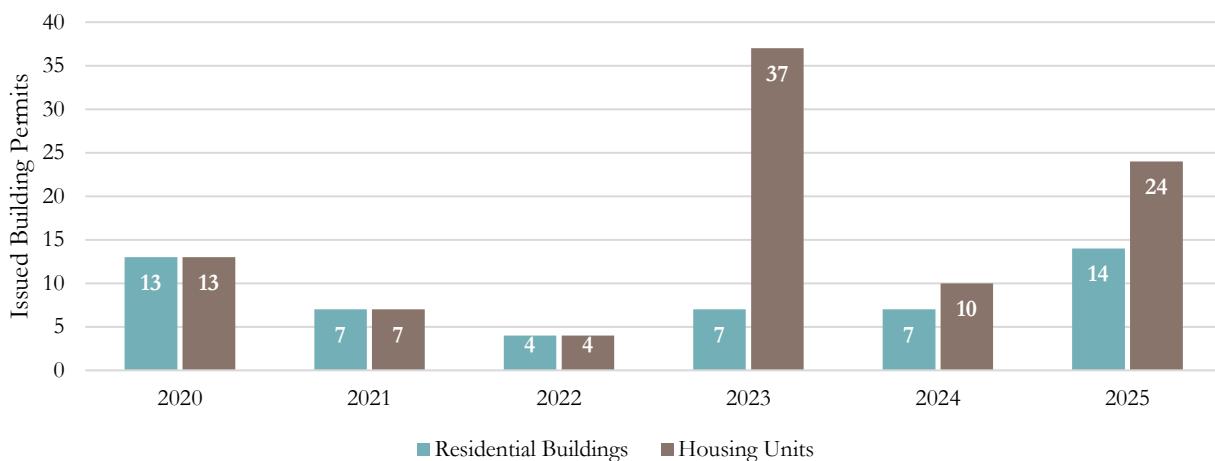


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

Slow Development and Construction Pace

Over the past decade, residential development in Valdez has primarily focused on small-scale development of mostly single-family homes but more recently, a number of larger scale multi-family developments have been permitted and are either completed or actively being developed. Between 2020 and 2024 the City issued permits for 52 new residential buildings containing 95 new housing units, including the 28 units in the Valdez Senior Apartments building (permitted in 2023, occupied in 2024) and a small subdivision that included 10 new homes constructed by locally owned Barnett Building, LLC.

Figure 18. Issued Building Permits by Year (2020-2025)



Source: City of Valdez Building Permit Database (2020-2025)

Residential development in Valdez faces unusually high costs, driven both by its remote location and limited local labor force. Based on interviews with local developers' construction costs increased significantly in 2020, largely due to supply chain disruptions caused by the COVID-19 pandemic and have yet to recover. Depending on the project size, development type and site conditions, construction costs were cited between \$350 and \$550 per square foot at the time of this study, when they were closer to \$300 per square foot pre-pandemic. Escalated material costs as well as high labor costs driven by workforce shortages both play a role in the high cost of development in Valdez.

The Development Pipeline

At the time of this report, the Alaska Corporation for Affordable Housing (ACAH), a subsidiary of Alaska Housing Finance Corporation (AHFC), is actively developing 10 duplexes that were permitted in 2025. The first units are on schedule to come online in the first quarter of 2026 and with the full buildout planned to be completed by the end of 2027. These 20 new units are part of the Blueberry Terrace project and will be restricted to family households earning 60 percent of area median income or less and supported by rental assistance, adding to the much-needed affordable housing stock in Valdez. This project will contain four different floor plans ranging in size from one to three bedrooms, all with one car garage. This development also includes one- and two-bedroom accessible units. ACAH cited Valdez's tight housing market and aging housing stock as the primary motivators to pursue an affordable housing project in Valdez and a market feasibility study conducted by Novogradac found ample demand for additional affordable housing in Valdez.⁶

Key informant interviews also revealed that some larger regional employers and developers are considering developing future housing projects to support their local workforce, but the details of these potential developments are largely speculative at this time.

Building permit activity in recent years suggests that there continues to be interest from the development community in residential construction. Not all projects that go through the permitting process will come to fruition, but building permit activity can be used as a key leading indicator that can provide insight into the overall market health and level of optimism within the development community. Since 2020 an average of eight residential building permits have been issued on an annual basis, the majority of which are for single-family homes (87 percent).

“There is not, to my mind, any new housing being built right now. A lot of the houses that go to market are real fixer uppers.”

-Survey Respondent

Short-Term Rentals

The use of homes for short-term rental purposes is a growing factor influencing the housing market in Valdez. Short-term rentals provide supplemental income for property owners and expand lodging options for visitors, but they also affect the availability and affordability of housing for long-term residents. A short-term rental is defined as a property rented for stays of less than 30 days. This includes a variety of accommodations such as renting an entire home, an apartment, an accessory dwelling unit (ADU) or a single room within a home.

⁶ Novogradac, A Market Feasibility Study of: Valdez ACAH Housing; Completed for Alaska Housing Finance Corporation in March 2024.

Current Inventory and Share of Housing

As of mid-2024, Valdez had an estimated 88 active short-term rental units, representing approximately 4.5 percent of the City's total housing stock. This equates to about 22 short-term rentals per 1,000 residents. While this share is lower than in high-demand destinations such as Girdwood or Homer (19 percent each), it is higher than the statewide average of roughly three percent. The overall density of short-term rentals in a community is often a good indicator of the overall impact that short-term rentals have on both the housing stock and overall character of a community.

Figure 19. Short Term Rentals by Community

Community	Short Term Rentals (2024 Q3)	Total Housing Units	STRs as a Percent of Total Housing Units	STRs per 1,000 Population
Homer	576	2,984	19%	104
Girdwood	325	1,715	19%	150
Kenai Peninsula	2,467	32,707	8%	41
Fairbanks North Star	723	13,924	5%	22
City of Valdez	88	1,928	5%	22
Ketchikan Gateway	160	3,889	4%	12
Anchorage Municipality	3,833	120,956	3%	13
Sitka	130	4,167	3%	15
Kodiak Island	166	5,840	3%	13
Juneau	374	14,170	3%	12
Wrangell-Petersburg	24	1,300	2%	11

Source: AirDNA (number of STRs), American Community Survey 5-Year Estimates (total housing units), and Alaska Dept. of Labor and Workforce Development (population)

Over the past four years, the number of active short-term rentals in Valdez has been increasing at an average rate of about 20 percent annually. This indicates that there is still a growing demand for short-term rentals within the community and also that a greater number of housing units are being used, at least in part, as short-term rentals. The data around short term rentals is still limited so it is difficult to separate out the housing units that are solely used as short term rentals, the housing units that are only used as short term rentals seasonally and the housing units that are only partially used as short term rentals (e.g. renting out a room or portion of an occupied housing unit).

Figure 20. Active Short Term Rental Listings (Quarterly Average)



Source: AirDNA Submarket Overview for Valdez Alaska

Seasonal and Market Dynamics

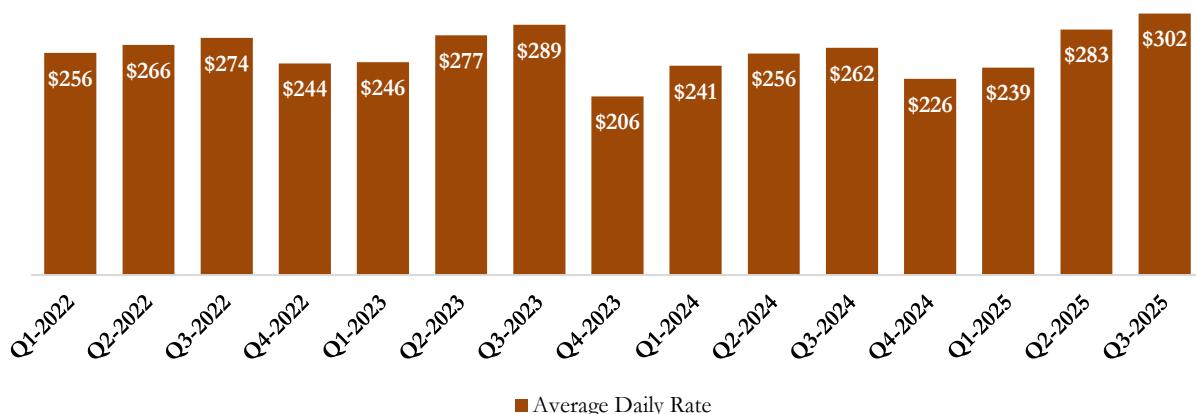
Short-term rental occupancy rates are relatively high during the busy summer months (close to 90 percent) but dip down closer to 30 percent during the slower winter months. The seasonal nature of short-term rentals mirrors patterns across Alaska, where tourism activity drives strong demand for lodging between May and September. This seasonality means that while short-term rentals contribute to the local visitor economy, they also reduce the availability of long-term housing during the months when local employers face their greatest seasonal workforce demands. Average daily rates have remained relatively stable over the past three years, hovering between \$200 and \$300 per night depending on the time of year. Average monthly revenue per listing ranges from just under \$1,500 during the slower summer months to over \$6,500 during the busy summer months.

Figure 21. Short Term Rental Occupancy Rates



Source: AirDNA Submarket Overview for Valdez Alaska

Figure 22. Average Daily Rates for Short Term Rentals (Quarterly Average)



Source: AirDNA Submarket Overview for Valdez Alaska

Implications for Housing Availability

The presence of nearly 90 short term rentals in Valdez contributes to pressure on the city's limited housing inventory. With fewer than 2,000 total housing units and modest construction of new housing, each unit shifted into the short-term rental market reduces options for local renters and prospective homeowners. Employers in Valdez have reported challenges recruiting seasonal and year-round workers in part due to limited rental availability, and the prevalence of short-term rentals exacerbates this tension.

Policy Considerations

As other Alaskan communities have experienced, balancing the benefits of short-term rentals with the need to maintain housing for local residents will be an ongoing challenge for Valdez. The revised Valdez zoning code established a short-term rental permit which requires a city business registration, initial life safety inspection and local contact person for each short-term rental. Community Development staff anticipate accepting applications from existing short-term rentals in early 2026. This will provide additional information about the short-term rentals operating in Valdez. At the time of the zoning code revision, the city council opted to not establish a cap on the number of permits issued. Policies such as licensing requirements, designated zoning, caps on the share of short-term rentals, or mitigation fees are tools being explored across the state. While Valdez's current short-term rentals share is lower than some peer communities, monitoring trends and assessing the cumulative impact on housing availability will be important as tourism continues to expand.

4.0 Factors Influencing Housing Demand

Demand for housing within a community is driven by a combination of economic, demographic and social factors, such as population growth, employment dynamics, and overcrowding. The following section summarizes the key factors influencing current housing demand within Valdez and explores the potential impacts these factors may have on future housing need.

Population Growth

The relationship between population and housing presents a two-sided dynamic in which population growth can drive demand for housing, and in turn, limited housing availability can stifle population growth that would otherwise occur. This interdependent relationship is often the primary factor influencing demand for housing.

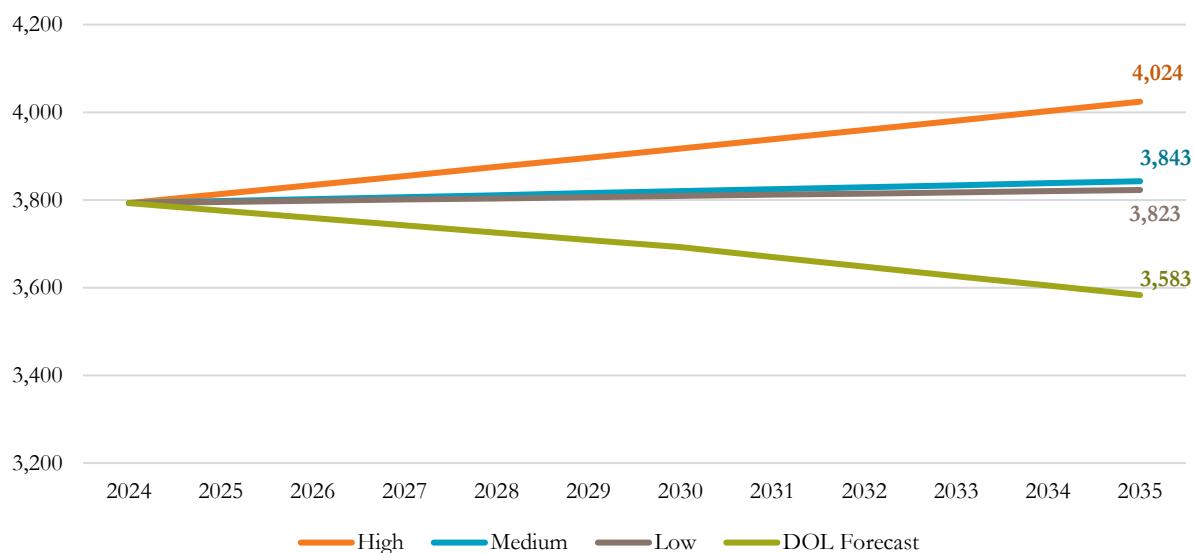
Valdez has experienced a steady but gradual population decline over the past decade, and population forecasts developed by the Alaska Department of Labor and Workforce Development anticipate continued population decline. Over the next decade, Valdez is projected to lose between 150 and 200 residents. This represents an average annual decline of about 0.9 percent, which, if realized, would reduce the City's population below 3,700 by the mid-2030s. The Chugach Census Area is also projected to lose population over the next decade, while the state overall is expected to see modest growth.

Housing availability is likely one of the factors that is influencing the negative net migration trends recorded in this region over the past decade. Despite experiencing a slight decline in population in recent years, Valdez continues to be a desirable place to live and recreate as evidenced by strong economic and job growth and

sustained low housing vacancy rates within the community. Proactive planning for new residential development and redevelopment has the potential to reduce some of the constraints that have limited population growth in the past.

Three population growth scenarios were considered for this analysis to reflect varying levels of potential growth over the next ten years in addition to the Alaska Department of Labor's forecast for modest population decline. All of the growth scenarios considered in this analysis forecast very modest population growth over the next ten years with average annual growth rates (AAGR) ranging from 0.07 percent (low scenario) to 0.54 percent (high scenario) resulting in population growth between 27 and 211 people over the next 10 years. The housing need forecasts presented in this report are based on the "medium growth" scenario, which assumes an AAGR of 0.12 percent resulting in population growth of 45 people over the next 10 years.

Figure 23. City of Valdez Population Projections and Growth Scenarios (2025-2035)



High Growth Scenario: based on the Alaska Department of Labor population projections for the Gulf Coast Region (2023-2025) with an AAGR of 0.54%

Medium Growth Scenario: based on the Alaska Department of Labor population projections for the State of Alaska (2025-2030) with an AAGR of 0.12%

Low Growth Scenario: based on the Alaska Department of Labor population projections for the Gulf Coast Region (2025-2030) with an average annual growth rate (AAGR) of 0.07%

DOL Forecast: based on the Alaska Department of Labor population projections for the Chugach Census Area (2025-2035) with an AAGR of -0.52%

Employment Growth

Valdez has recorded modest but steady growth in both employment and overall wages since 2021. The two primary economic sectors driving this recent growth trend are transportation, primarily associated with supporting the oil and gas industry, and tourism, which has made a strong recovery following the COVID-19 pandemic. Conversely, both the seafood and health care sectors have experienced significant employment declines in recent years which stifled overall employment growth. Between 2021 and 2023 overall employment in Valdez increased by two percent and total employment earnings increased by 12 percent.

Figure 24. Valdez Employment and Earnings (2018-2023)

	2018	2021	2023	% Change 2021-2023
Employment				
Total Labor Force	2,882	2,664	2,721	2%
Government	631	558	565	1%
Oil Industry	330	297	304	2%
Seafood Industry	296	306	237	-23%
Transportation	99	134	185	38%
Health Care + Social Services	282	269	223	-17%
Visitor Industry	435	323	376	16%
All Other Industries	809	777	831	7%
Earnings (\$ millions)				
Total Labor Force	\$158.5	\$189.5	\$212.3	12%
Government	\$37.0	\$38.2	\$42.0	10%
Oil Industry	\$42.9	\$43.1	\$44.5	3%
Seafood Industry	\$12.3	\$17.5	\$19.7	13%
Transportation	\$7.6	\$21.1	\$25.9	23%
Health Care + Social Services	\$11.7	\$13.4	\$12.9	-4%
Visitor Industry	\$9.8	\$10.5	\$13.2	26%

Source: Alaska Department of Labor and Workforce Development; US Census Nonemployer Statistics; Rain Coast Data (Valdez by the Numbers 2024)

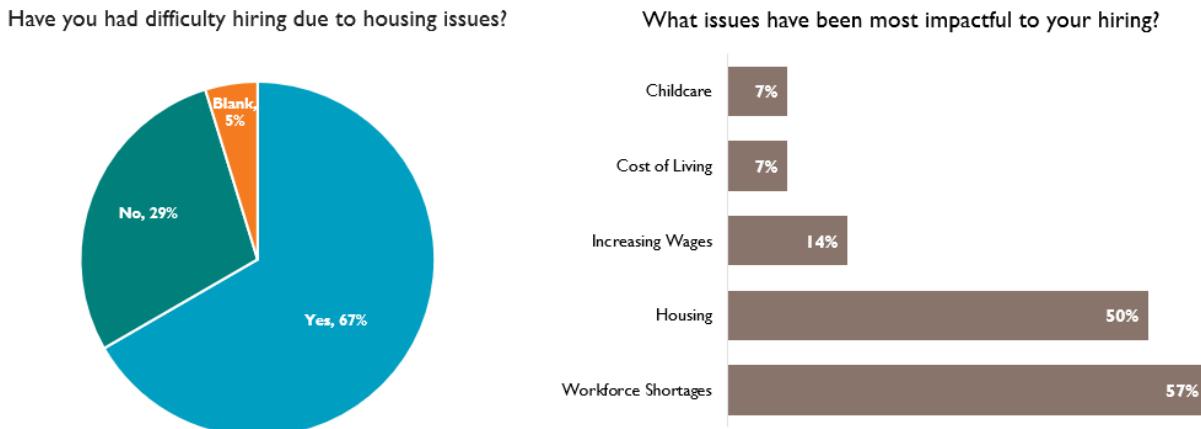
The unemployment rate in Valdez is 7.6 percent, which falls slightly above the range of what economists generally consider a healthy unemployment rate (between 4 and 6 percent). Unemployment rates above 6 percent could be an indication that the local workforce may be unable to find jobs, although seasonality is a factor in Valdez's rate given the increase of jobs available in the summer. An aging population could impact unemployment rates if the labor force begins to shrink.

Looking forward, tourism-related employment and wages are expected to continue to grow, as projected visitor numbers continue to climb, largely driven by increasing cruise passenger traffic. In addition to the growing tourism sector, the City hopes to work with the USCG to expand its presence in Valdez, bringing additional employment and wages into the community over the next few years.

Like the two-sided dynamic between population and housing, employment and housing also have an interdependent relationship. Employment growth can drive demand for additional housing, while lack of available and/or affordable housing can limit employment growth. Roughly two-thirds of employers and business owners who responded to the workforce housing questionnaire developed as part of this assessment said that they have had difficulty hiring due to housing.

“We lose people who want to move here for a job due to lack of affordable, decent housing”
-Survey Respondent

Figure 25. Housing Impact on Hiring



Source: Valdez Workforce Housing Employer Questionnaire, June 2025.

Housing has a direct impact on the local workforce, and the lack of available and affordable housing options can negatively impact employee recruitment, retention and productivity. When businesses are unable to find, hire, and retain a reliable workforce, it can slow down overall economic growth in a community.

Overcrowding and Pent-Up Demand

“It's no wonder kids are living in their parent's home until their late 20's, they can't afford housing on a first, second, or third job.”

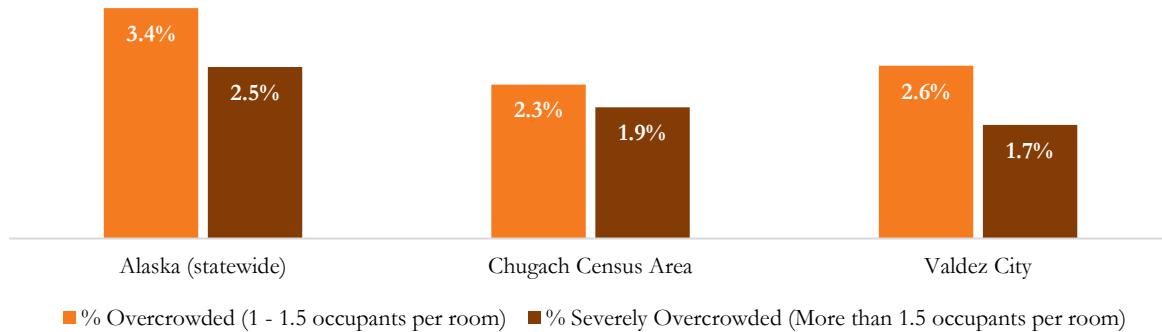
-Survey Respondent

Overcrowding is often an indication of pent-up demand within a housing market. When the supply of suitable and affordable housing does not keep pace with population growth, individuals and families are often forced to double-up or live in crowded conditions. Overcrowding often occurs when high housing costs relative to local wages make it difficult for people to form their own independent households (e.g. adult children continuing to live with their parents because they cannot afford independent housing). Overcrowding can also be an indicator of a mismatch between the housing supply and housing demand, resulting from a lack of housing units of adequate size or affordability to meet the community's needs.

The U.S. Census measures overcrowding using a simple ratio of the number of occupants divided by number of rooms in a housing unit (excluding bathrooms and kitchens) and does not take into account housing preferences. Households with 1.0 to 1.5 occupants per room are considered to be overcrowded and households with more than 1.5 occupants per room are considered to be severely overcrowded. It is important to note that this measure does not consider personal housing preferences or take into consideration the nuances of non-family households who choose to live with roommates and should be viewed as an indication of the level of overcrowding that exists within a community instead of an exact count.

In Valdez, 4.2 percent of occupied households (roughly 68 housing units) meet the definition of either overcrowded or severely overcrowded. This is in line with the level of overcrowding reported in the Chugach Census Area and slightly below the statewide average. This level of overcrowding does indicate that there is pent-up demand in the Valdez housing market.

Figure 26. Overcrowded and Severely Overcrowded Housing Units



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

While overcrowding is a strong indicator of existing housing demand in a community, additional pent-up demand may not be captured by a simple overcrowding ratio. Latent housing demand can also be present when households cannot find housing that meets their needs due to affordability or availability constraints. For example, a household could have enough bedrooms to accommodate the number of occupants (not overcrowded), but there may be members of a household who would prefer to live in their own unit if one was available to meet their needs.

The community housing survey developed for this assessment asked three questions targeted at quantifying this additional pent-up demand. When the responses to these questions were deduplicated and adjusted for overcrowding, an estimated 114 respondents indicated that there was some degree of pent-up demand within their household that could be alleviated with an additional housing unit.

Figure 27. Expressed Community Need Captured by 2025 Housing Survey

Survey Question	Survey Respondents Who Said Yes (Duplicated)	De-Duplicated Survey Responses
Members of their household who would prefer to live in their own housing unit if one was available to meet their needs	93	93
Members of the household living in their home temporarily because they cannot afford housing or have no other alternatives	66	16
Have roommates due to cost of housing or lack of housing in their price range	33	9
Total Survey Responses	192	118
<i>De-Duplicated with Overcrowding Data from the Census</i>		-4
Total Expressed Community Need		114

Housing Market Mobility

Housing market mobility refers to the movement of people into and out of homes within a housing market. This differs from vacancy rates, which measure the proportion of available but unoccupied housing units. Tight housing markets often have both low mobility and low vacancy rates, indicating potential supply shortages and a mismatch of housing supply and demand. When fewer people move, it can indirectly block others from moving into housing units that would better meet the needs of their household, creating a housing gridlock of sorts.

For example, in a market with low housing mobility, an aging couple may continue to live in a home that is larger than they need long after their children have moved out because there aren't available and affordable housing units in their community that would allow them to downsize. This in turn ties up a larger family home that could better meet the needs of larger households within the community.

Valdez Senior Living Apartments

The Valdez Senior Living Apartments, completed in July 2024, added 28 housing units to the Valdez housing market, serving households with at least one person 55 or older or persons with a disability at any age. Only two of the initial tenants moved from outside of the community, meaning that the Valdez Senior Living Apartments potentially freed up 26 housing within the community for other residents.

5.0 Factors Influencing Housing Affordability

Housing affordability is influenced by a combination of economic factors including employment and wages, cost of living, inflation, market dynamics and government policies. The following section summarizes the contributing factors and the impact they have on housing affordability in Valdez, as listed below.

- Many households are cost burdened, particularly low-income households
- The pace of housing price appreciation is exceeding increases in wages
- The overall cost of living in Valdez is high, and housing cost is a major contributor
- The pace of new housing development has been slow, which reduces supply and leads to price appreciation

What does the housing market look like today?

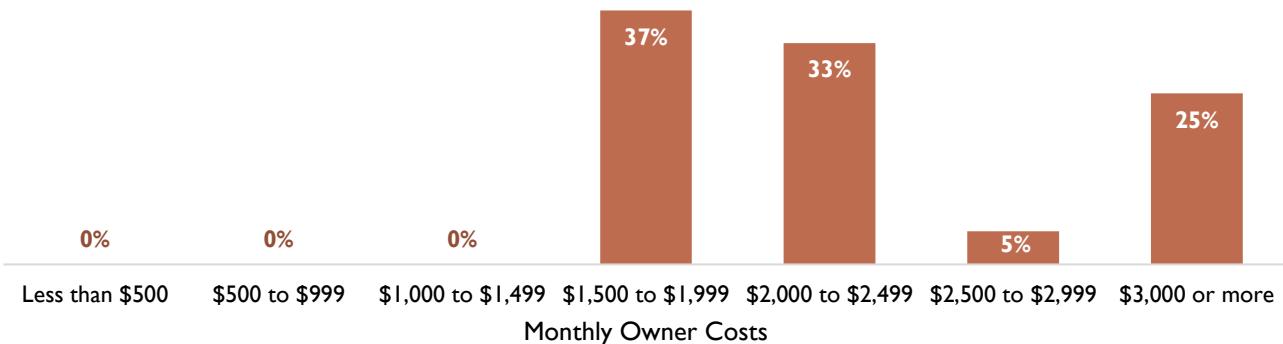
For-Sale Market

Roughly 63 percent of all occupied housing units in Valdez are owner-occupied, but less than half (47 percent) of owner-occupied households currently have a mortgage. A large share of owner-occupied housing units without a mortgage can help insulate a market from fluctuating interest rates, but can also negatively impact market mobility, as mortgage-free homeowners are often disincentivized from selling their existing homes once they no longer have a monthly house payment. This can lead to housing supply shortages and higher prices as homeowners without a mortgage hold onto housing units for longer. This trend may also be tied to the higher rates of mobile home housing units in Valdez, which are more commonly purchased

outright (with cash) or are financed through personal or chattel loans instead of traditional mortgages. With roughly 538 owner-occupied housing units without a mortgage, this makes up a significant share of Valdez's housing market.

Based on the limited data that is available through the U.S. Census, the median home value in Valdez is reported as \$395,900. Thirty percent of owner-occupied housing units with a mortgage report monthly housing costs of \$2,500 or greater, which would require an annual household income of \$100,000 or more in order to be affordable (less than 30 percent of total household income). Monthly home ownership housing costs reported by the U.S. Census Bureau include all mortgage payments, utilities, property taxes, insurance and homeowner fees paid by homeowners.

Figure 28. Monthly Housing Costs for Housing Units with a Mortgage



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

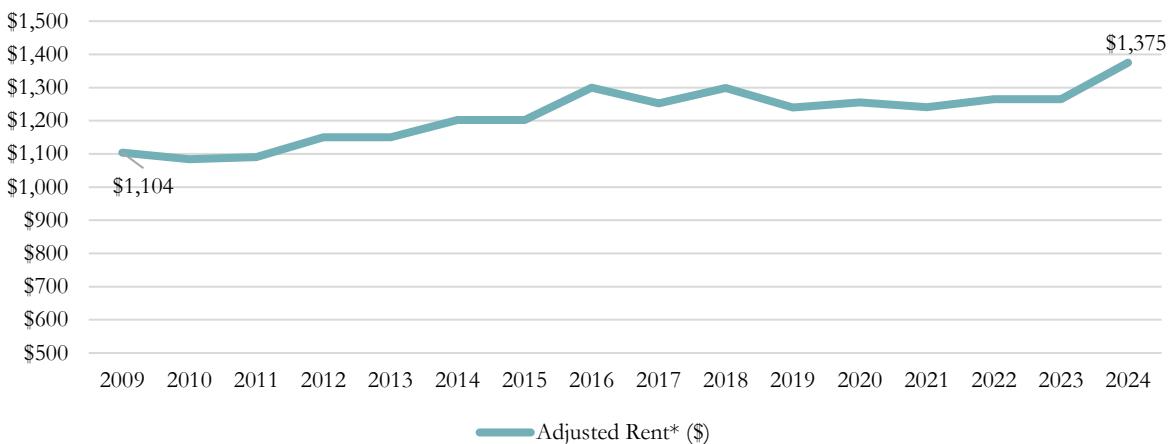
A market report pulled by a local real estate professional capturing the first half of 2025 showed a total of 10 residential listings with an average listing price around \$450,000 for a three bedroom and two-bathroom unit. The majority of the housing units listed at this time were between 1,350 and 1,850 sqft and were built prior to 1980. Local real estate professionals also indicated during interviews for this study that houses on the Valdez market frequently sell for more than list price, which is often an indication that market demand is high and/or supply is low.

Sales data for the Valdez housing market can be difficult to isolate and track, because the Alaska Multiple Listing Service (MLS) only publicly publishes regional totals for areas outside of Alaska's larger metropolitan cities and only includes homes that are put on the market. Based on interviews conducted as part of this assessment, it appears that many homes are sold via word-of-mouth and there may be a significant number of houses that are never officially listed. This means that a large portion of the house sales are excluded from the MLS data that is compiled, even at the regional level.

For-Rent Market

Valdez rents have been trending upward over the past decade, increasing at an average annual rate of around 2 percent each year. In more recent years, the increase in rents has become more pronounced with rents increasing by 10 percent between 2020 and 2024. While renter-occupied households make up a smaller share of Valdez's overall housing market (37 percent), they also tend to have lower household incomes and are more likely to be cost burdened and sensitive to increases in housing costs.

Figure 29. Adjusted Rents, Chugach Census Area (2009-2024)



Source: Alaska Rental Market Survey, Alaska Dept. of Labor of Workforce Development and Alaska Housing Finance Corporation.

*Note: adjusted rents report the amount paid to a landlord each month plus an adjustment for any utility costs it does not include.

Over the past decade (2014-2024) median adjusted rents in Valdez have increased by roughly 14 percent but this increase hasn't been distributed evenly across all housing types and sizes. Specifically, two-bedroom apartments have seen a more dramatic increase in rental cost during this period (23 percent). Two-bedroom apartments also make up the largest share of the total units surveyed through the Alaska Rental Market Survey, accounting for 42 percent of the total units surveyed in 2024 and are likely driving the increase reported across all units.

Many survey respondents indicated that there are too few rentals that accommodate individuals with pets

Figure 30. Median Adjusted Rents by Unit Size, Chugach Census Area (2014-2024)

Number of Bedrooms	Single Family		Apartment			All Units	
	2	3	0	1	2		
Median Adjusted Rents: 2014	\$1,500	\$1,934	\$850	\$900	\$1,153	\$1,322	\$1,202
Median Adjusted Rents: 2024	\$1,777	\$2,291	\$1,000	\$1,052	\$1,420	\$1,550	\$1,375
% Change (2014-2024)	18%	18%	18%	17%	23%	17%	14%
\$ Change (2014-2024)	\$277	\$357	\$150	\$152	\$267	\$228	\$173

Source: Alaska Rental Market Survey, Alaska Dept. of Labor of Workforce Development and Alaska Housing Finance Corporation.

Based on interviews with local real estate professionals, the vacancy rates for rental units across all sizes have been essentially zero for the past 3-5 years. Property managers in Valdez reported consistent waitlists of 20 applicants or more that had already passed background checks and been pre-approved that are waiting for units to become available. Most of the rental leases in Valdez are yearlong and come available during the summer months but there is still very little turnover in the rental market as most tenants choose to renew their lease.

"Most renters in Valdez are looking for 2-bedroom units at \$1,500 or less."

-Valdez Property Manager

Interviews with local real estate professionals and employers suggest that the aging mobile home stock in Valdez may also contribute to an increase in demand for affordable rental units in the community. Many of

the existing mobile home units in Valdez were constructed in the late 1970s and early 1980s and are nearing the end of their expected lifespan. Many of the older mobile home units in Valdez fail to meet current safety standards and their roofs must be shoveled throughout the winter to avoid roof collapse from heavy snowfall that is common in this area. The necessity of roof snow removal can cause a significant cost burden for occupants who are unable to do the snow removal without hiring assistance. As mobile home units continue to fall off the market due to age and condition, this puts additional pressure on the rental housing market in Valdez, as previous mobile homeowners have started to enter this market at an increasing rate.

Seasonal Demand

In addition to demand for year-round housing, the market in Valdez also faces significant seasonal demand, specifically during the summer months, to support a robust seasonal workforce. Tourism, commercial fishing, and construction industries all heavily rely on a seasonal workforce and finding temporary accommodations for seasonal employees was highlighted by employers and business owners are one of the biggest housing challenges they currently face. Roughly half of the employers and business owners that responded to the workforce housing questionnaire for this study noted that their organization has seasonal workforce needs that when combined account for roughly 150 seasonal employees. Seasonal workforce housing needs are greatest during the summer months, which coincides with peak visitor season, so often visitors and seasonal employees are competing for the same inventory of temporary accommodation in Valdez.

Multiple businesses, including construction contractors and tourism operators have purchased single family homes in Valdez to house seasonal staff

Cost Burden: Households Paying Too Much for Housing

Households spending more than 30 percent of their total household income are considered “cost burdened” by the U.S. Census. The U.S. Census includes utilities in the total monthly housing cost it reports, for both renters and owners. For renters, gross rent is explicitly defined as including the cost of utilities like electricity, gas, and water. For owners, selected monthly owner costs are calculated by adding costs for mortgages, taxes, insurance, utilities, and fuels.

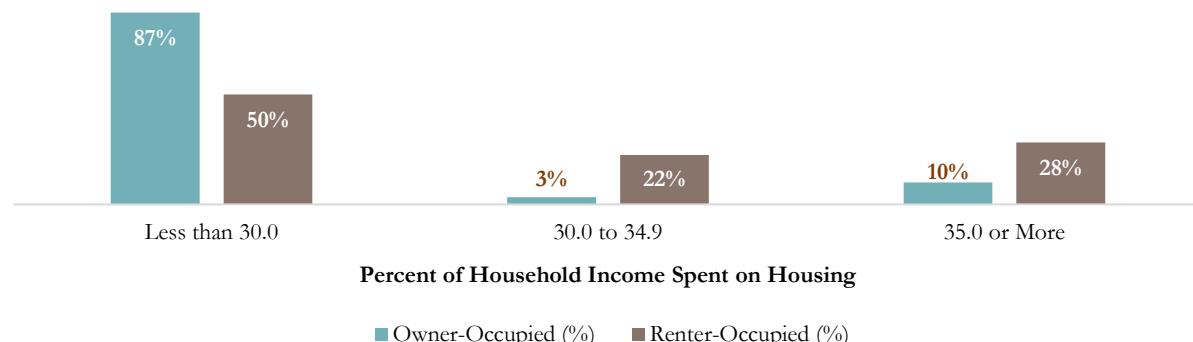
Based on reported annual income and housing costs 26.1% of survey respondents meet the definition of cost burdened, mirroring the level of cost burden reported by the Census.

By that metric, 27 percent of all households in Valdez are cost burdened.⁷ Renters are more likely to be cost burdened with half of all renters occupied units reporting some level of cost burden and 28 percent of renter occupied households spending more than 35 percent of their total household income on housing, indicating a greater level of financial burden. When a household is cost-burdened, they have less money left for other essential needs like food, transportation, and

healthcare, and are more vulnerable to financial hardship potentially leading to housing insecurity. High rates of cost burden in a community indicate a potential mismatch between local wages and housing costs, highlighting a need for more affordable housing options.

⁷ U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

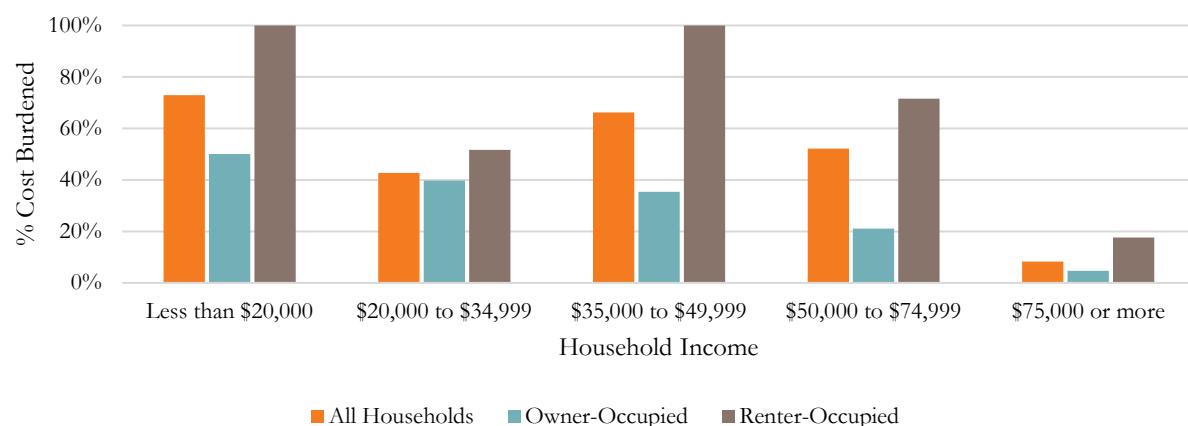
Figure 31. Cost Burden by Housing Tenure



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table DP04)

Lower income households make up a disproportional share of the cost burden households in Valdez, and households making less than \$75,000 per year are more than six times as likely to be cost burdened than households making over \$75,000. Roughly 419 households or 26 percent of the occupied housing units in Valdez meet the definition of cost burdened.

Figure 32. Cost Burden by Household Income and Tenure

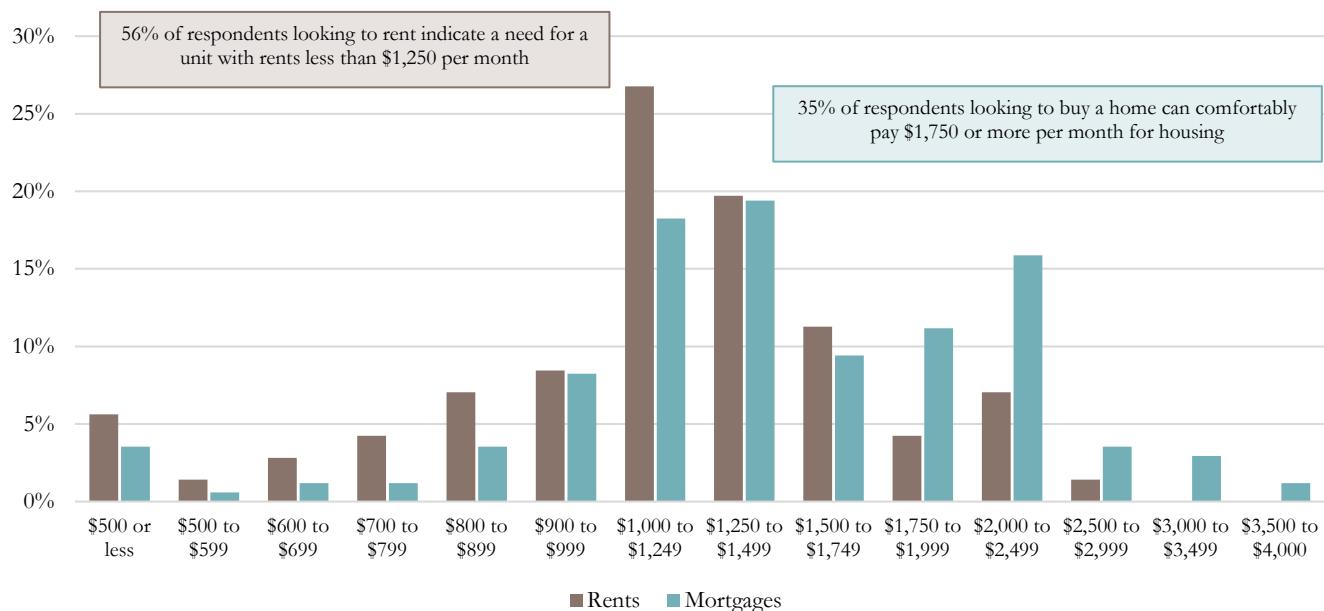


Household Income	All Households	Owner-Occupied	Renter-Occupied
Less than \$20,000	35	13	22
\$20,000 to \$34,999	50	35	15
\$35,000 to \$49,999	100	28	72
\$50,000 to \$74,999	155	24	131
\$75,000 or more	79	33	46

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023 (Table S2503)

Based on data collected through the community housing survey, new housing units entering the market with an associated monthly rent or mortgage payment somewhere between \$1,000 and \$2,000 would support a large portion of households in Valdez. Survey respondents currently residing in mobile and manufactured homes showed a similar distribution for comfortable payments, with the exception that only one of these respondents was comfortable paying more than \$2,499 per month.

Figure 33. Maximum Comfortable Monthly Rents and Mortgages (excluding utilities)



Source: Valdez Community Housing Survey, Spring 2025

Wages are Increasing Slower than Housing Cost

While wages in Valdez and the surrounding area have increased, they have not kept up with the increasing cost of housing within the community. As the gap between income and housing cost widens, households are forced to spend a larger portion of their total household income on housing, increasing the overall cost burden and making housing less affordable for a greater number of households.

Average monthly wages in the Chugach Census Area have increased by 13 percent between 2020-2024, a notable increase from the previous five years (8 percent between 2015-2019) while average monthly employment has remained relatively stable. Total earnings have increased by 23 percent between 2020-2024, a notable increase from the previous five years (10 percent between 2015-2019). Mining, construction, transportation and warehousing, and management comprise the highest paying categories of jobs in the Chugach Census Area, all averaging over \$100,000 annually.

Figure 34. Chugach Census Area Employment and Wages

Year	Average Monthly Employment	Number of Establishments	Average Weekly Wage	Average Annual Pay
2020	3,299	413	\$1,272	\$66,162
2021	3,480	413	\$1,314	\$68,306
2022	3,637	411	\$1,306	\$67,893
2023	3,743	408	\$1,420	\$73,823
2024	3,593	399	\$1,442	\$74,978

Source: U.S. Bureau of Labor Statistics: Quarterly Census of Employment and Wages (QCEW)

Cost of Living is High, Including the Cost of Housing

The cost of living is a summary indicator used to estimate the amount of money needed to cover basic expenses such as housing, food, taxes and healthcare. Housing plays a large role in cost-of-living calculations but other factors such as the cost of food, transportation and childcare can limit the amount of budget a family has available to put towards housing. The living wage calculator developed by the Massachusetts Institute of Technology (MIT) estimates the minimum hourly rate that an individual in a household must earn to support themselves and/or their family working full time, or 2080 hours per year. Housing is the largest expense factored into the living wage calculation for the Chugach Census Area. It is worth noting that the living wage calculator relies on “fair market rents” published by HUD, which tend to be lower than what is typically available in a market without subsidy or for new housing products. Based on market data and interviews with local property managers, it would likely be challenging for a household to find an available housing unit in Valdez for less than \$2,000/month (including utilities). For reference, over 37 percent of community survey respondents reported monthly housing costs over \$2,000 per month (or \$24,000 per year) with some reporting housing costs as high at \$3,500 per month.

Cost of living in Valdez is quite a financial burden. It is difficult to do even the smallest cosmetic changes/upgrades to our home, both financially and materials have to be brought in from far away.

-Survey respondent

Figure 35. Living Wage Calculator, Chugach Census Area

Annual Cost of Household Items	1 Adult				2 Adults (Both Working)			
	0 Children	1 Children	2 Children	3 Children	0 Children	1 Children	2 Children	3 Children
Food	\$5,238	\$7,702	\$11,537	\$15,350	\$9,602	\$11,935	\$15,353	\$18,729
Child Care	\$0	\$12,845	\$24,075	\$33,806	\$0	\$12,845	\$24,075	\$33,806
Medical	\$3,092	\$7,367	\$7,440	\$7,517	\$6,223	\$8,335	\$8,608	\$8,911
Housing	\$12,520	\$17,509	\$17,509	\$23,474	\$13,689	\$17,509	\$17,509	\$23,474
Transportation	\$11,025	\$12,759	\$16,071	\$18,492	\$12,759	\$16,071	\$18,492	\$20,514
Civic/Entertainment	\$3,587	\$6,314	\$6,971	\$8,938	\$6,314	\$6,971	\$8,938	\$9,915
Internet & Mobile	\$2,492	\$2,492	\$2,492	\$2,492	\$3,098	\$3,098	\$3,098	\$3,098
Other	\$4,749	\$9,123	\$9,558	\$11,490	\$9,123	\$10,121	\$11,490	\$12,746
Required annual income after taxes	\$42,703	\$76,111	\$95,654	\$121,558	\$60,808	\$86,884	\$107,563	\$131,193
Annual taxes	\$6,757	\$9,909	\$13,157	\$19,283	\$8,508	\$11,122	\$12,638	\$17,441
Required annual income before taxes	\$49,460	\$86,020	\$108,811	\$140,842	\$69,316	\$98,006	\$120,200	\$148,634
Hourly Wages								
Living Wage	\$23.78	\$41.36	\$52.31	\$67.71	\$16.66	\$23.56	\$28.89	\$35.73
Poverty Wage	\$9.40	\$12.71	\$16.01	\$19.32	\$6.35	\$8.01	\$9.66	\$11.31
Minimum Wage(current)	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Annual Household Income Needed (Living Wage)	\$49,463	\$86,029	\$108,805	\$140,837	\$69,306	\$98,010	\$120,184	\$148,637

Source: Massachusetts Institute of Technology Living Wage Calculator (<https://livingwage.mit.edu/>)

MIT defines a living wage as what a full-time worker must earn to cover the cost of their families minimum basic needs while being self-sufficient. At this wage, households often do not have the ability to save or build a financial buffer that would allow them to respond to unexpected expenses such as emergency home repairs or medical expenses or plan for retirement. This can lead to housing instability particularly among low-income households due to the lack of affordable housing and the additional pressure put on households due to an increasing cost of living, especially for food and medical care, continue to outpace wage growth.

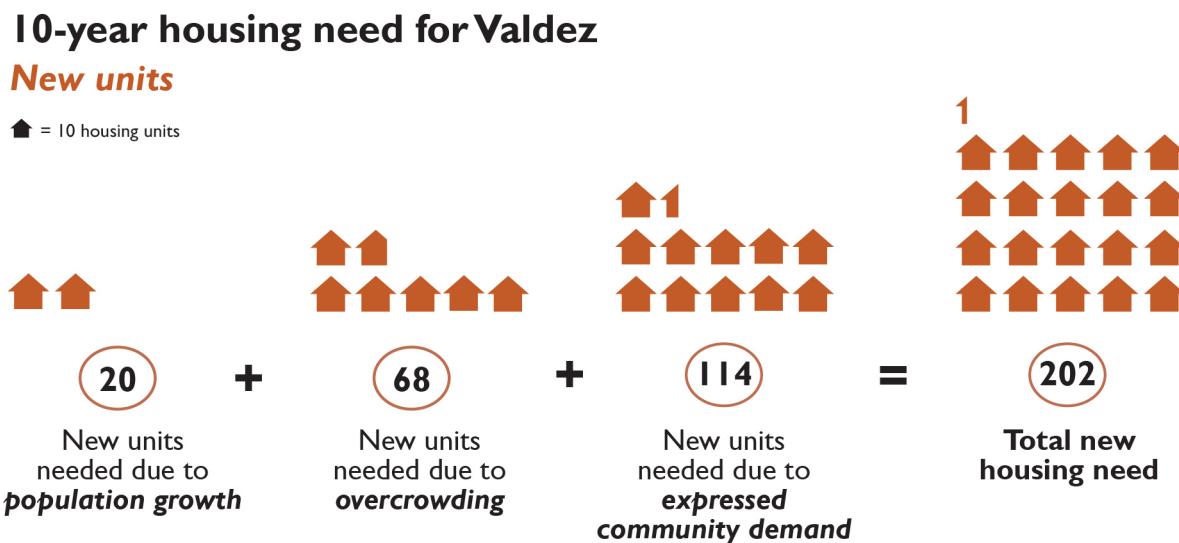
6.0 Forecasting Housing Need

Housing need forecasts can be used to guide policy, inform community housing goals and support desired development outcomes. As the community continues to evolve and the economic forces that drive housing need change, it is recommended that these forecasts be revisited and adjusted to reflect the community's changing needs. The following section summarizes the forecasted housing needs within the City of Valdez over the next ten years (2025-2035).

New Housing Units

Over the next decade, Valdez is projected to need approximately 202 additional new housing units. The forecasted demand for new housing units is driven by modest population growth over the next 10 years and a more immediate need for new housing units driven by pent-up demand within the community. The following sections outline each of the components that informed this forecast.

Figure 36. Forecasted Need for New Housing Units



Population Growth

Despite experiencing a slight decline in population in recent years, Valdez continues to be a desirable place to live as evidenced by strong economic and job growth and sustained low vacancy rates within the community. Housing has likely been one of the constraints that has limited population growth in the past, but with proactive planning, it is reasonable to assume that modest population growth (0.12 percent AAGR) could occur, driving demand for roughly 20 new housing units by 2035. Smaller household sizes, an aging population, and changing housing preferences will all likely contribute to demand for new housing units even if the forecasted overall population growth does not come to fruition.

Overcrowding

“Overcrowding” is an estimate based on the number of occupants per room in a household but often is a good indicator of pent-up demand within a housing market. Overcrowding is considered 1-1.5 occupants per room of a housing unit; severe overcrowding is defined as more than 1.5 occupants per room. In Valdez, 4.2 percent of the 1,605 occupied housing units are considered overcrowded or severely overcrowded, lower than the statewide average of 5.9 percent. To alleviate overcrowding and severe overcrowding, it is estimated 68 new units are needed in Valdez. Unlike the demand associated with forecasted population growth that is spread out over the next 10 years, the demand for new housing units driven by overcrowding is immediate.

Expressed Community Demand

Additional existing demand for new housing units may also be present in households who do not technically meet the definition of being overcrowded but may have one or more person living in their home that would choose to have their own housing unit if one were available that could meet their needs. Like the demand associated with overcrowding, this pent of demand currently exists within the community and represents an immediate need within the community.

The community housing survey developed for this assessment asked three questions targeted at quantifying this additional pent-up demand. When the responses to these questions were deduplicated and adjusted for overcrowding, an estimated 114 respondents indicated that there was some degree of pent-up demand within their household that could be alleviated with an additional housing unit. The following survey responses were duplicated to arrive as the estimated need for additional housing units to address expressed community demand:

- 93 Survey Respondents have members of their household who would prefer to live in their own housing unit if one was available to meet their needs
- 16 Survey Respondents have members of the household living in their home temporarily because they cannot afford housing or have no other alternatives
- 9 Survey Respondents have roommates due to cost of housing or lack of housing in their price range

Affordable Housing Units

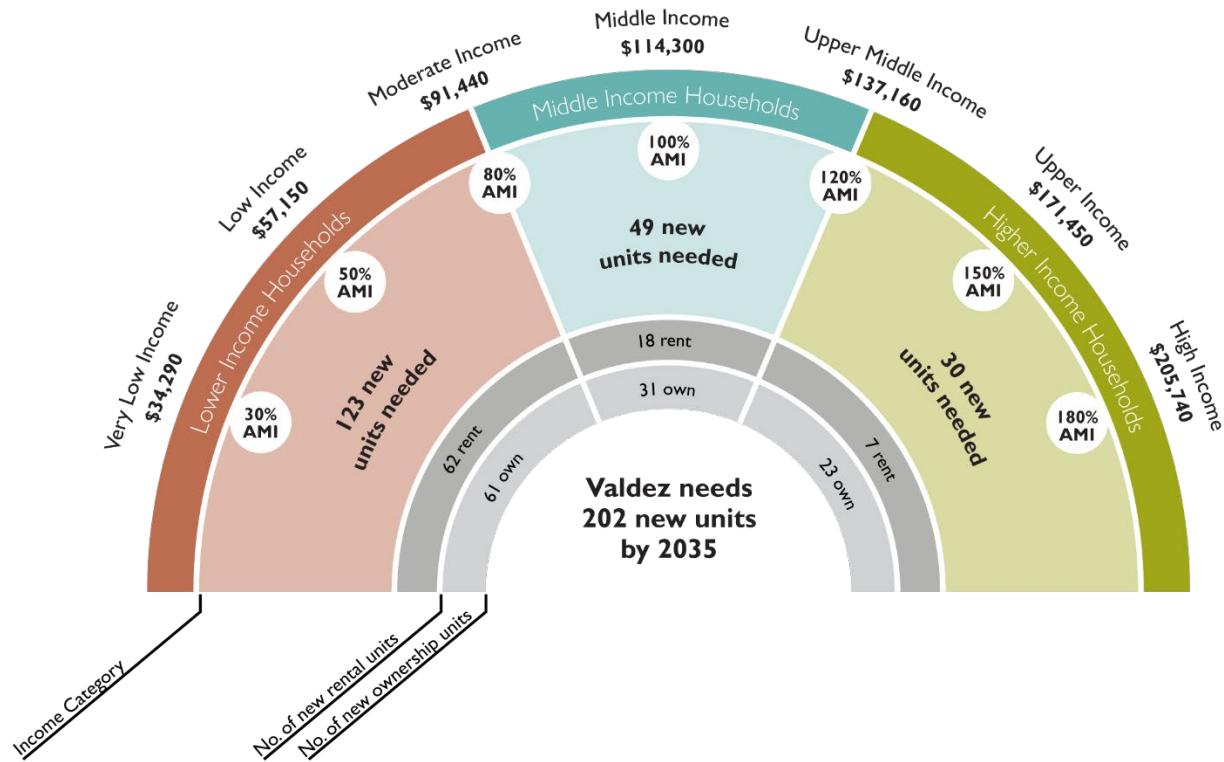
Healthy and thriving communities need sufficient housing at all income levels to support the people who live and work in the community. A range of housing options in Valdez will help to support a local workforce and help to balance employment and income distribution within the community.

In Valdez, 27 percent of households meet the definition of cost burdened, spending more than 30 percent of their total income on housing costs. Renter households are more than three times as likely to be cost burdened compared to owner households, with 50 percent of renter-occupied housing units meeting the definition of cost burdened in Valdez. This suggests that there is a need for more affordable housing, specifically affordable rental housing in Valdez.

To estimate the housing needs in Valdez by income, we break overall housing needs identified for the community into three categories based on income:

1. Lower income households at less than 80 percent of area median income (orange)
2. Middle income households, also called workforce housing at 80 to 120 percent of AMI (teal)
3. Higher income households, at above 120 percent of AMI (green)

Figure 37. Housing Need by Household Income and Tenure



Item	Low Income	Middle Income	High Income
Annual Household Income [1]	Less than \$90K	Between \$90K and \$135K	Greater than \$135K
Affordable Monthly Housing Costs [2][3]	\$2,200 or less	\$2,200-\$3,300	More than \$3,300
Housing Need: Total New Units	123	49	30
Ownership Units	61 (49%)	31 (64%)	23 (78%)
Rental Units	62 (51%)	18 (36%)	7 (22%)

[1] Based on HUD FY2025 Income Limits for the Chugach Census Area (\$114,300 Median Family Income)

[2] Assuming households spend 30% or less of their total household income on housing.

[3] Monthly housing costs includes contract rent and utilities for renters and mortgage payments, utilities, property taxes, insurance and homeowner fees for homeowners

Lower Income Households (orange)

This is housing needed by households who make less than 80 percent of area median income (AMI) and typically qualify for programs that require residents to be under a specified income. We often call this “income-restricted” affordable housing. There are existing tools to create this type of affordable housing. One of the most impactful tools is the low-income housing tax credit (LIHTC) federal program that allows investors to purchase tax credits by investing in affordable income restricted housing. In Alaska, the Alaska Housing Finance Corporation receives a limited number of tax credit allocations that are awarded competitively to developers throughout Alaska. Valdez is home to multiple projects that have been financed at least in part by LIHTC (e.g. the Valdez Senior Apartments) however, the limited amount of LIHTC

funding does not allow for the full need to be met through this single program. In Valdez, roughly 43 percent of all occupied households have incomes at 80 percent of area median income or lower. Housing options that are affordable to lower income households play a critical role in supporting a large portion of the community.

Additionally, low-income renter households are particularly vulnerable to the lack of affordable housing. In Valdez, 568 households rent the homes they occupy, and 50 percent or 286 renter-occupied households are spending more than 30 percent of their household income on housing. Roughly 28 percent or 159 renter households are spending more than 35 percent of their household income on housing, indicating that they are significantly cost burdened. The burden of housing unaffordability falls disproportionately to the poor. For example, 89 percent of renter households who make less than \$50,000 per year are cost burdened, while only 18 percent of renter households who make \$75,000 and more are cost burdened. We translated this data into a housing affordability need estimate for renter households, as shown below. For example, we estimate that 71 households who make under \$35,000 annually are paying more than 35 percent of their income in housing costs and are significantly cost burdened. Those households would benefit from affordable housing offered at rents from \$375 to \$875 per month.

Figure 38. Housing Affordability Need: Renters in Valdez

Annual Household Income	% of Renter Households who are Cost Burdened [1]	# of Renter Households who are Significantly Cost Burdened [2]	Affordable Rents based on Household Income
Less than \$35,000	73%	71	\$375 - \$875 per month
\$35,000 to \$49,999	100%	47	\$875 - \$1,250 per month
\$50,000 to \$74,999	72%	33	\$1,250 to \$1,875 per month
\$75,000 or more	18%	0	\$1,875 and higher per month
Total/Weighted Average	43%	151	\$375 to \$1,875 per month

[1] Households are cost burdened when they spend more than 30% of their household income on housing.

[2] Agnew:Beck defines households as significantly cost burdened when they spend more than 35% of their income on housing.

Source: American Community Survey 5-Year Estimates, 2019-2023;

Middle Income Households (teal)

Middle income households are those who earn between 80 and 120 percent of area median income. Housing that is affordable to this group is sometime referred to as “workforce housing”, as many positions within a community have wages that fall within this range. This category of housing should be affordable but not necessarily restricted to households earning under a certain income. We often think of this housing as a starter home, a townhouse that is rented or owned, or an urban apartment. Currently, this is one of the hardest housing products to develop in Valdez and across the state. There are no federal subsidies to support projects, and rents and home prices are not sufficient to cover development costs. Without financial incentives, such as property tax incentives, middle income housing faces substantial financial feasibility limitations. Private-market developers are generally unable to build housing units that would be affordable to middle income households given the high cost of development and the need to produce a minimum return on investment for their funding partners. Without subsidy and given current market conditions, most private-market development tips into a price range that is affordable to higher income households.

Housing that is affordable to the “middle income” is nearly non-existent in Valdez. We end up losing qualified candidates or hiring less qualified candidates who are more willing to be flexible when it comes to housing.

-Employer Interview

Higher Income Households (green)

Higher income households are those who earn above 120 percent of the area median income. The private market tends to produce housing that meets their needs; however, developing more units at the higher end has the potential to free up supply for middle income and low-income households and increase the overall market mobility. In Valdez, housing availability across the income spectrum is constrained, and it is likely that even higher income households are holding onto housing that does not meet their needs and could be a better fit for a middle-income household. Additional housing units across all income levels, including higher incomes, would help to improve market mobility and likely benefit households across that income spectrum.

Rehab or Replacement of Existing Units

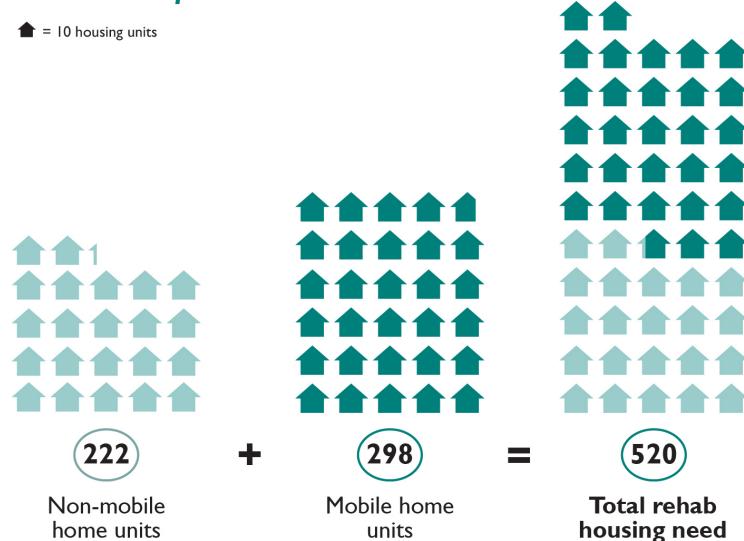
Housing rehabilitation and preservation plays an outsized role in the overall housing needs in Valdez. Many of the existing housing units have reached the end of their useful life or were not built to sustain Valdez's harsh climate. In a city that sees over 300 inches of snowfall per year and gets an average of 67 inches of rain, housing deterioration can happen rapidly and as a result, many of existing housing units on the market fail to meet current safety and efficiency standards.

If existing housing units are not maintained or rehabilitated, it is likely that some portion of the existing housing stock will continue to fall off the market and further compound the need for new housing units to replace them. To some degree, this is already happening within the community and putting additional pressure on the local housing market. Over the next 10 years an estimated 520 of Valdez's existing housing units will need some degree of rehabilitation or preservation in order to stay in the market. It is also likely that a portion of these housing units are already beyond repair and require replacement. A physical condition assessment was not completed as part of this analysis, and giving our methodology, a distinction between rehabilitation and replacement cannot be inferred.

Figure 39. Forecasted Need for Renovation and Rehab of Existing Housing Units

10-year housing need for Valdez

Rehab or replacement units



Aging Housing Inventory

Nearly a third of the existing housing units in Valdez were built prior to 1975, meaning they are 50 years or older. The average lifespan of a house in the United States is between 50 and 63 years, and given the harsh climate in Valdez, it is likely that many housing units will need substantial rehabilitation or replaced as they continue to age over the next decade.⁸

Mobile Home Units

Mobile homes make up nearly a quarter of the existing housing stock in Valdez and have played an important role in supporting local workforce's need and as an affordable housing option. Mobile homes played a critical role during the community's relocation after the 1964 Good Friday Earthquake and provided temporary workforce housing during the Trans-Alaska pipeline constructions and 1989 Exxon-Valdez oil spill. An estimated 298 mobile home units in Valdez have reached or are reaching the end of their lifespan and will need to be substantially rehabilitated or replaced over the next 10 years. The heavy snowfall in Valdez requires mobile home occupants to keep their roofs clear or risk collapse. This requires significant physical labor or the cost of paying a contractor. Due to the age of its mobile home stock and difficulty of maintaining housing units not designed for the climate in Valdez, the need for replacement of these units is likely needed. Continued deterioration of the mobile home housing stock in Valdez is expected to create housing instability within some of the most vulnerable populations in Valdez and further emphasizes the need for additional safe and affordable housing options within the community.

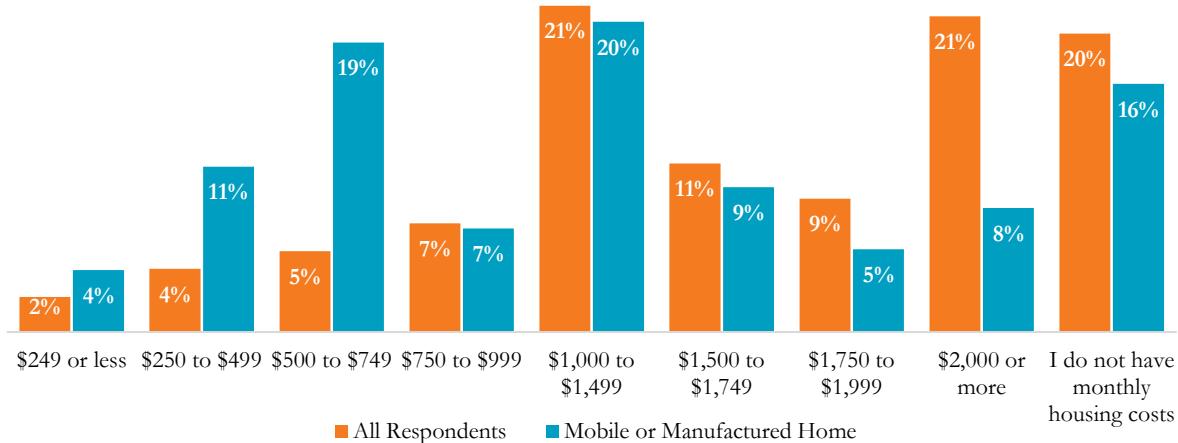
While many of the existing mobile home units in Valdez provide a seemingly affordable monthly housing costs, many of the mobile home units are not energy efficient or were not constructed to withstand the extreme climate in Valdez. Community survey respondents residing in mobile homes reported paying less for monthly housing costs on average but paying an average of \$250 or more per month on heating costs. These high utility costs likely contribute to the high level of cost burden among mobile home residents.

Mobile Homes vs Manufactured Homes

Per federal Manufactured Home Construction and Safety Standards (HUD), a “manufactured home” is a factory-built house built after 1976 and a mobile home is a factory-built house built before 1976. For ease of understanding, this report uses the term “mobile home” to refer to all factory-built houses in the community.

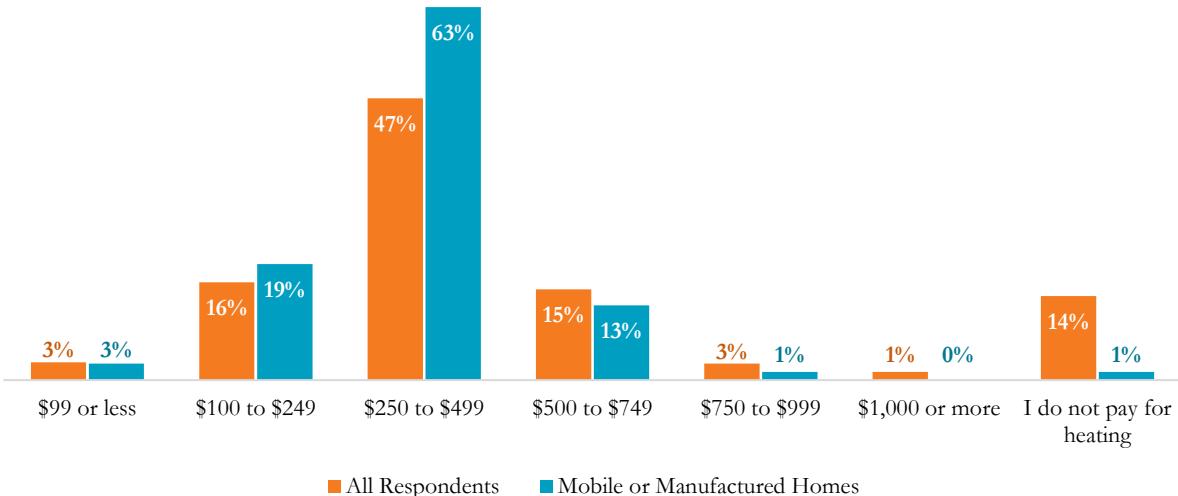
⁸ Architectural Longevity; MIT school of Architecture and Planning, 2023 (<https://architecture.mit.edu/news/architectural-longevity-what-determines-buildings-lifespan#:~:text=The%20average%20lifespan%20of%20a,years%2C%20from%20construction%20to%20demolition.>)

Figure 40. Respondent Monthly Housing Costs



Source: Valdez Community Housing Survey, Spring 2025.

Figure 41. Respondent Average Monthly Heating Costs



Source: Valdez Community Housing Survey, Spring 2025

Expressed Community and Workforce Needs

A community-wide housing survey, targeted workforce questionnaire and interviews with key stakeholders helped to collect additional information around community housing needs and preferences. The information summarized in the following sections can be used to add additional context and further refine the housing need forecast presented in this study.

Community Housing Survey

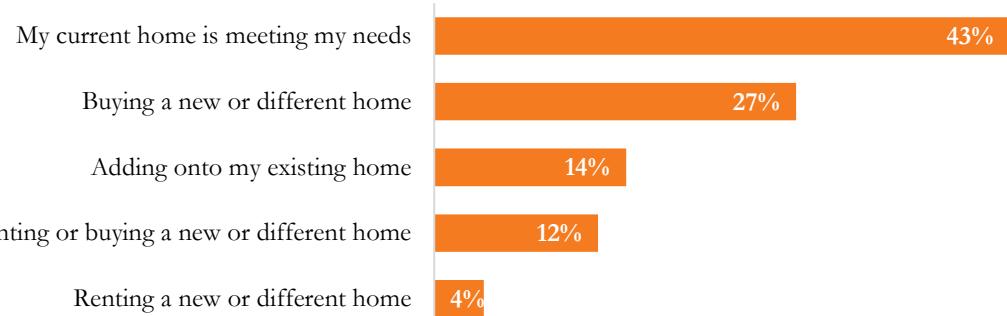
A community wide housing survey collected information regarding respondent's current housing status, condition, and affordability; assessed interest in moving (both within the area and to other locations) and identified the type and size of housing units that respondents were most interested in seeing in Valdez. The survey consisted of 53 questions and was completed by 462 respondents in spring 2025.

Some of the key themes from the survey are summarized below and responses for specific questions are sprinkled throughout this report.

Less than half of respondents say their current housing is meeting their needs.

A total of 183 survey respondents indicated a desire to move to a different resident within the next 5 years and only 43 percent said that their current house is meeting their needs. Mobile home residents were more likely to express a desire to move with 66 percent of mobile home residents indicating a desire for a new housing situation within the next 3 years.

Figure 42. Within the next three years, which of the following options are you most interested in?



Source: Valdez Community Housing Survey, Spring 2025.

The Lack of affordable housing is contributing to crowded living situations and out-migration

A total of 92 respondents said that there are members of their households who would prefer to live in their own housing unit, if one was available to meet their needs and 66 respondents said that there are people living in their home temporarily because they cannot afford housing or have no other alternatives. Of the 74 respondents who said they would prefer to move to a new or different residence outside of Valdez, half cited high housing costs as reasons they would want to move out of Valdez. Roughly 10 percent of survey respondents (42 people) indicated that they have roommates, and 78 percent of respondents with roommates said this is mainly due to the cost of housing or lack of housing options in their price range.

Survey Respondent Housing Preferences:

Location: Housing located in town (74%) followed by Corbin Creek/Robe River Subdivision (50%).

Purchasing: Detached (single-family) homes with at least 2 bedrooms

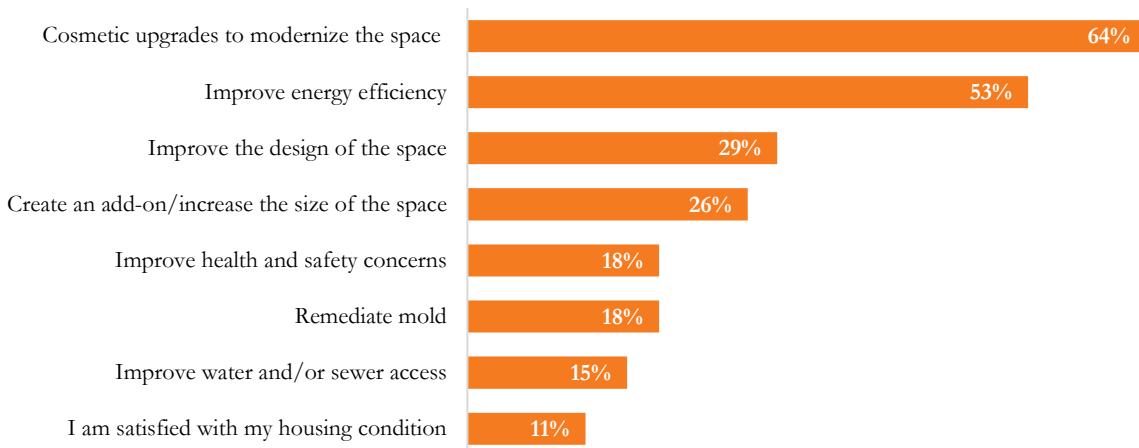
Renting: Detached (single-family) homes or duplexes

Key Amenities: In-unit washer dryer and energy efficiency

Many housing units need some form of repairs or renovations

About one third of survey respondents (135 respondents) indicated that some level of repair is needed to improve living conditions or make their current housing unit safe and livable. Cosmetic upgrades and improvements to energy efficiency were the most commonly desired changes, but 18 percent of respondents reported needing changes to address health and safety concerns or remediate mold, both of which are urgent needs. When asked about the barriers to making housing repairs and improvement, most respondents cited money (66 percent) and the availability of skilled labor (46 percent).

Figure 43. Changes residents would make to their homes

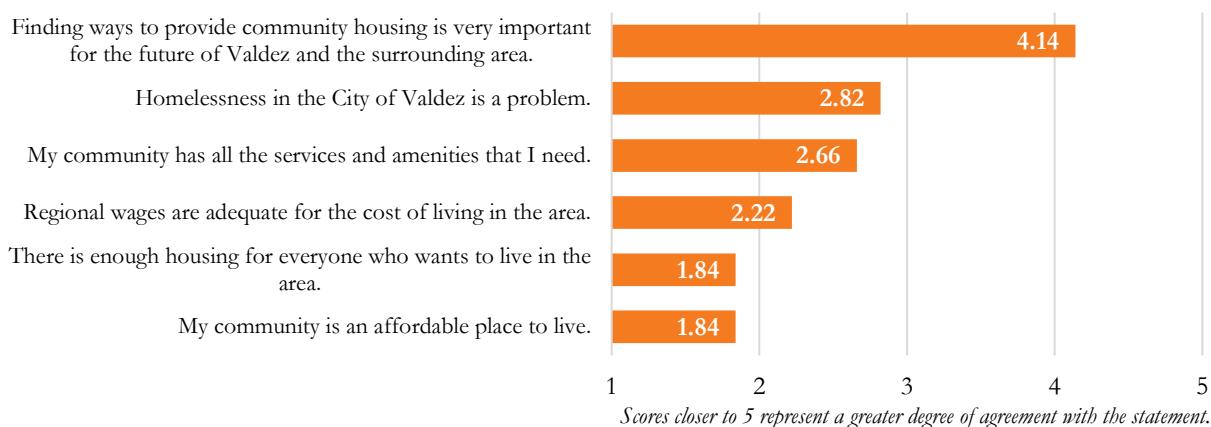


Source: Valdez Community Housing Survey, Spring 2025.

Housing is a top community priority and families with children and year-round workers are the groups with the greatest need

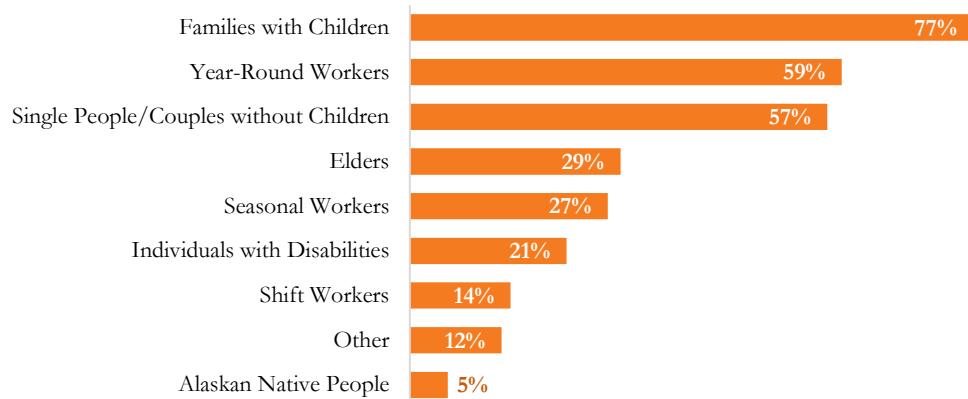
Survey respondents identified finding ways to provide community housing as critical to the future of Valdez and the surrounding area and did not think that Valdez is currently an affordable place to live. The groups that respondents thought had the greatest unmet housing needs were families and single people with children and the year-round workforce. There is likely overlap between these two groups.

Figure 44. Respondents Level of Agreement



Source: Valdez Community Housing Survey, Spring 2025

Figure 45. Groups with the Greatest Housing Need

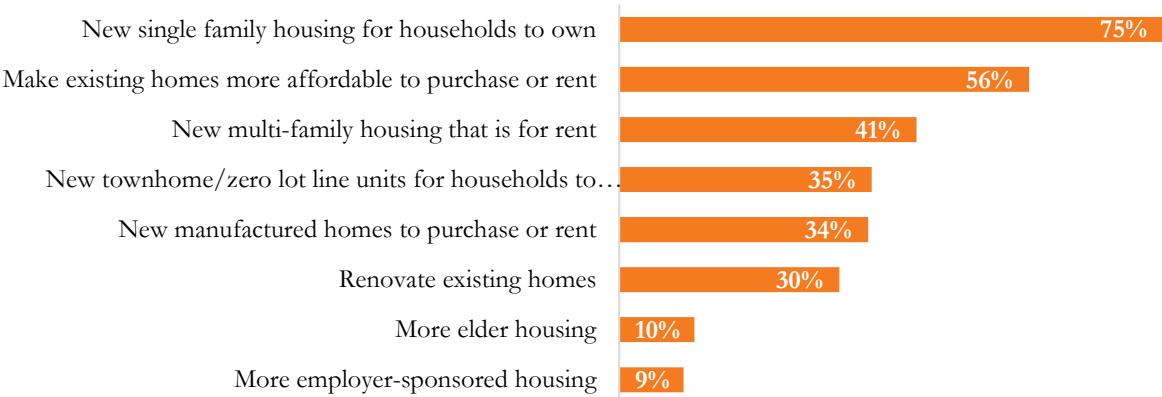


Source: Valdez Community Housing Survey, Spring 2025

New single family housing development and increased affordability are top priorities

Survey respondents identified new single-family housing for households to own as their top priority (75 percent of respondents) followed by making existing homes more affordable to purchase or rent (56 percent of respondents) and new multi-family housing to rent (41 percent of respondents).

Figure 46. Top Housing Priorities

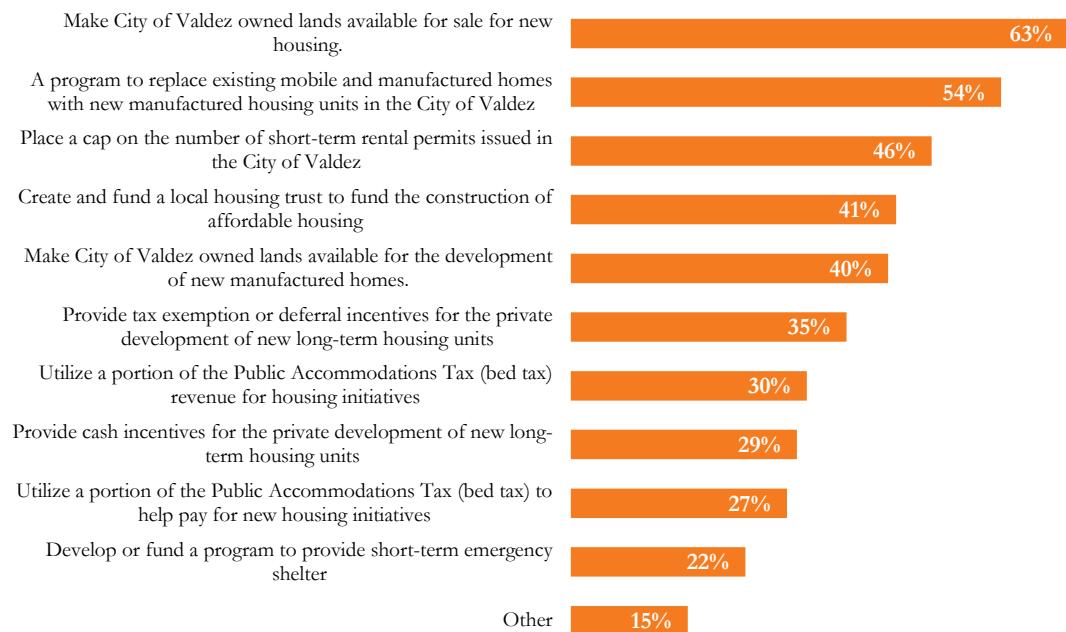


Source: Valdez Community Housing Survey, Spring 2025

There are a variety of solutions community members are interested in exploring

The strategies with the highest level of interest from survey respondents includes making City owned lands available for sale to support new residential development and implementing a program that would replace existing mobile and manufactured homes with new manufactured housing that are safer and more suitable for Valdez's climate.

Figure 47. Housing Strategies Respondents Would Like to Explore



Source: Valdez Community Housing Survey, Spring 2025

Workforce Housing Questionnaire + Employer Interviews

A total of 21 employers and business owners responded to a workforce housing questionnaire designed to collect feedback about the impact the local housing market has on their ability to attract and retain the workforce necessary to support their business. The questionnaire contained a total of 22 questions and asked respondents to identify challenges and suggest strategies to better support Valdez's local workforce. Combined, the respondents to this workforce housing questionnaire represent 498 locally based jobs in the Valdez economy.

Housing is impacting recruitment and retention

Roughly 67 percent of employers reported that they have had difficulty hiring the workforce they need to run their business due to housing. Combined, employers reported having 25 open positions at the time of this survey (summer 2025) and 44 percent of those positions were not filled due to a lack of available housing. Additionally, respondents reported that housing issues have also impacted employee retention, with 52 percent of respondents reporting that housing affordability or availability has caused employees to leave their organization.

Figure 48. Unfilled Positions Due to Housing

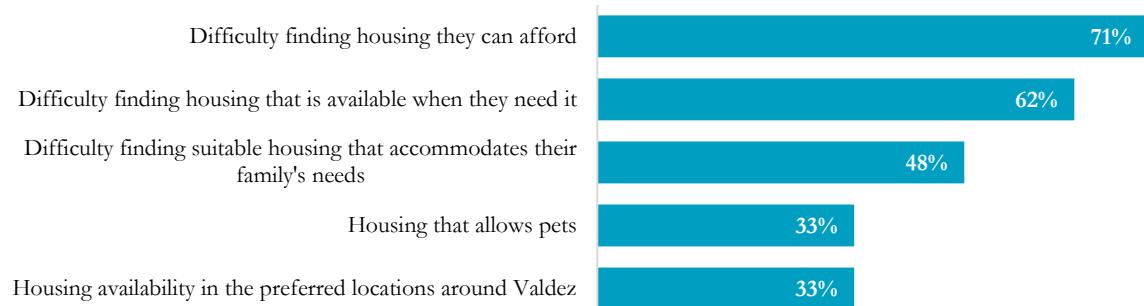


Source: Valdez Workforce Housing Questionnaire, Summer 2025

Housing affordability and availability are the top issues

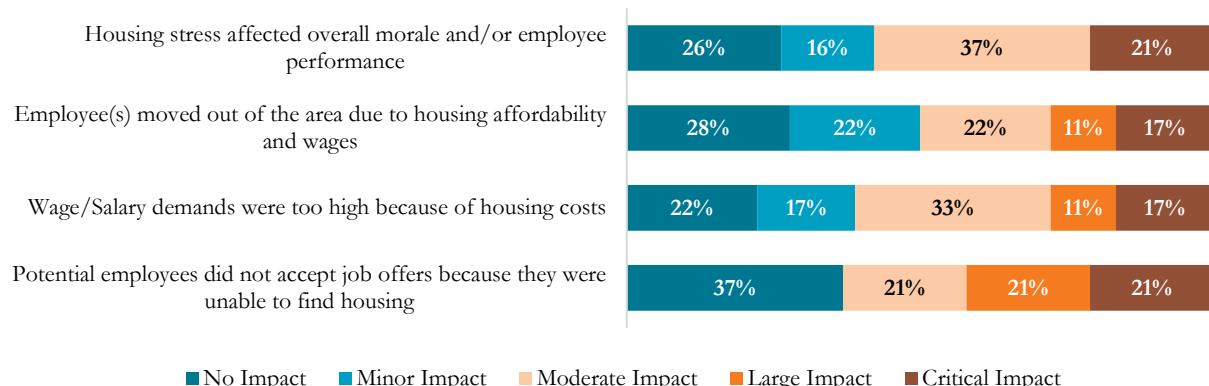
The top housing issues encountered by employees are difficulty finding housing they can afford (71 percent of respondents) followed closely by difficulty finding housing that is available when they need it (62 percent of respondents). A wide variety of organizations responded to the workforce housing questionnaire representing employees that are distributed across the income spectrum. Employers expressed challenges filling open positions regardless of the compensation package, due to the limited availability of housing in Valdez that would adequately meet the needs of their job applicants. The lack of available and/or affordable housing options for employees has affected morale and overall employee performance within organizations and deterred qualified applicants from accepting job offers.

Figure 49. Housing Issues Encountered by Employees



Source: Valdez Workforce Housing Questionnaire, Summer 2025

Figure 50. Impact of Housing Issues on Businesses

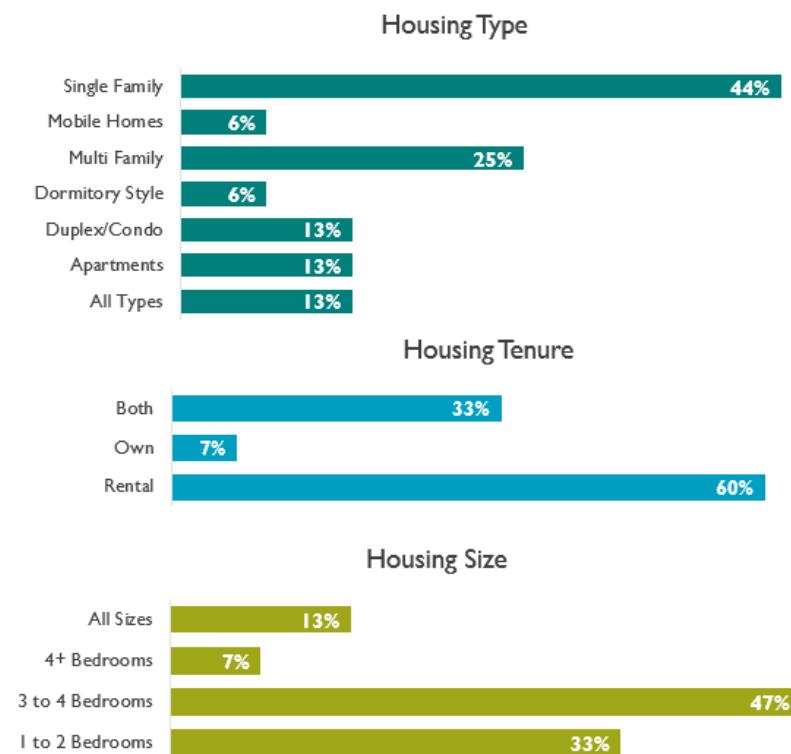


Source: Valdez Workforce Housing Questionnaire, Summer 2025

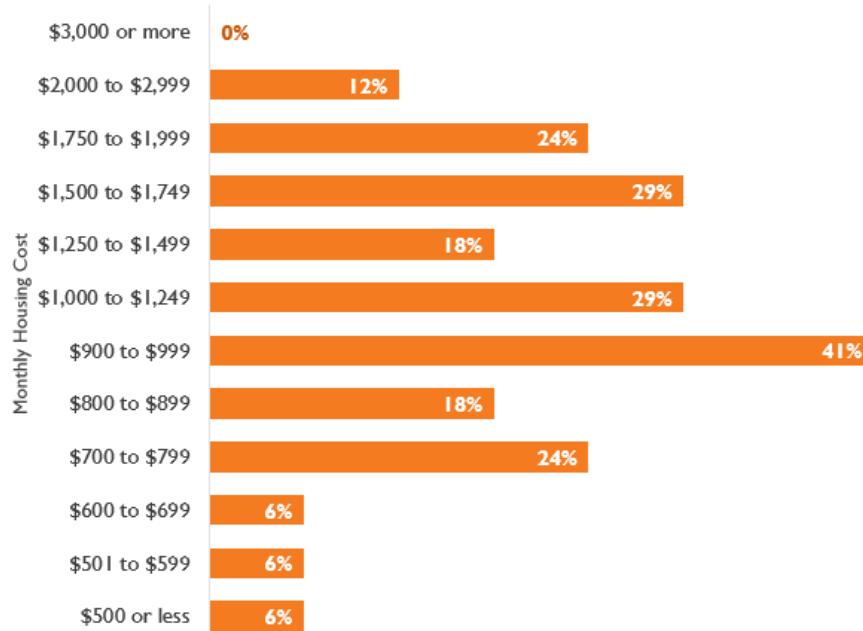
A variety of different housing types are needed at a range of price points to meet all of Valdez's workforce needs

The workforce housing questionnaire asked employers to the best of their ability to describe what type of housing would best meet the needs of their workforce in terms of housing type, tenure, size and price.

Figure 51. Workforce Housing Needs



For the segment of your workforce that is having trouble finding housing, what do you think your employees would be able to comfortably afford housing excluding utilities? (select all that apply)



Source: Valdez Workforce Housing Questionnaire, Summer 2025

7.0 Conclusion and Policy Recommendations

The findings of this housing needs assessment illustrate a housing market in Valdez that is increasingly strained by shifting demographics and workforce needs, limited supply, and rising affordability challenges. An aging population, a growing share of single-person and lower-income renter households paired with constrained residential development are collectively driving demand for more diverse and affordable housing options. At the same time, Valdez's aging housing stock—especially older mobile homes—signals a critical need for reinvestment to preserve existing units and prevent further loss of supply. Current shortages in both seasonal and year-round housing are already affecting employer recruitment and overall economic stability. Looking ahead, Valdez will require both new development—particularly units affordable to households earning below 80 percent of AMI—and substantial rehabilitation of older homes to meet the estimated need for more than 200 additional units. Addressing these interconnected challenges will be essential to encouraging population growth, supporting the local workforce, and ensuring long-term housing affordability for residents.

Housing Development Initiatives

The City of Valdez has recently implemented a number of housing incentives and ordinances aimed at removing some of the barriers to development and increasing the overall supply of housing in Valdez.

Zoning Code Revision

In 2024 the city council revised the Valdez zoning code to make it more user-friendly streamlined processes, and remove barriers to development. The zoning code revision consolidated zoning districts and increased the allowance of more housing types in more districts, including worker housing as a conditional use in commercial and industrial districts. Some other significant changes include reducing the minimum lot size requirements, reducing setback requirements and further defining regulations around short term rentals.

More details about the revision process and resulting changes made to Valdez zoning code can be found at <https://zoningvaldez.com/>

Housing Unit Incentive Program

The housing unit incentive program, established in 2022, provides a \$10,000 payment per added dwelling unit. The initial application follows building permit approval and final payment is received after the issuance of a certificate of occupancy. New units must not be used as a short-term rental for five years and cannot be located in the special flood hazard area. The housing incentive program has had 17 successful applications resulting in approval for a total of 71 units. At the time of this report, 43 of those units have been completed, received their certificate of occupancy and their grant payment.

Infrastructure Grant Program

This incentive is available to property owners who develop privately owned land suitable for housing. Scoring is based on the future housing unit potential of the development and conformance with the comprehensive plan. The grant amounts are customized based on the individual project and executed through developer's agreements, which are subject to City Council approval.

Property Tax Incentives

The city offers a number of property tax incentives including a residential tax exemption targeting the "New Town Neighborhood" established by the comprehensive plan future land use map. This property tax

incentive applies to new construction and provides 3 years of property tax exemption following issuance of certificate of occupancy.

Housing Success Stories:

Valdez Senior Apartments – 28 housing units serving the Valdez senior population over the age of 55 or with a disability of any age. Includes 28 income restricted one- and two-bedroom units with rents ranging from \$921 to \$1,098 per month and additional rental assistance available for qualifying applicants. Valdez Senior Apartments were developed as a public/private partnership with a private developer and the City of Valdez. The city provided the land for development, funding for covered parking, as well as assistance through the housing incentive program. The development occurred using Low Income Housing Tax Credits (LIHTC) as well as funding through AHFC's Special Purpose Goals Funding Program and funding through the CDBG Block Grant program.

Chugach Naswik Suites – 37 hotel/extended stay units developed by the Chugach Alaska Corporation combines 15 rooms set aside to support transient workforce needs and 22 hotel rooms for visitors. Alyeska Pipeline Service Company, Providence Valdez Medical Center, and TCC each have master lease agreements allowing them to use rooms at Chugach Naswik to support their local workforce needs.

St. Patrick Subdivision – A private developer received an infrastructure grant to create a residential subdivision with 39 lots. So far, two lots have been fully developed, three additional lots have sold, and the remainder are currently for sale. St. Patrick subdivision can accommodate up to 54 units.

Recommended Housing Policies and Strategies

This housing needs assessment is a data driven examination of housing need. The next step is to prioritize strategies and develop an action plan for implementation. The following section outlines some high-level approaches to addressing housing need but it is recommended that more targeted policies and strategies be developed through a housing action plan or stakeholder process. Through that process some of these strategies may be included but others may be identified as better next steps.

Overall, the primary focus for the City of Valdez is to work with its partners and community members to increase the overall supply of year-round housing along all income groups and across all product types (single family, duplex, triplex, apartments). With a need for 200 new units, many of which are needed right away to alleviate overcrowding and pent-up demand, increasing the supply of housing should be the driving force behind any policy interventions and incentives. As more new housing gets built, it is more likely that there will be a range of housing opportunities for Valdez residents. At the same time, housing for lower income households or middle-income households often requires additional incentives and more investment to overcome higher financial feasibility obstacles. We recommend prioritizing two target populations with housing policy and incentives.

- 1) **Middle income households** (80 to 120% of AMI or roughly \$91,000-\$137,000 annual household income). Given that there is limited federal funding to support housing for this group, local policies and incentives can help address the financial feasibility gaps and encourage development of affordable housing for middle income households. Housing for middle income households is necessary to increase affordability across the full housing spectrum.
- 2) **Workforce housing.** Valdez also has a need for policy solutions to support the local workforce including single person households and housing options for the seasonal and shift workforce.

To follow are four policy approaches the City of Valdez should consider implementing to help increase and modernize the supply of housing in Valdez. The City should implement a broad range of strategies across all four policy approaches described below in order to increase housing supply and modernize the existing housing stock, including replacing/rehabilitating deteriorated or unsafe housing units and increasing mobile homes and manufactured housing.

1. **Improve financial feasibility of housing development.** Where possible, implement City policies that help reduce housing development costs and incentivize new housing units.
2. **Incentivize modernizing the existing housing stock.** Consider policies that support the replacement and modernization of Valdez's aging housing stock, specifically mobile/manufactured housing.
3. **Enhance local development capacity.** Work with partners to help grow local construction, financing, and development capacity.
4. **Monitor the market for local benefit.** Ensure housing stays accessible for residents by monitoring market pressures, particularly with regard to short-term rentals.

Policy Approach #1: Improve Financial Feasibility of Housing Development

In Valdez, a major obstacle to building new housing at the pace required to meet need is the cost of construction relative to what is affordable for local residents. Valdez needs 202 new housing units and 69% should be priced at no more than \$2,000 per month. However, the cost of construction in Valdez makes it challenging, if not impossible, to build housing at those price points. The City of Valdez should try to reduce development costs and improve the overall financial feasibility of housing development.

Policy 1: Improve Financial Feasibility of Housing Development

Strategy	Action
Leverage City land to make housing more affordable Note: Land dispositions for housing will likely require below-market sale prices or no cost land in order to improve overall feasibility of housing that is affordable.	<ul style="list-style-type: none">Continue to utilize the guidance in Plan Valdez to prioritize which City owned land should be developed as residential.Revamp land sale procedures to allow for a portion of land disposition to occur at low or no cost in return for housing development at various price points.Example deal points for strategic land dispositions to incentivize housing are as follows.<ul style="list-style-type: none">Land will be provided at no cost for housing that is provided at a certain price point affordable to those at 120 percent of area median income or below.Should housing prices increase beyond what is agreed to, the value of the land will need to be repaid to the City.Require the developer to build housing within a 3-5 year time period or the land reverts back to the City.Consider a similar process for single lots or smaller projects duplex or triplex projects, where the City may need to act as the developer and contract with a builder to construct the housing and offer it at affordable price points.

Strategy	Action
Increase property tax incentives for residential development	<ul style="list-style-type: none"> Currently, the City of Valdez offers a three-year property tax incentive for residential development in the New Town Neighborhood. Financial feasibility analysis of housing pro formas, particularly rental, in other communities indicates that a minimum 15-year property tax incentive is necessary to improve financial feasibility. Valdez should consider a process to increase the number of years of property tax incentive for a pre-determined time period (it can sunset) in order to accelerate the pace of housing development. Valdez may want to consider expanding the geographic area where the property tax incentive is available. The more opportunities for residential development, the more likely additional housing will be built.
Provide patient capital and/or grant funding to help fill the feasibility gap	<ul style="list-style-type: none"> Depending on the type of housing project, additional patient capital (loans) or grants may be needed to improve the financial feasibility of housing development. The City should consider investing directly in housing projects through a Housing Fund (see Policy Approach #3). Examples of specific investment strategies are listed below. <ul style="list-style-type: none"> Patient capital investment – The City could make a low interest loan subordinate to the debt and equity investment to help fill the gap. Patient capital can be recycled to new housing projects as principal and interest is repaid. This approach can work with housing that is developed by a for-profit entity. Grant funds – The City could invest in housing through grant funding, which could be offered to nonprofit housing developers.
Continue with zoning code revisions that incentivize new housing and reduce cost to develop	<ul style="list-style-type: none"> The City of Valdez has made a lot of progress recently updating the zoning code to address housing issues. In the future, the City should continue to audit and update the code if they find unintended barriers to housing that exist in the new code.
Work with employers to develop workforce housing	<ul style="list-style-type: none"> Larger employers in Valdez have built their own housing to support their workforce and may be considering additional projects. The City should continue to support efforts for workforce housing investments by local employers.

Policy Approach #2: Incentivize Modernizing the Existing Housing Stock

In Valdez, at least 520 housing units, including mobile homes, require modernization of some type. Roughly 300 mobile home units are in need of substantial repair or replacement.

Policy 2: Incentivize Modernizing the Existing Housing Stock

Strategy	Action
Develop incentives for mobile/manufactured home replacement	<ul style="list-style-type: none">The City of Valdez has been working to improve opportunities for Valdez residents to replace older mobile/manufactured homes that have reached the end of their useful life. Potential new strategies and those underway are listed below:<ul style="list-style-type: none">The City should consider subsidizing the shipping cost for new units that are better designed for the Valdez environment.The City should implement new local building codes that allow for mobile home rehab and replacement. As an example, Anchorage is currently implementing a new relocatable dwelling unit (RDU) process to streamline the placement, repair and replacement of units that can be moved (also includes tiny homes).The City should consider building code that allows for the construction of manufactured units locally.Consider a loan program to help finance mobile/manufactured home acquisitions, which can be challenging to secure traditional financing for.
Consider property tax incentives	<ul style="list-style-type: none">The City may want to consider property tax incentives for the incremental value of substantial rehab in targeted locations.

Policy Approach #3: Improve Local Development Capacity

A critical issue in Valdez is the slow pace of new housing development and the inability for housing developers to build cost effective housing that can be offered at price point less than \$2,000 to \$2,500 per month. Even if incentives as described in Policy Categories #1 and #2 are implemented, Valdez may struggle to implement more housing without a trained workforce to build homes and without the necessary financial and organizational capacity to implement housing programs and share solutions across sectors.

Policy 3: Improve Local Development Capacity

Strategy	Action
Address the labor shortage for housing construction	<ul style="list-style-type: none">Invest in skilled trades programs, particularly to support rehab/remodeling and upkeep of existing homes, as well as the small-scale construction of dwellings.Partner with Prince William Sound College (has a program for Occupational Endorsement Certificate (OEC) in Construction Skills) to expand their program and further support the development of these trades.

Strategy	Action
Create a local housing fund	<ul style="list-style-type: none"> • A local housing fund is a critical part of the approach to increasing the supply of housing. A local housing fund allows for the flexible use of funds to incentivize housing in many different ways. • Examples of the use of funds are as follows. <ul style="list-style-type: none"> ○ Patient capital (low interest loans) ○ Grants to specific projects, particularly for those under 80% of area median income ○ Loans and grants for rehab and replacement ○ Support for trades that increase the housing workforce • Examples of ways to capitalize a local housing fund are <ul style="list-style-type: none"> ○ Local general fund appropriation ○ State funds through AHFC ○ Grants through community foundations ○ Larger employer cost sharing ○ Fees from the registration of short-term rentals ○ A portion of land sales for higher end housing/commercial projects
Develop the capacity to support new housing models for the benefit of Valdez residents	<ul style="list-style-type: none"> • There are many opportunities to work with private developers, home builders and community organizations to implement housing incentives and work together on creative solutions to grow the housing supply in Valdez. This strategy suggests that Valdez build organizational capacity to research and assess particular projects and programs to continue to modify and improve on housing strategy implementation over time. Examples are as follows. <ul style="list-style-type: none"> ○ Develop a housing real estate pro forma to test the positive impact of different incentives to deliver more housing and more rehab in Valdez, as well as to fill the financial feasibility gap. ○ Research various land arrangements that could incentivize ongoing affordability in home ownership, such as land trusts.
Collaborate with local stakeholders	<ul style="list-style-type: none"> • The City of Valdez should engage with an ongoing group of private sector stakeholders skilled in housing development to test new ideas and communicate regularly about housing development and construction. This ad hoc group could meet quarterly and could include the following: <ul style="list-style-type: none"> ○ Home builders ○ Contractors ○ Bankers ○ Realtors ○ Large employers investing in housing

Policy Approach #4: Monitor the Market for Local Benefit

Short-term rentals have grown in Valdez, and these units offer local economic benefit while also shifting a housing unit away from the supply needed for year-round residents. There are pros and cons to short-term rentals. Families in Valdez may use the revenue from a short-term rental to support the mortgage of a duplex or triplex, for example. While in other instances, investors from outside may purchase short-term rentals or seasonal housing for the workforce that remains vacant part of the year and does not enhance local economic opportunity in the same way that local ownership can. In a free market, individual land owners have the freedom to decide how many months per year they inhabit their home. Owners of housing may choose to convert their home or build a new unit that is used to generate income from a short-term rental; however the number, location, and process for running a short-term rental can be regulated. At this point in time, Valdez is embarking on a process to better understand the magnitude of the short-term rental issues before City considers future regulations.

Policy 4: Monitor the Market for Local Benefit

Strategy	Action
Monitor the impact of short-term rentals and consider next steps	<ul style="list-style-type: none">• Implement a short-term rental registration process that includes a one-time fee and requires the applicant to share the name of the ownership, location of ownership, and other information to help track who is investing in short-term rentals in Valdez.• Track the cost and benefits of short-term rentals, even if qualitative, including<ul style="list-style-type: none">◦ Conversions from year-round housing to short term rental◦ Public Accommodations tax revenue◦ Share of short-term rentals owned by locals versus outside◦ Length of time units are occupied – monitor for “dark homes”• Consider convening a community conversation about the future of short-term rentals after one year of data through registration is complete.
Monitor the type of new housing built	<ul style="list-style-type: none">• The City should track the type of new housing that is built and what the impact of new housing incentives are. Specifically, the price points of new housing and the type of household it serves.• Evaluate ways to assure the desired level of affordability. If the City incentivizes housing and all that is built is luxury, high end housing that is unaffordable, then the policies are not meeting the full scope of the overall housing need. For example, when incentivizing housing for the 80 to 120 percent of area median income group, it's possible to require income qualifying households. However, that process can be extensive and intrusive and requires additional staff capacity. Other options include affirming rent rolls that are at affordable levels by size of unit and/or reviewing sales prices in return for incentives. Documenting price points of new housing built through expanded incentives can help understand community impact and benefit.• Update the housing needs assessment report and housing needs data regularly. We recommend a 5-year cycle to update the overall housing needs assessment including a community survey. We also recommend updates to the basic housing needs forecast using Census and Department of Labor data every other year (But not a full update to the report).

8.0 Appendices

Key Informant Interview Guide

Basic Information – to be filled out by interviewer/or asked as questions if unknown

- Name
- Organization/Affiliation
- Industry Sector
 - (local government, housing/real estate agency or nonprofit, private landowner or developer, employer/business or service organization, foundation or potential funder, local resident/community member, other)
- Where does your business or organization operate?
- (If an employer or local organization) – how many employees on staff and what kind of workforce do you maintain?

Main Topics to Discuss

- **Housing Needs Assessment Overview**
 - Share three slides – Housing needs process overview, forecasted need for housing, housing bridge.
 - Brief update with where we are in the process
- **Part 1: Data and Information:** What we know or would like to know about the need for community housing today and in the future.
- **Part 2: Strategy and Methods:** What you think is working and not working about how community housing is provided today, and ideas about how to increase and improve the amount of community housing to meet current and future needs.
- **Commitment:** What you and your organization have done, are doing, or are prepared to do in the future to support development of community housing.
- **Anything Else?**

Part1: DATA and INFORMATION: What we know or would like to know about the need for community housing today and in the future.

1. What are your initial reactions to the Housing forecast and housing bridge? Any Questions?
2. Please describe the current conditions and driving factors of the housing market as you experience it.
3. Is there any information you are lacking that would assist you and/or the community as it works toward more community housing?
4. Do you collect relevant data or information about community housing that you would be willing to share? If so, please give us an overview of what is available and how we can follow-up to request.

5. (If an employer) Are there any impacts or influences housing has on your business and workforce? (If an employee) Can you share your experiences searching for and maintaining housing that would help inform our effort?
6. (for employers) Do you have any plans or desires to invest in housing for your workforce?

Part 2: STRATEGY and METHODS:

7. What successes has your community or the region seen in the creation or preservation of community housing? What examples come to mind, and why do you think these were successful?
8. What are the main obstacles preventing the community from improving housing affordability in your area? Please think about both financial and community barriers, or others you have in mind.
9. (If a contractor/developer) What are the main barriers for new housing development, affordable housing development, etc. How have the City of Valdez's recent policy initiatives impacted or improved development opportunity?
10. Are you aware of the City of Valdez Housing incentive program or other City initiatives to help improve housing affordability? If so, what is working, what needs to be adjusted?
11. Where would you aim to locate additional community housing in the community?

WRAP-UP

12. Who else do you think we should speak with at this point in the process?
13. As we move through this process, anything else we should know to be effective or any other comments or suggestions for us?
14. Would you be willing to participate in a follow-up interview in the future, if needed? (specifically related to development of a community housing site or project is a priority)

Community Housing Survey Questions



City of Valdez 2025 Housing Survey

Welcome

The City of Valdez is conducting a housing needs analysis. The assessment report will provide specific information related to existing housing conditions, future need, and anticipated market trends. This survey is designed to collect information about your housing experiences and your opinions about potential strategies to address housing access and affordability in the community.

Survey respondents will be eligible to be entered into a drawing for one of four \$100 gift cards for a local grocery store (either Food Cache or A Rogue's Garden).

The survey should take about 15 minutes to complete - your responses are anonymous. Thank you for your time and thoughtful input.

Please feel free to respond to this survey even if you no longer live and/or work in the City of Valdez.



City of Valdez 2025 Housing Survey

Respondent Information

1. Where do you currently reside?

- Within the City of Valdez
- Mile 19-46 of Richardson Highway
- Copper Center/Glennallen Area
- Cordova
- Anchorage
- Mat-Su Valley
- Other (please specify)

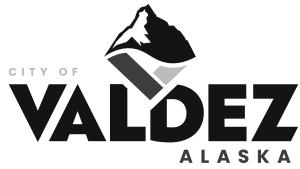
2. How many months a year do you occupy your residence in Valdez during a typical year

3. Which of the following statements most closely reflects your employment situation?

- I am retired
- I work year-round at a job that is located in Valdez (either in person or remotely for a company located in Valdez)
- I work year-round at a job with a rotating shift schedule that is located in Valdez
- I work seasonally at a job that is located in Valdez and I work the rest of the year in another community
- I work seasonally at a job that is located in Valdez and do not work the rest of the year
- I work seasonally at a job based outside of Valdez
- I work remotely for an employer that is based elsewhere in Alaska
- I work remotely for an employer that is based in another state or Country
- I am unemployed
- I stay at home and help care for children, elders, or other family members
- Other (please specify)

4. Which of the following best describes your current housing situation?

- Homeowner with a mortgage
- Homeowner without a mortgage
- Renter who does not receive rental assistance
- Renter who receives rental assistance
- Living with others but not paying rent or mortgage
- Living with others and assisting with rent or mortgage
- I am currently experiencing homelessness



City of Valdez 2025 Housing Survey

Current Housing Information

5. Which of the following best represents the type of residence you live in?

- Detached single-family home
- Duplex
- Apartment
- Townhome/Zero Lot Line
- Mobile or manufactured home
- Boat
- Employer provided housing
- College dormitory
- Accessory Dwelling Unit (independent unit on lot with another home)
- Other (please specify)

6. How many bedrooms are in your home?

- 0
- 1
- 2
- 3
- 4
- 5
- 6 or more

7. What do you currently pay for housing on a monthly basis (rent or mortgage) excluding utilities?

- \$249 or less
- \$250 to \$499
- \$500 to \$749
- \$750 to \$999
- \$1,000 to \$1,499
- \$1,500 to \$1,749
- \$1,750 to \$1,999
- \$2,000 or more
- I do not have monthly housing costs

8. On average, what do you pay monthly for heating your residence?

- \$99 or less
- \$100 to \$249
- \$250 to \$499
- \$500 to \$749
- \$750 to \$999
- \$1,000 or more
- I do not pay for heating

9. On average, what do you pay monthly for electrical costs for your residence?

- \$99 or less
- \$100 to \$249
- \$250 to \$499
- \$500 to \$749
- \$750 to \$999
- \$1,000 or more
- I do not pay for electricity

10. On average, what do you pay monthly for your internet service for your residence?

- \$49 or less
- \$50 to \$99
- \$100 to \$249
- \$250 or more
- I do not pay for internet

11. How would you rate the overall condition of your home?

Very Poor (beyond repairs and in need of replacement)	Poor (major repairs need to make safe and livable)	Adequate (repairs are needed to improve living conditions)	Good (a few minor repairs would be nice)	Excellent (very few repairs or changes needed)
---	--	--	--	--



12. When was your current residence originally built?

- 1939 or earlier
- 1940 to 1949
- 1950 to 1969
- 1970 to 1989
- 1990 to 2009
- 2010 to 2013
- 2014 or later
- I'm not sure

13. If you could make any of the following changes to the condition of your current house, which would you make? (select all that apply)

- Improve energy efficiency
- Improve health and safety concerns
- Remediate mold
- Improve water and/or sewer access
- Create an add-on/increase the size of the space
- Improve the design of the space
- Cosmetic upgrades to modernize the space (replacing fixtures, paint, trim, etc.)
- I am satisfied with my housing condition and do not need to make any of these changes

14. What have been the biggest barriers to making housing repairs and improvements to your home? (select all that apply)

- Money
- My own technical skills/knowledge
- Availability of skilled labor
- Time to work on the house
- No place to stay when I am working on the house
- Other (please specify)

15. Are their members of your household who would choose to be living in their own housing unit if a housing unit that met their needs were available?

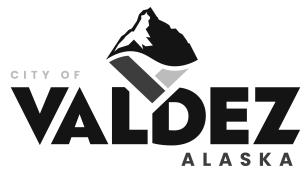
- Yes
- No
- Unsure

16. Is there anyone currently staying at your house on a temporary basis because they cannot afford housing or have no other alternatives?

- Yes
- No

17. Do you currently live with a roommate(s)? (*if you are living with a long-term primary partner and no other roommates, please answer "no"*)

- Yes
- No

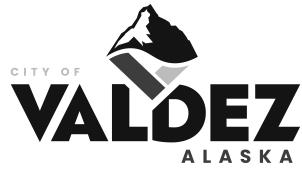


City of Valdez 2025 Housing Survey

Roommates

18. Which of the following factors are primary motivators for you to live with a roommate(s)?
(select all that apply)

- Cost of housing
- I enjoy living with others
- Not enough housing units on the market in my price range
- I only live in this area part-time
- Other (please specify)



City of Valdez 2025 Housing Survey

Current Housing Needs

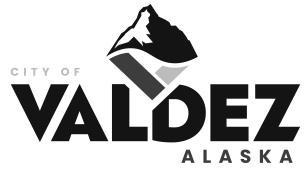
19. How many bedrooms would your home ideally have for the members of your household to feel comfortable?

- 0 (studio)
- 1
- 2
- 3
- 4
- 5
- 6 or more

20. What is the price that you would comfortably be able to afford for rent or a monthly mortgage, excluding utilities? *(Please estimate your response to the nearest \$10)*

21. Within the last three months, how stressed have you been about your current housing situation?

- Not at all stressed
- A little stressed
- Somewhat stressed
- Quite a bit stressed
- Extremely stressed

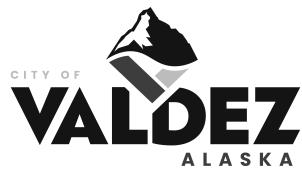


City of Valdez 2025 Housing Survey

Future Housing Location

22. Within the next five years, which of the following options would you most prefer?

- Stay in my current residence
- Move into a new or different residence in Valdez
- Move into a new or different residence outside of Valdez

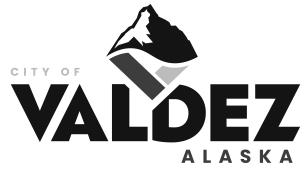


City of Valdez 2025 Housing Survey

Valdez Housing Locations

23. In which of the following locations would you be interested in renting or purchasing a home? *(select all that apply)*

- In Town (New Town/Homestead Road/Cottonwood Subdivision)
- Duck Flats to Glacier Stream Area
- Corbin Creek/Robe River Subdivision Area
- Mile 4-8 Area
- Mile 8-12 Area
- Other (please describe)

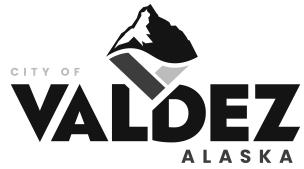


City of Valdez 2025 Housing Survey

Moving Outside of Valdez

24. Why would you prefer to move to a new or different residence outside of Valdez?

A large, empty rectangular box for writing an answer to the survey question.

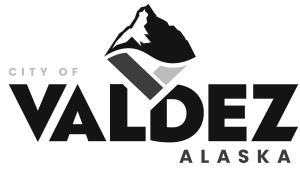


City of Valdez 2025 Housing Survey

Renter vs Owner Preferences

25. Within the next three years, which of the following options are you most interested in?

- Renting a new or different home
- Buying a new or different home
- Either renting or buying a new or different home
- Adding onto my existing home
- None of the above, my current home is meeting my needs



City of Valdez 2025 Housing Survey

Rental Preferences

26. What type of home products would you be willing to rent for your personal residence?
(select all that apply)

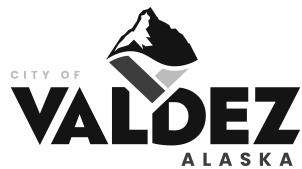
- Detached home (single family)- less than 900 sq ft
- Detached home (single family)- 901-2,000 sq ft
- Detached home (single family)- over 2,000 sq ft
- Duplex
- Townhome/Zero Lot-Line (two-story, no one living above or below)
- Condominium (stacked-flat style, 1-story)
- Mobile/Manufactured home
- Apartment (2-3 floors)
- Apartment (1 floor, smaller number of units)
- Employer provided housing (dormitory or shared living space)
- Liveaboard Vessels
- Other (please specify)

27. How many bedrooms would your rental unit need?

- 0
- 1
- 2
- 3
- 4
- 5
- 6 or more

28. What is the maximum monthly rent (excluding utilities) you would be able to afford for your needed unit size?

- \$500 or less
- \$500 to \$599
- \$600 to \$699
- \$700 to \$799
- \$800 to \$899
- \$900 to \$999
- \$1,000 to \$1,249
- \$1,250 to \$1,499
- \$1,500 to \$1,749
- \$1,750 to \$1,999
- \$2,000 to \$2,499
- \$2,500 to \$2,999
- \$3,000 to \$3,499
- \$3,500 to \$4,000
- \$4,001 to \$4,500
- \$4,501 to \$5,000
- \$5,000 or more



City of Valdez 2025 Housing Survey

Purchasing Preferences

29. What type of home product would you be interested in purchasing for your personal residence? *(select all that apply)*

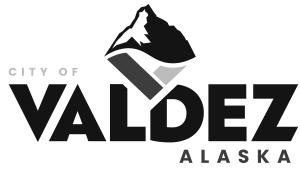
- Detached home (single family)- less than 900 sq ft
- Detached home (single family)- 901-2,000 sq ft
- Detached home (single family)- over 2,000 sq ft
- Townhome/Zero Lot-Line (two-story, no one living above or below)
- Condominium (stacked-flat style, 1-story)
- Mobile/Manufactured home
- Other (please specify)

30. How many bedrooms would your purchased home need?

- 0
- 1
- 2
- 3
- 4
- 5
- 6 or more

31. What is the maximum monthly mortgage (excluding utilities) you would be able to afford for your needed unit size?

- \$500 or less
- \$500 to \$599
- \$600 to \$699
- \$700 to \$799
- \$800 to \$899
- \$900 to \$999
- \$1,000 to \$1,249
- \$1,250 to \$1,499
- \$1,500 to \$1,749
- \$1,750 to \$1,999
- \$2,000 to \$2,499
- \$2,500 to \$2,999
- \$3,000 to \$3,499
- \$3,500 to \$4,000
- \$4,001 to \$4,500
- \$4,501 to \$5,000
- \$5,000 or more



City of Valdez 2025 Housing Survey

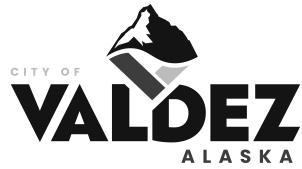
Housing Amenities

32. How important are the following home features when you are looking for a place to live?

	Not Important at All	Not Very Important	Slightly Important	Important	Very Important
Age of Home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Size of Home/Number of Bedrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Energy Efficiency	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garage/Carport/Shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Extra Storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In-Unit Washer and Dryer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allows Pets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Common Outdoor Area/Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

33. How important are the following location considerations when you are looking for a place to live?

	Not Important At All	Not Very Important	Slightly Important	Important	Very Important
Distance to my place of work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Distance to work locations of others in my household	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Distance to services (grocery, medical, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Distance to childcare facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Distance to transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Distance to nearby schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to outdoor recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



City of Valdez 2025 Housing Survey

Perceptions of Community Housing

34. Please indicate your level of agreement with the following statements:

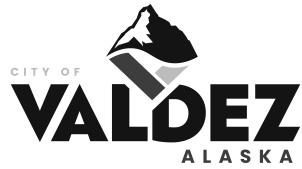
	Strongly Disagree	Disagree	Neither Agree nor Disagree	Agree	Strongly Agree
My community is an affordable place to live.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Regional wages are adequate for the cost of living in the area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My community has all the services and amenities that I need.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homelessness in the City of Valdez is a problem.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is enough housing for everyone who wants to live in the area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Finding ways to provide community housing is very important for the future of Valdez and the surrounding area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

* 35. Which of the following groups do you think has the greatest housing need in your community? (please pick your top 3)

- Elders
- Alaskan Native People
- Individuals with Disabilities
- Seasonal Workers
- Shift Workers
- Year-Round Workers
- Families with Children
- Single People/Couples without Children
- Other (please specify)

36. In your opinion, how is the current state of housing impacting the community of Valdez?

37. What are the main obstacles preventing the community from improving community housing options and affordability in Valdez? Please include any financial, community, or other structural barriers that comes to mind.



City of Valdez 2025 Housing Survey

Policy and Programming

* 38. What do you think are the most important housing priorities in the City of Valdez?
(select your top 3)

- New single family housing for households to own
- New townhome/zero lot line units for households to own
- New multi-family housing that is for rent
- New manufactured homes to purchase or rent
- Renovate existing homes
- Make existing homes more affordable to purchase or rent
- More elder housing
- More employer-sponsored housing
- Other (please specify)

39. To what degree would you be interested in the following types of assistance if it were available?

	Not at all interested	Slightly interested	Neutral	Somewhat interested	Very interested
Down Payment Assistance from partner organizations	<input type="radio"/>				
Assistance with a security deposit/first months rent	<input type="radio"/>				
Homebuyer education and/or financial counseling	<input type="radio"/>				
Moving expenses/relocation assistance	<input type="radio"/>				
Funding home renovation of existing home	<input type="radio"/>				
Funding for construction of new housing units	<input type="radio"/>				

40. Which of the following strategies would you like to see the City of Valdez and their housing partners explore to address housing challenges? (select all that apply)

- Make City of Valdez owned lands available for sale for new housing.
- Make City of Valdez owned lands available for the development of new manufactured homes.
- Create and fund a local housing trust to fund the construction of affordable housing
- Provide cash incentives for the private development of new long-term housing units
- Provide tax exemption or deferral incentives for the private development of new long-term housing units
- Place a cap on the number of short-term rental permits issued in the City of Valdez
- Develop or fund a program to provide short-term emergency shelter
- Utilize a portion of the Public Accommodations Tax (bed tax) revenue for housing initiatives
- Utilize a portion of the Public Accommodations Tax (bed tax) to help pay for new housing initiatives
- A program to replace existing mobile and manufactured homes with new manufactured housing units in the City of Valdez
- Other (please specify)



City of Valdez 2025 Housing Survey

Demographics

41. How many adults (over 18 years of age) live in your household?

42. How many children (18 years or younger) live in your household?

43. Does your household have any pets?

Yes

No

44. What age category best describes you?

Under 18

18-24

25-34

35-44

45-54

55-64

65-74

75 or older

Prefer not to answer

45. What is your race/ethnicity? (*select all that apply*)

White

Black or African American

Asian or Asian American

Alaska Native or American Indian

Native Hawaiian or other Pacific Islander

Hispanic or Latino

Another race

Prefer not to answer

46. Which range best describes your pre-tax annual household income?

- Under \$15,000
- Between \$15,000 and \$34,999
- Between \$35,000 and \$49,999
- Between \$50,000 and \$74,999
- Between \$75,000 and \$99,999
- Between \$100,000 and \$149,999
- Between \$150,000 and \$199,999
- Between \$200,000 and \$249,999
- Greater than \$250,000
- I prefer not to answer

47. What is the highest degree or level of education you have completed?

- Less than high school diploma
- High school diploma or GED
- Some college but no degree
- Trade school or certification program (*e.g. Prince William Sound College, AVTEC vocational programs or CDL certification*)
- Associate's degree
- Bachelor's degree
- Master's, doctorate or professional degree
- I prefer not to answer

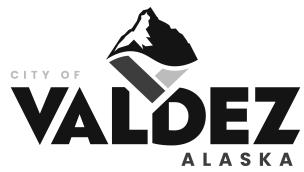
48. Is anyone in your household a veteran?

- Yes
- No

49. Is anyone in your household a person with a disability?

- Yes
- No

50. What are the Tribal/Alaska Native affiliations of members in your household?

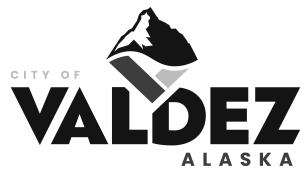


City of Valdez 2025 Housing Survey

Final Thoughts

51. What other actions would you like to see the City of Valdez consider to address housing access and affordability?

52. Do you have any final thoughts or comments you would like to share related to housing in Valdez?



City of Valdez 2025 Housing Survey

Survey Raffle

Thank you for taking the time to share your valuable insight! All survey respondents are eligible to be entered into a drawing for one of four \$100 gift cards for a local grocery store (either Food Cache or A Rogue's Garden).

Please note that your survey responses are completely anonymous. The contact information provided here is solely for the purpose of the prize drawing and will not be linked to your survey answers.

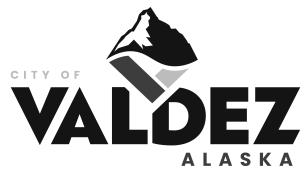
53. If you would like to be entered into the prize drawing for this survey, please enter your contact information below

First Name:

Last Name:

Email Address:

Phone Number:



City of Valdez 2025 Housing Survey

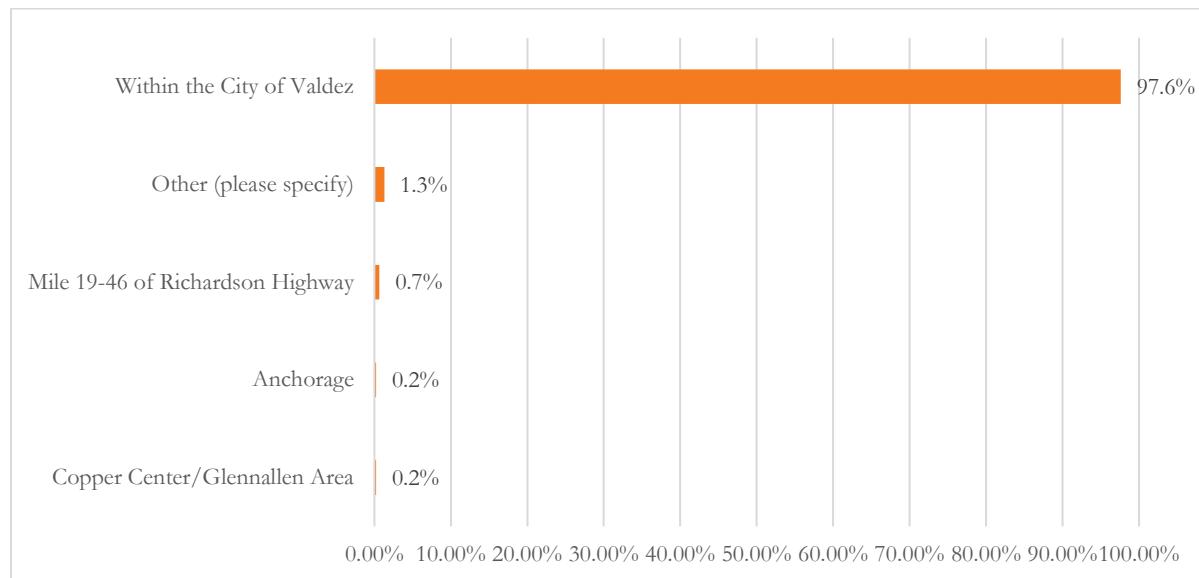
Thank you!

Thank you for helping to inform the City of Valdez housing needs assessment and sharing your valuable thoughts and insights related to your housing experiences and your opinions about potential strategies to address housing access and affordability in the community.

Community Housing Survey Results

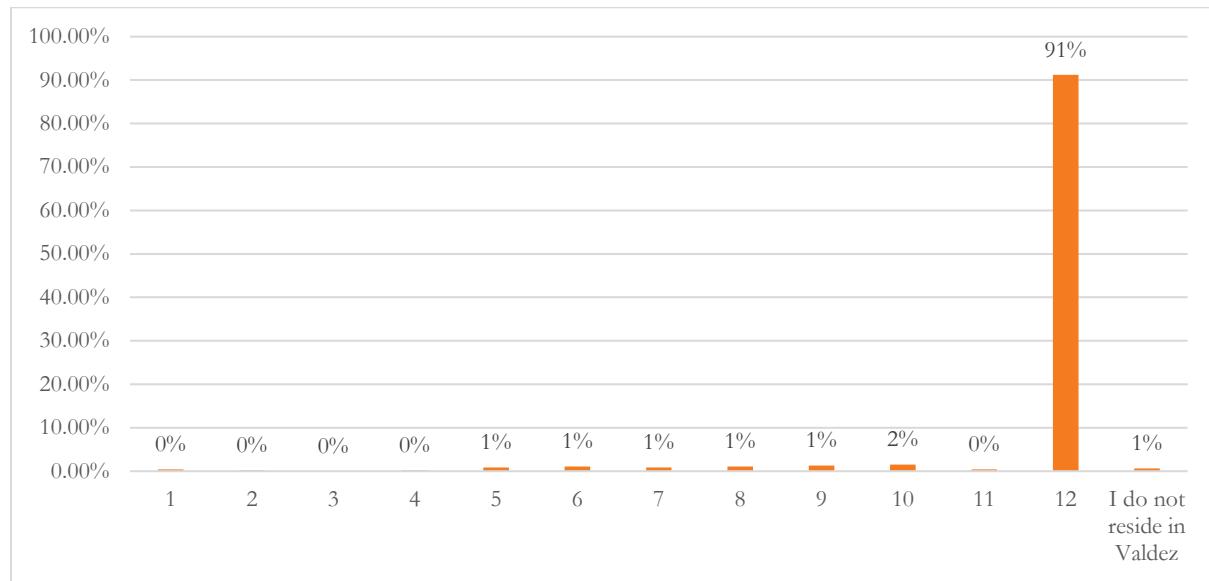
The following pages contain the results from the 2025 City of Valdez, Community Housing survey. The survey was open from April 28, 2025 to June 9, 2025 and received 462 responses.

1. Where do you currently reside?



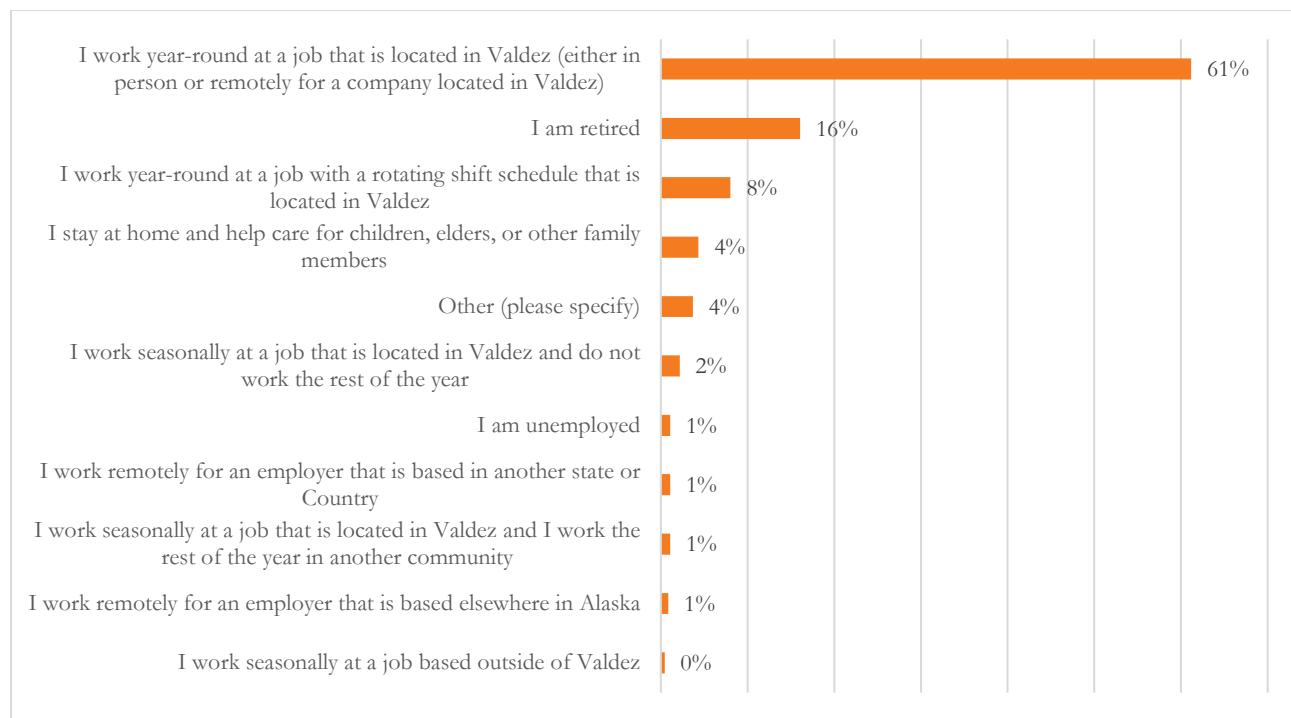
n=461

2. How many months a year do you occupy your residence in Valdez during a typical year?



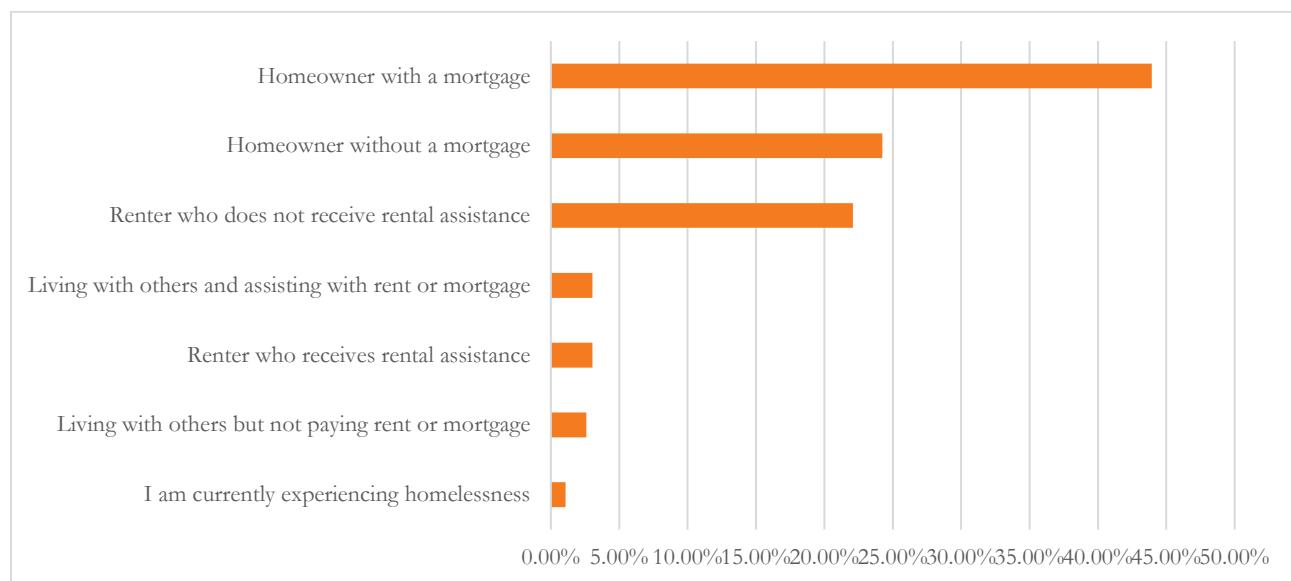
n=456

3. Which of the following statements most closely reflects your employment situation?



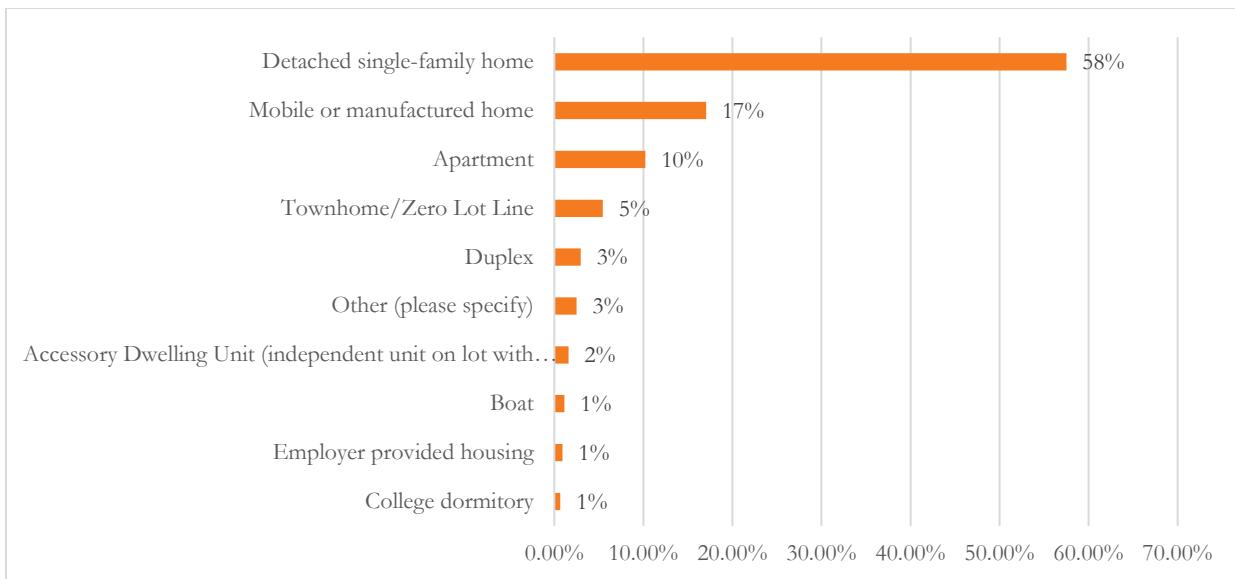
n=461

4. Which of the following best describes your current housing situation?



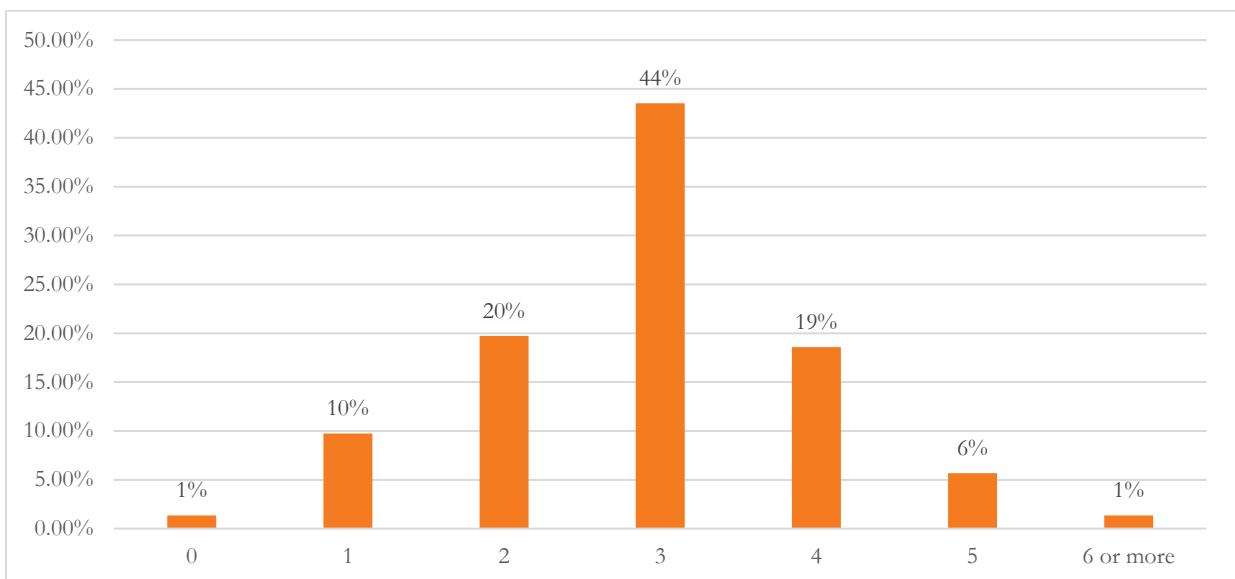
n=462

5. Which of the following best represents the type of residence you live in?



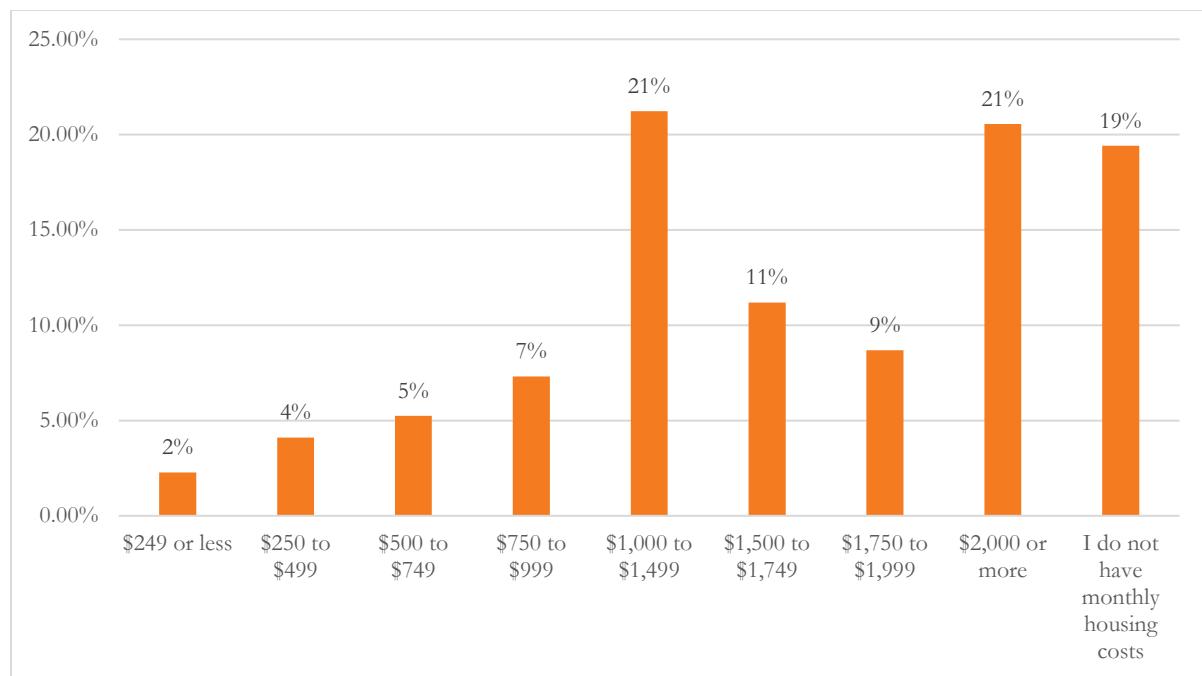
n=440

6. How many bedrooms are in your home?



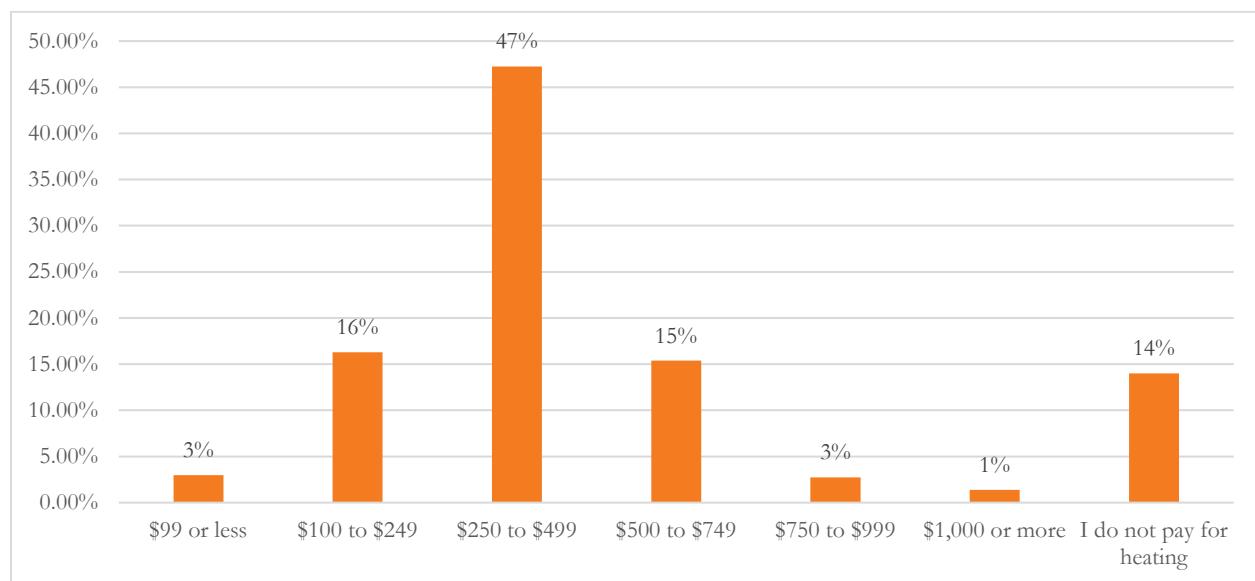
n=441

7. What do you currently pay for housing on a monthly basis (rent or mortgage) excluding utilities?



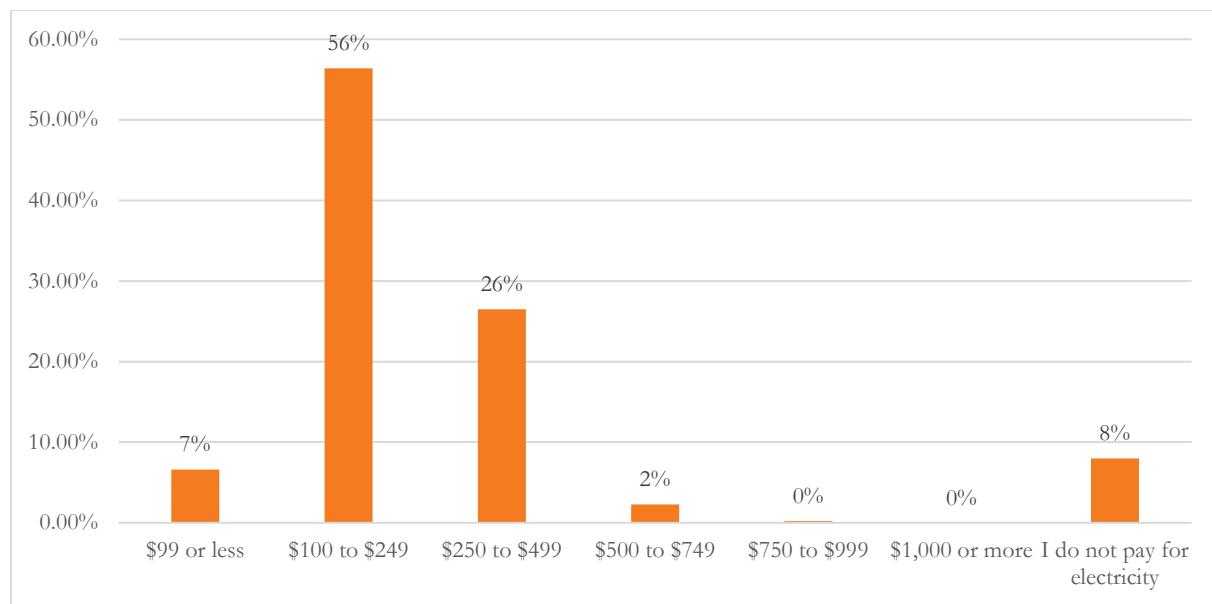
n=438

8. On average, what do you pay monthly for heating your residence?



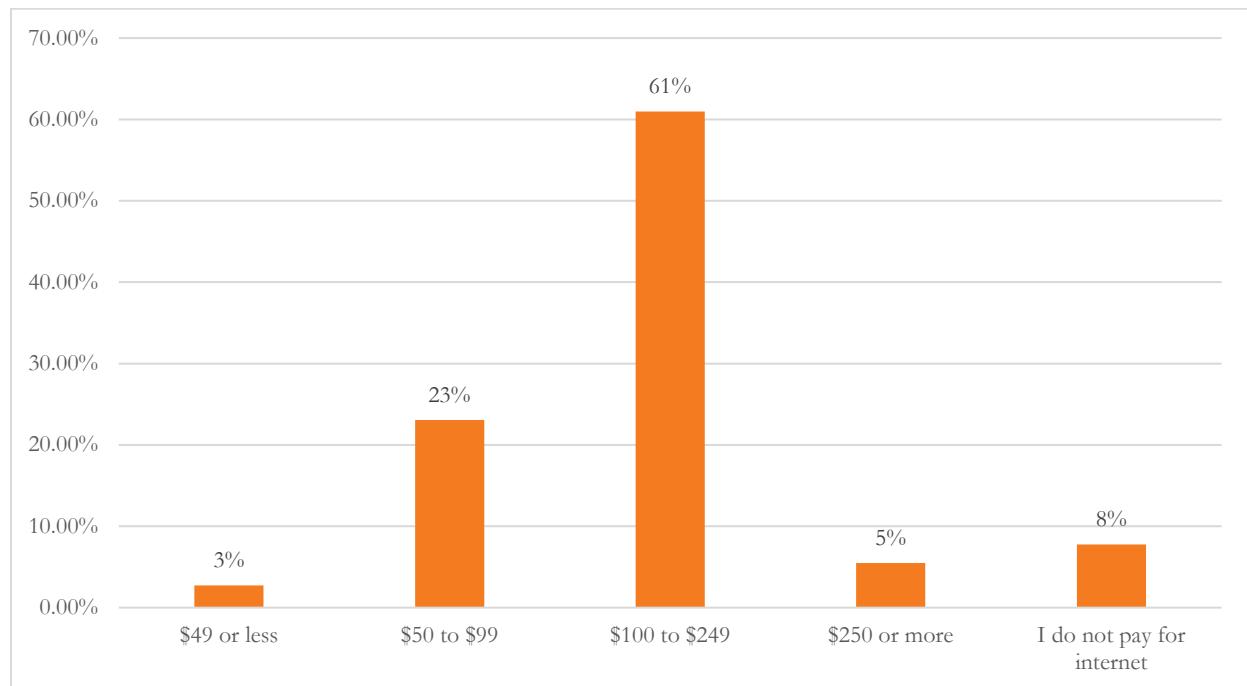
n=436

9. On average, what do you pay monthly for electrical costs for your residence?



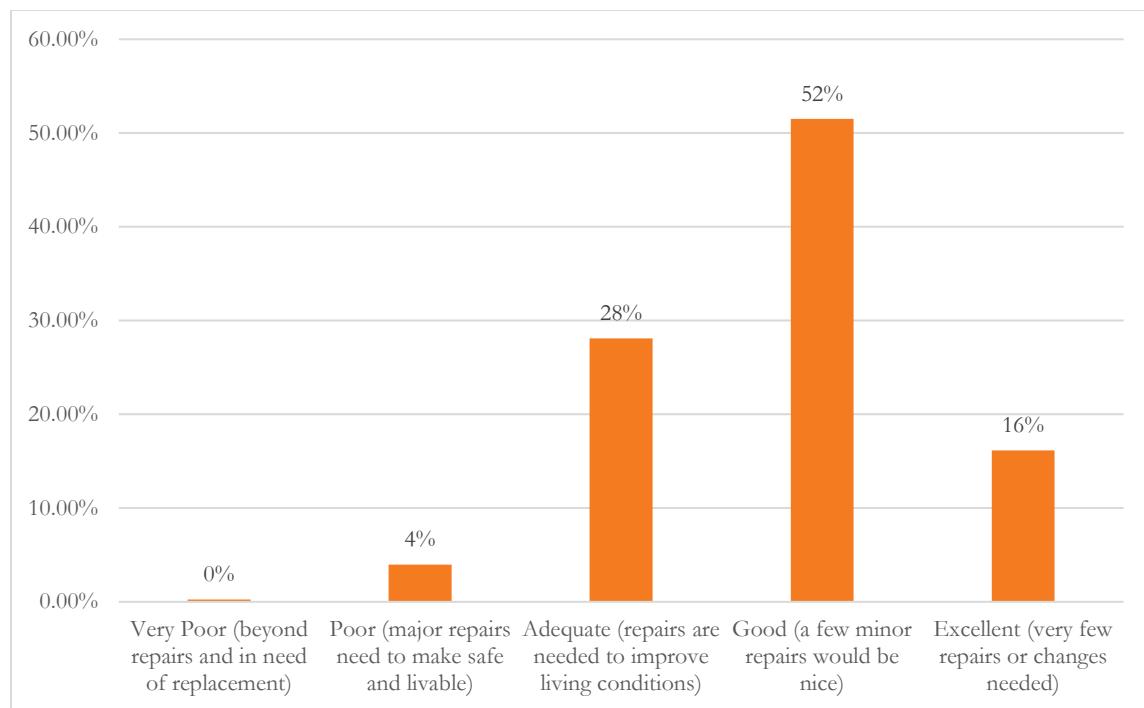
n=438

10. On average, what do you pay monthly for your internet service for your residence?



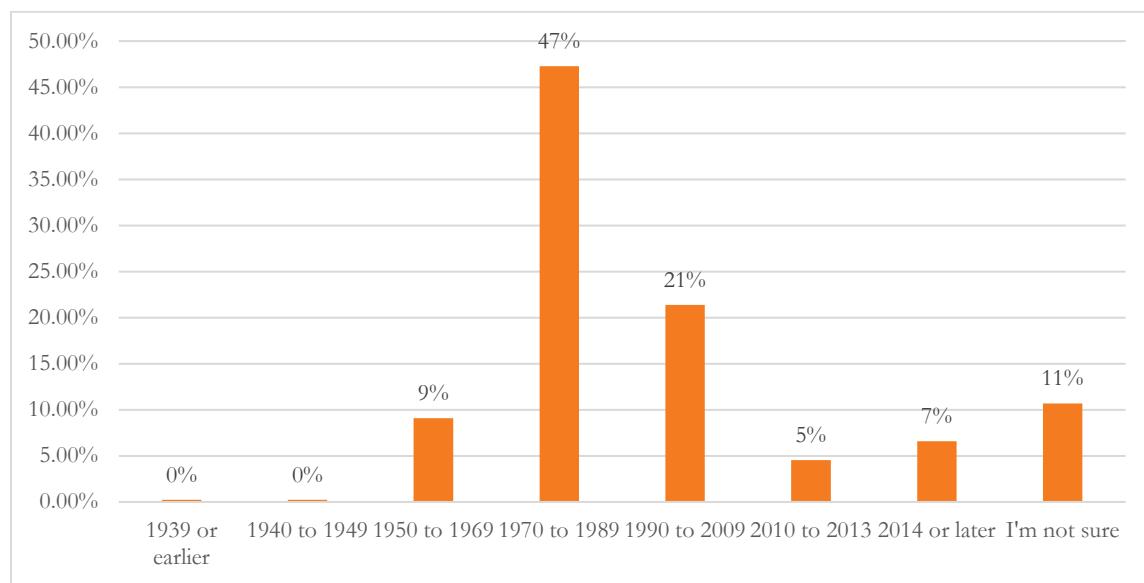
n=438

11. How would you rate the overall condition of your home?



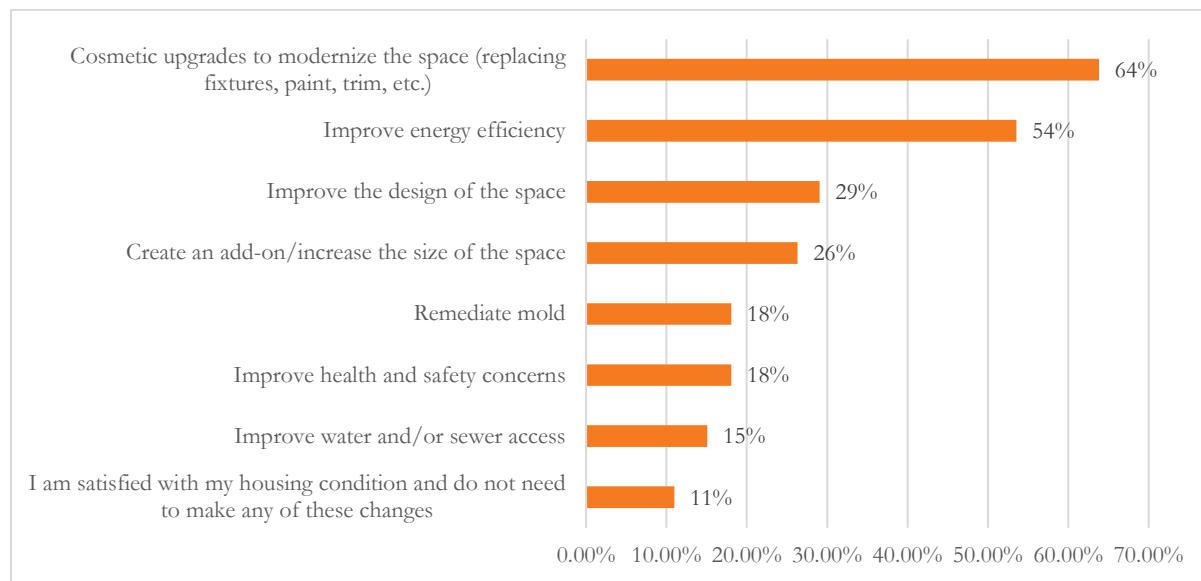
n=427

12. When was your current residence originally built?



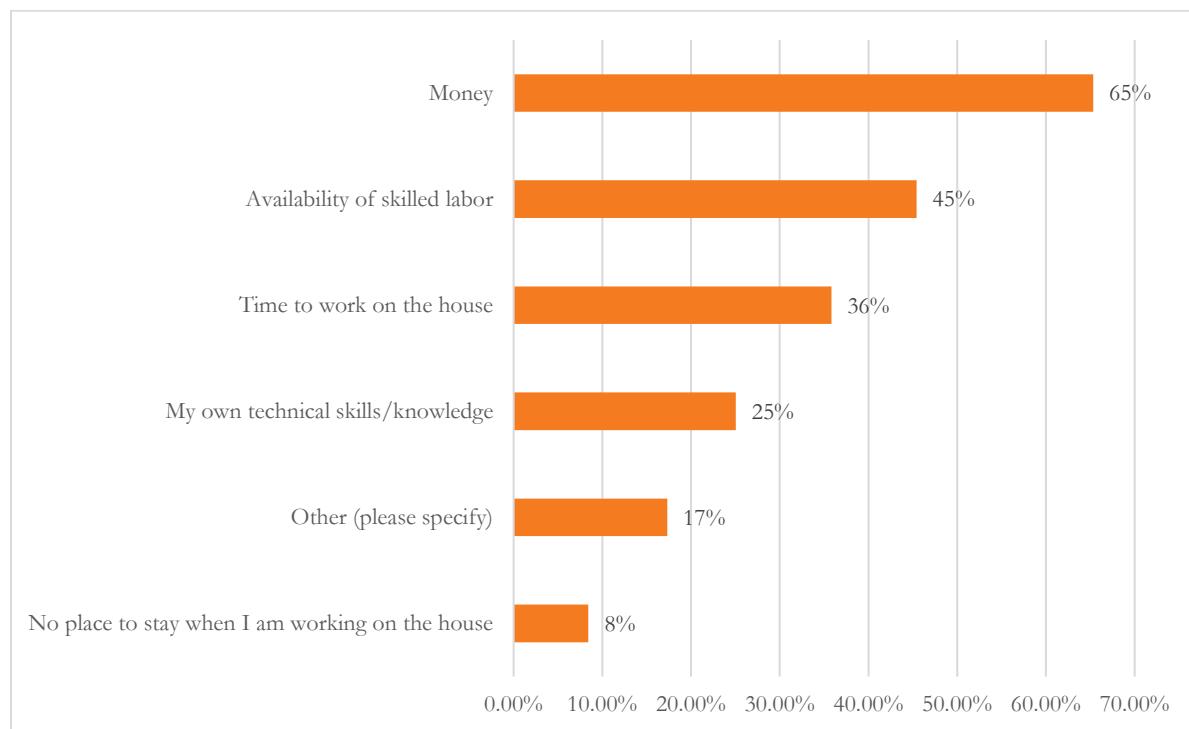
n=440

13. If you could make any of the following changes to the condition of your current house, which would you make? (select all that apply)



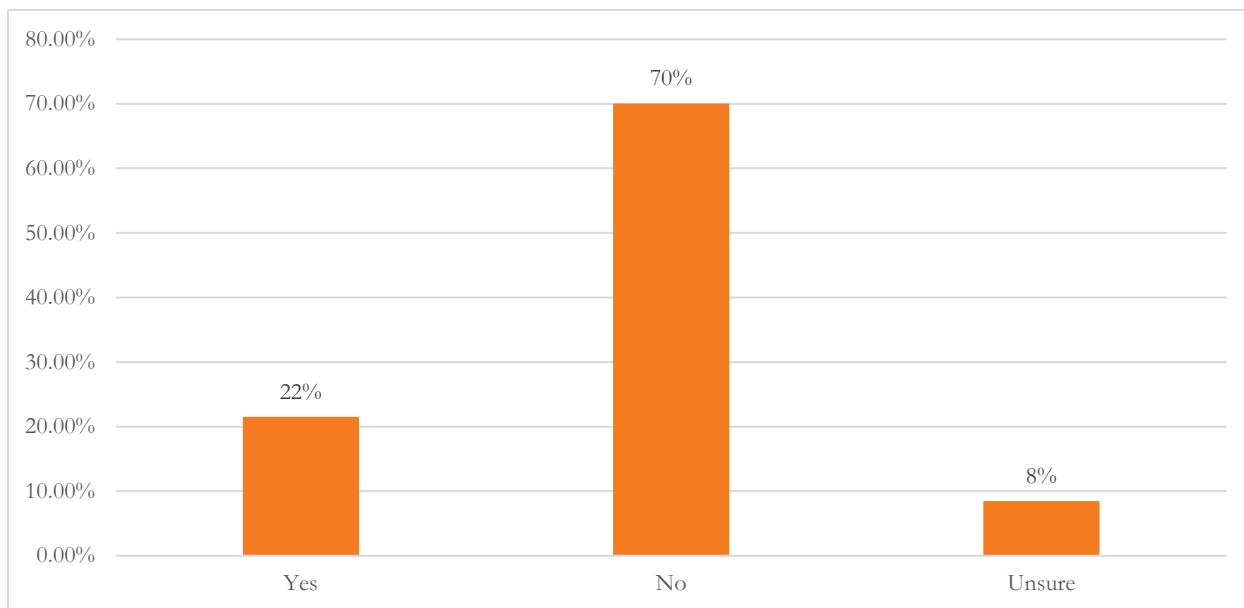
n=437

14. What have been the biggest barriers to making housing repairs and improvements to your home? (select all that apply)



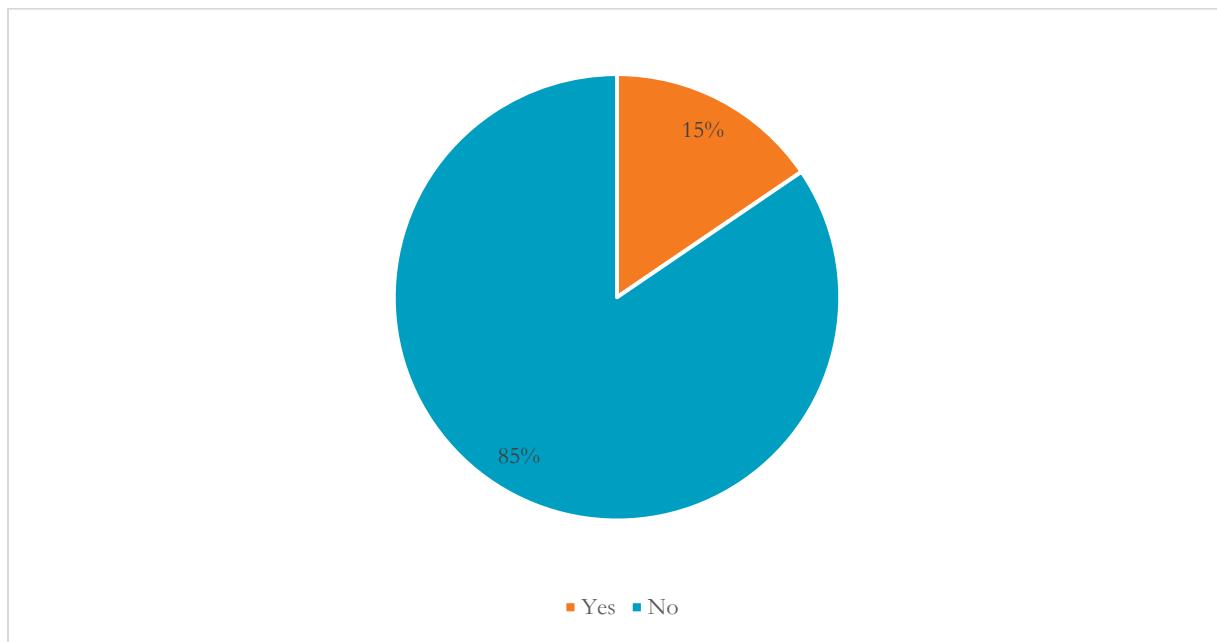
n=427

15. Are their members of your household who would choose to be living in their own housing unit if a housing unit that met their needs were available?



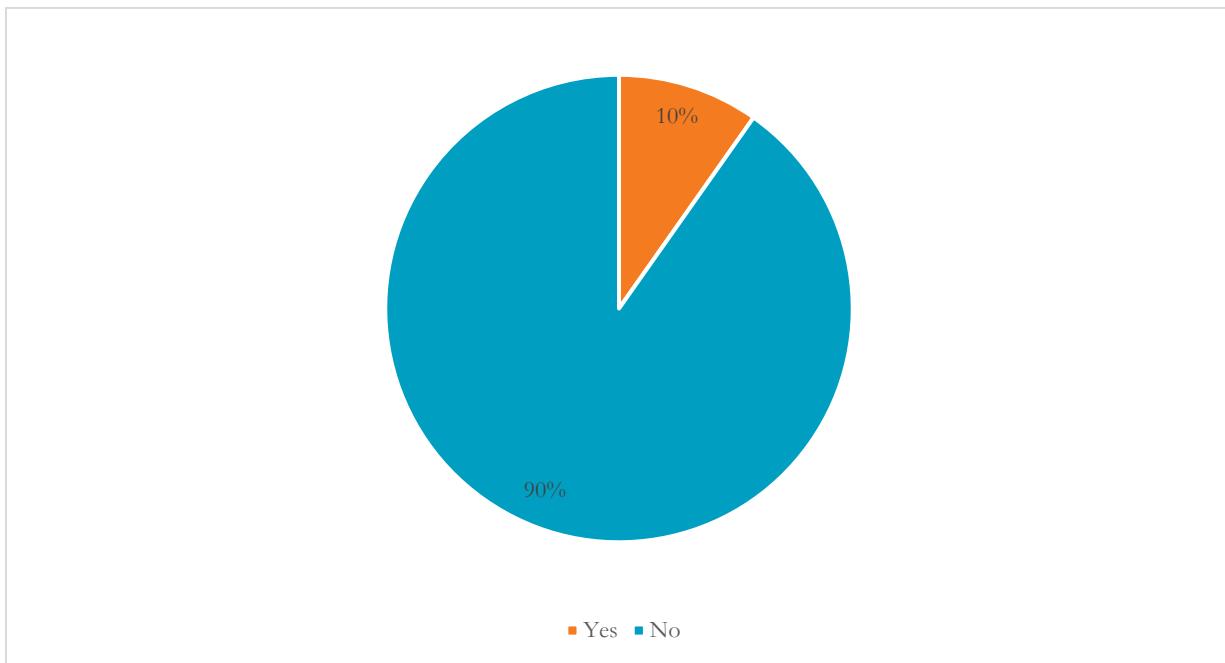
n=437

16. Is there anyone currently staying at your house on a temporary basis because they cannot afford housing or have no other alternatives?



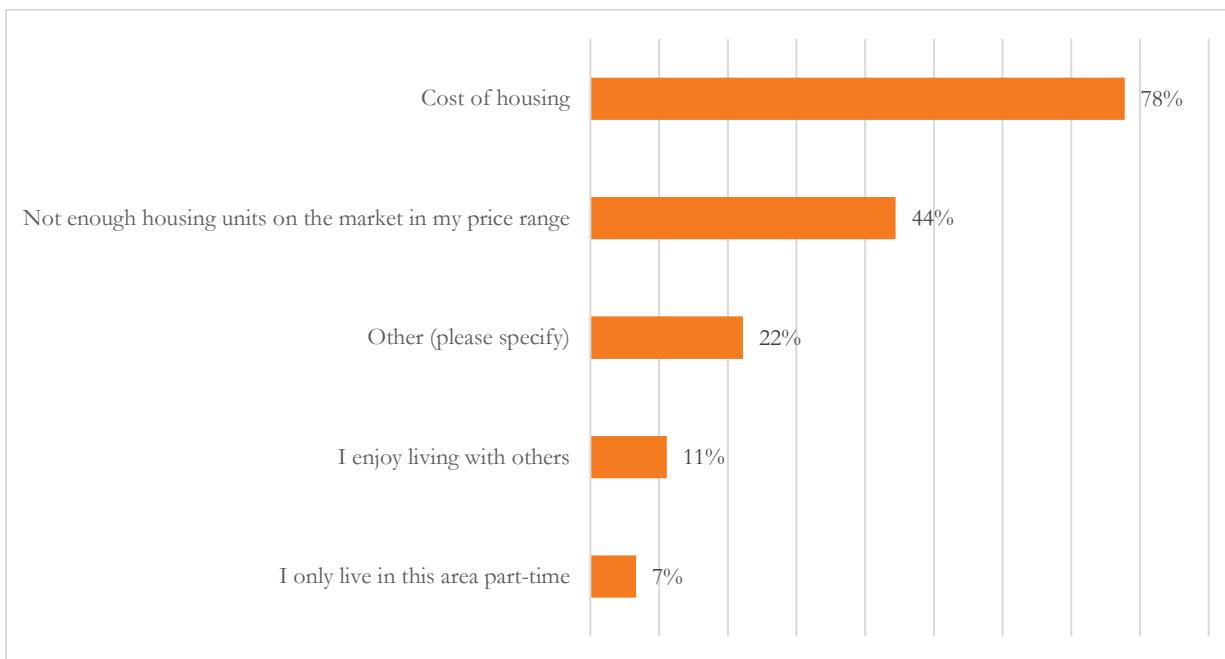
n=439

17. Do you currently live with a roommate(s)? (if you are living with a long-term primary partner and no other roommates, please answer "no")



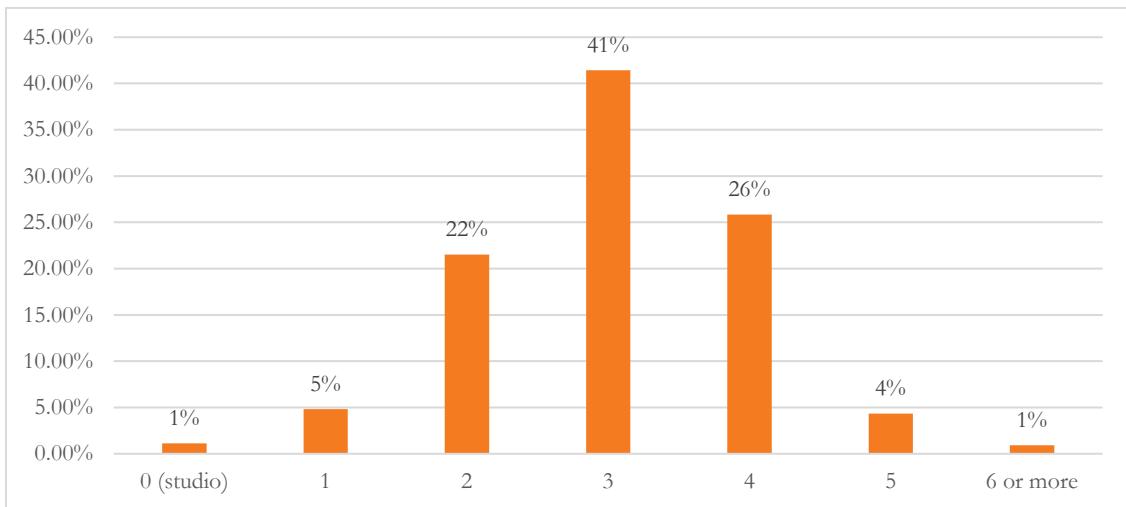
n=440

18. Which of the following factors are primary motivators for you to live with a roommate(s)? (select all that apply)



n=45

19. How many bedrooms would your home ideally have for the members of your household to feel comfortable?

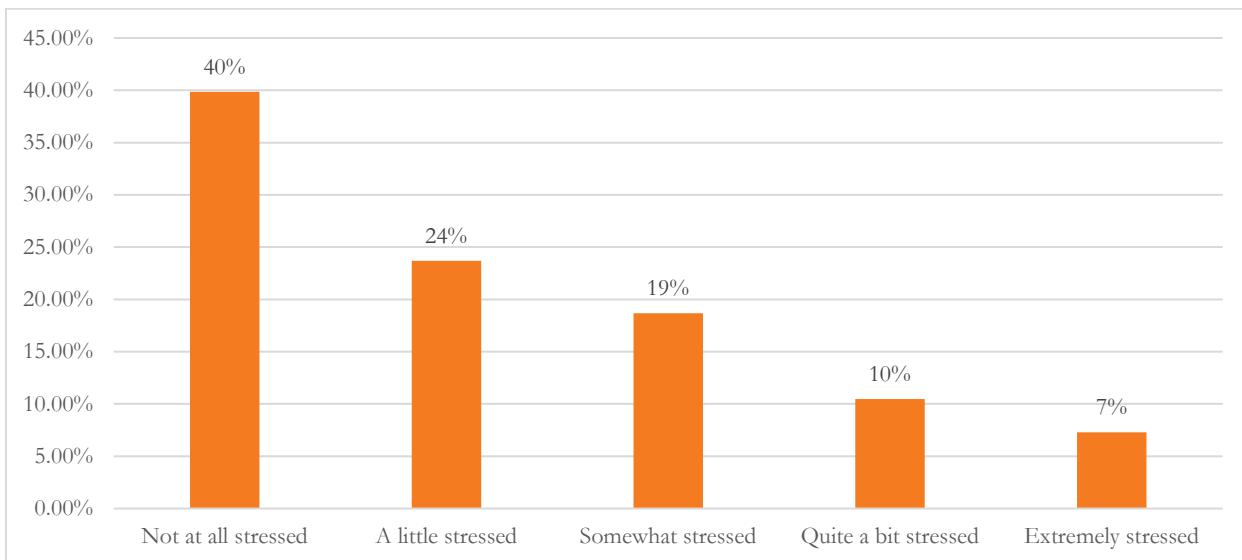


n=437

20. What is the price that you would comfortably be able to afford for rent or a monthly mortgage, excluding utilities? (Please estimate your response to the nearest \$10)

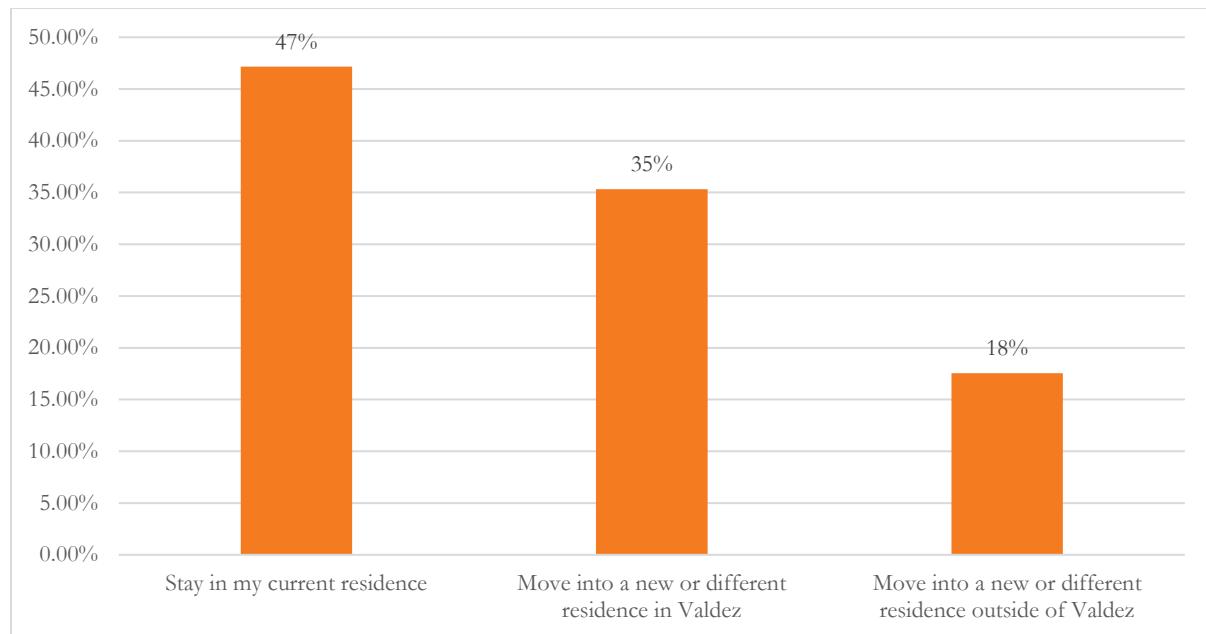
- Respondents indicated a wide range of monthly housing costs that they would comfortably be able to afford. The average amount indicated by respondents was \$950 per month and a median of \$1,100. While many respondents indicated the ability to comfortably pay for housing that matches the current housing market in Valdez, a few respondents indicated a comfortable payment much lower than market rate (\$200-500 range).
- n= 416

21. Within the last three months, how stressed have you been about your current housing situation?



n=439

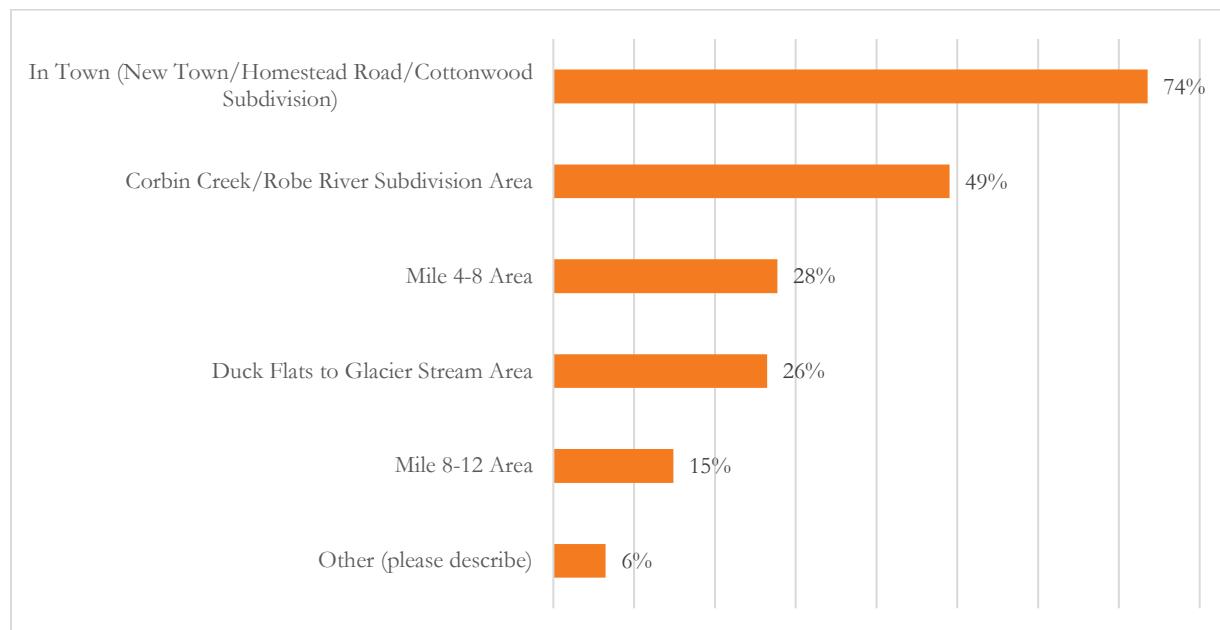
22. Within the next five years, which of the following options would you most prefer?



n=439

23. In which of the following locations would you be interested in renting or purchasing a home?

(select all that apply) *Question only displayed for individuals who responded that they were interested in “moving to a new or different residence in Valdez.”*



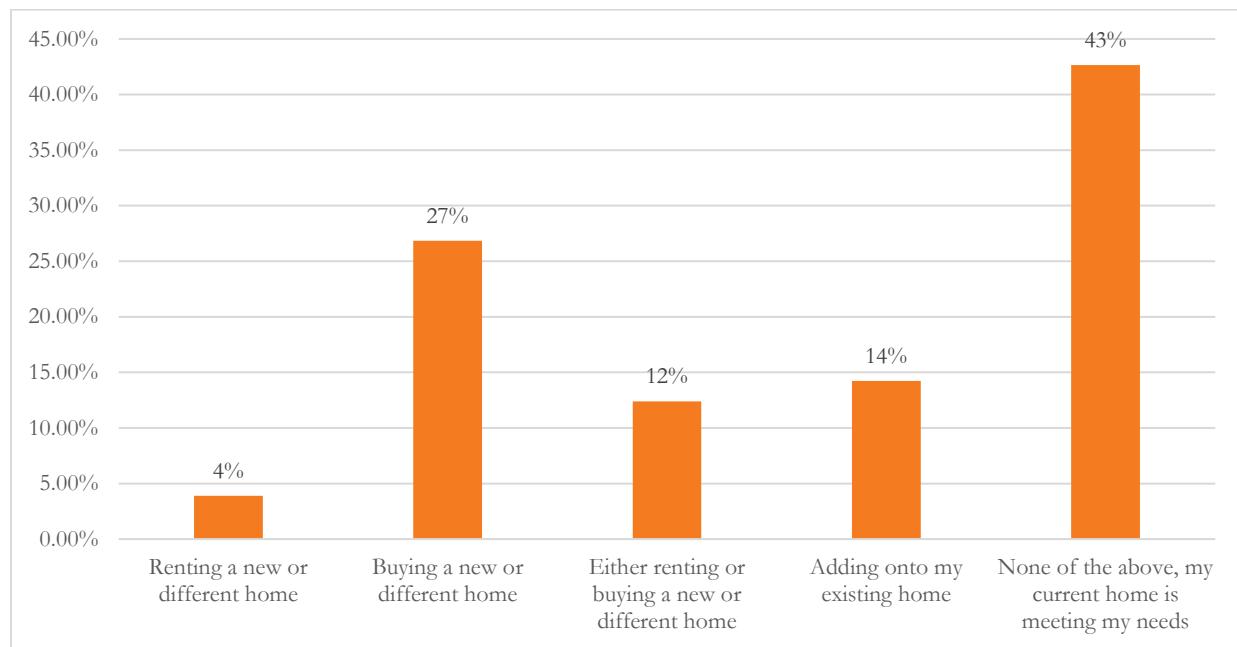
n=155

24. Why would you prefer to move to a new or different residence outside of Valdez?

Respondents indicated the following broad reasons for why there were interested in potentially moving out of Valdez:

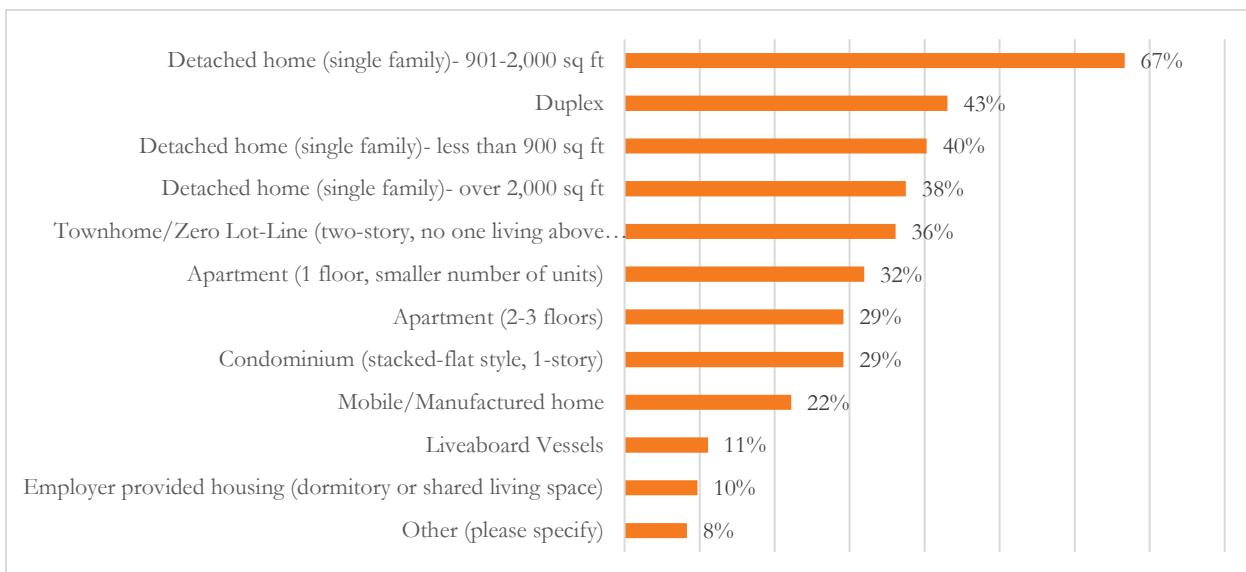
- High costs of living including housing costs
- A lack of housing inventory that meets their needed housing affordability or preferred housing type/size.
- A desire to be closer to family
- Undesirable weather conditions
- Retirement – this was discussed both from an amenity perspective as well as a access to services and supports.
- n=74

25. Within the next three years, which of the following options are you most interested in?



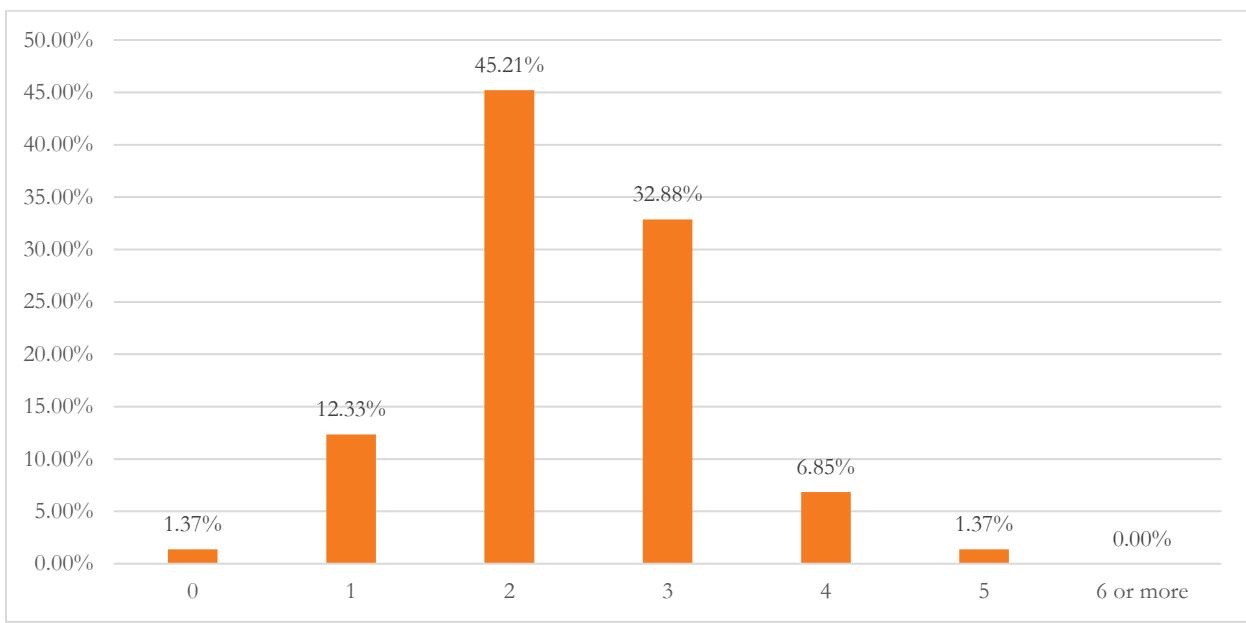
n=436

26. What type of home products would you be willing to rent for your personal residence? (select all that apply) *Question only displayed for individuals who indicated an interest in renting.*



n=72

27. How many bedrooms would your rental unit need? *Question only displayed for individuals who indicated an interest in renting.*



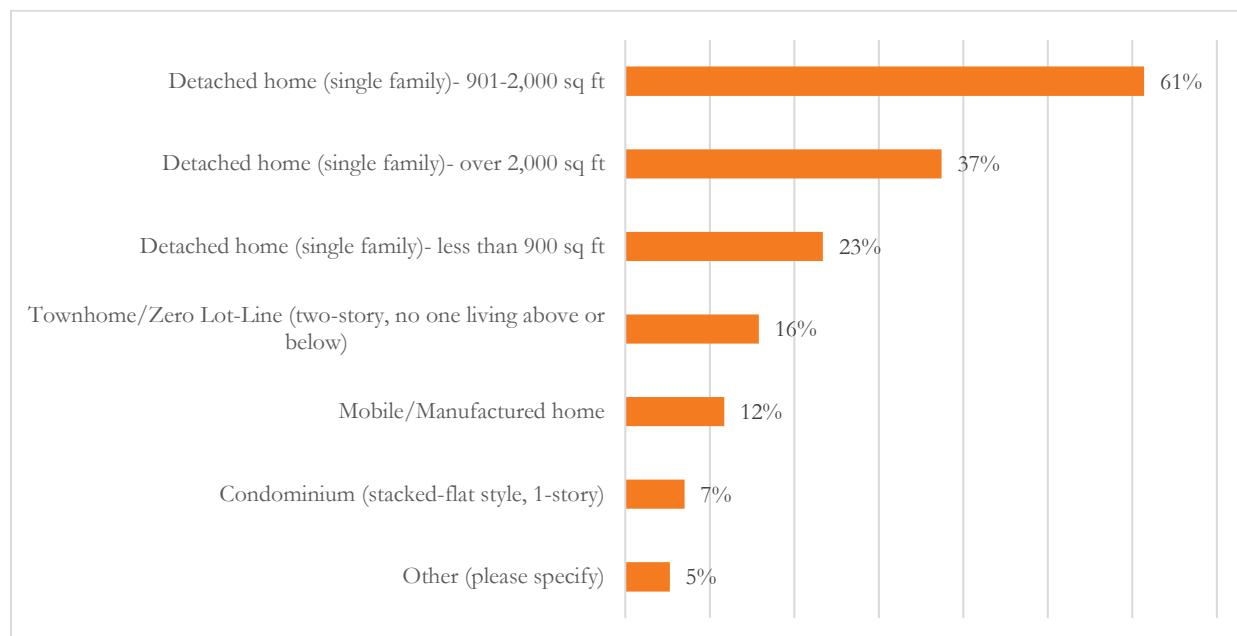
n=73

28. What is the maximum monthly rent (excluding utilities) you would be able to afford for your needed unit size? *Question only displayed for individuals who indicated an interest in renting.*



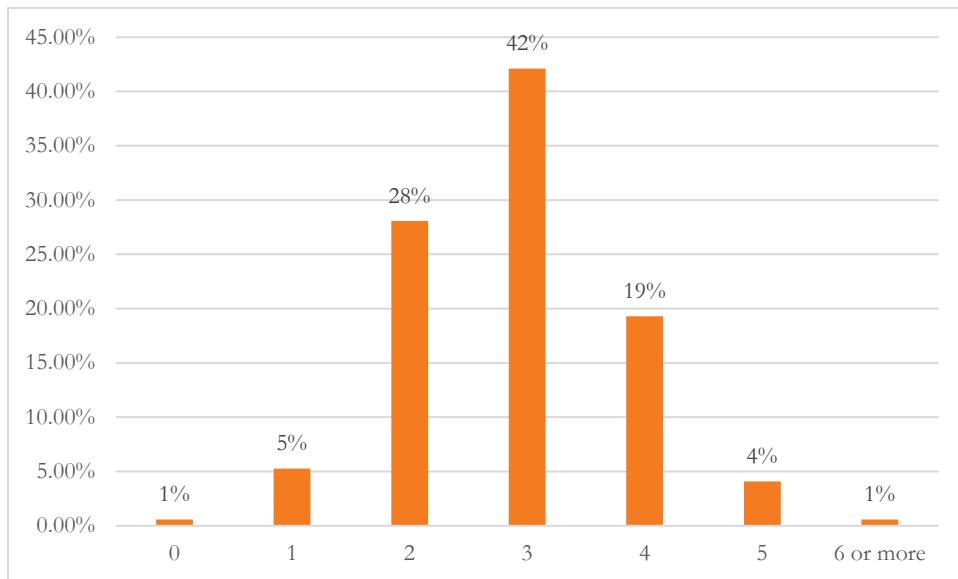
n=73

29. What type of home product would you be interested in purchasing for your personal residence? (select all that apply) *Question only displayed to respondents who indicated an interest in purchasing a home.*



n=171

30. How many bedrooms would your purchased home need? *Question only displayed to respondents who indicated an interest in purchasing a home.*



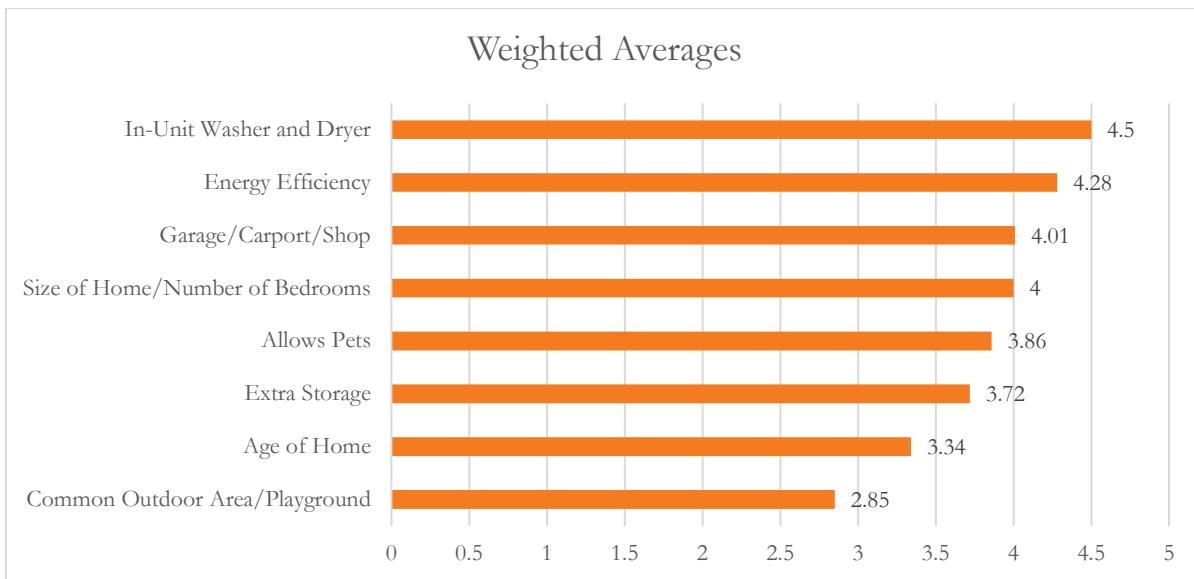
n=171

31. What is the maximum monthly mortgage (excluding utilities) you would be able to afford for your needed unit size? *Question only displayed to respondents who indicated an interest in purchasing a home.*



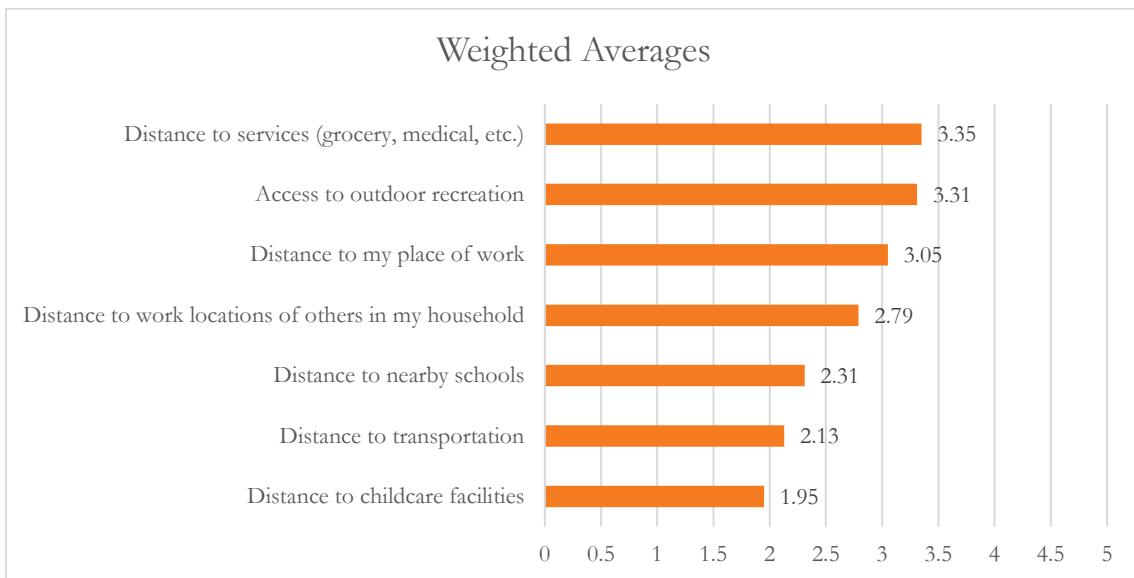
n=171

32. How important are the following home features when you are looking for a place to live?



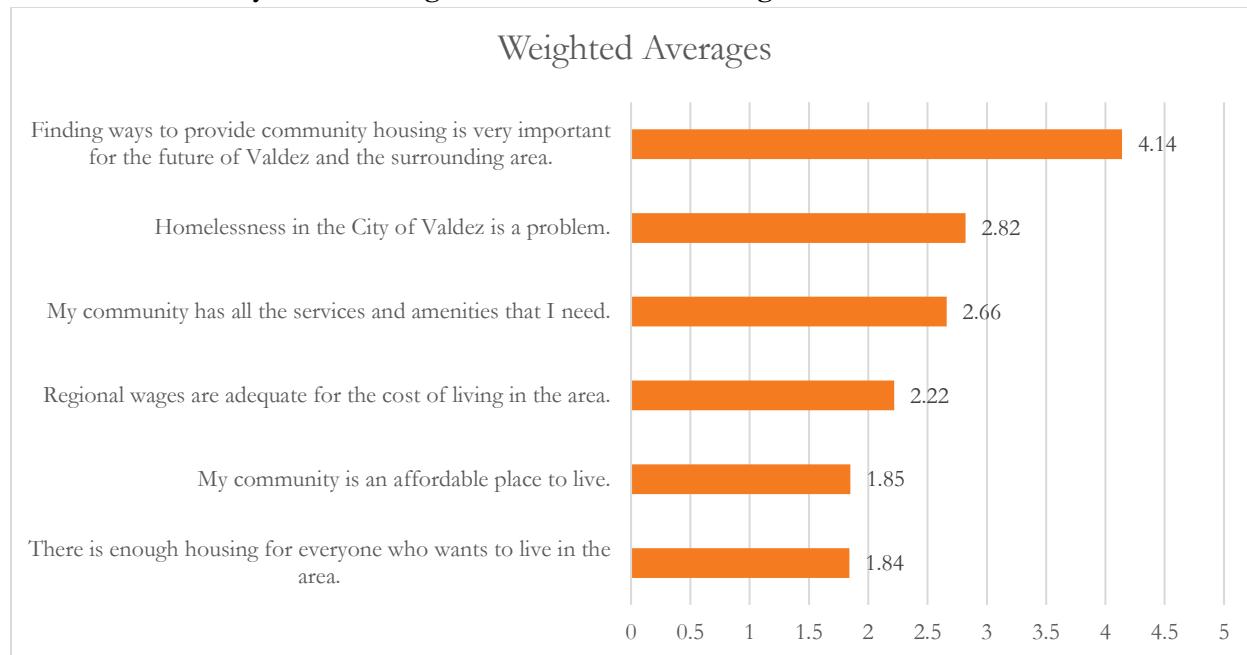
n=424 Responses were provided on a 1-5 scale where 1 is not important at all and 5 is very important. The higher the weighted average, the greater the perceived importance by respondents.

33. How important are the following location considerations when you are looking for a place to live?



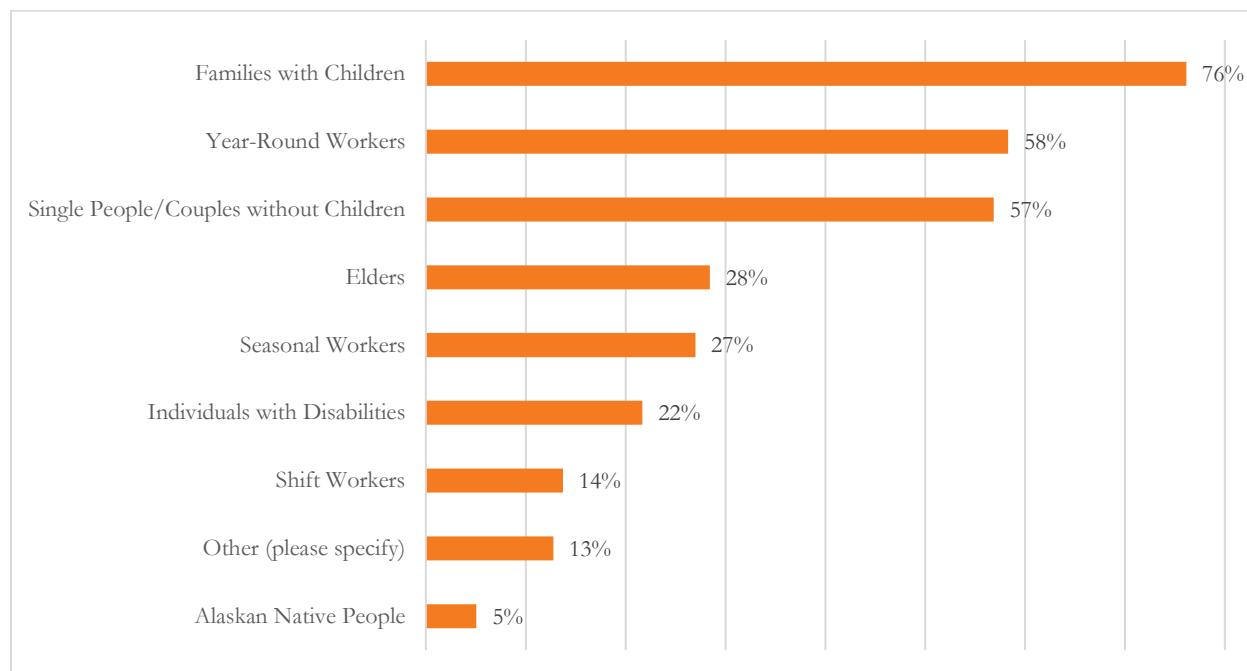
n=424 Responses were provided on a 1-5 scale where 1 is not important at all and 5 is very important. The higher the weighted average, the greater the perceived importance by respondents.

34. Please indicate your level of agreement with the following statements?



n=424 Responses were provided on a 1-5 scale where 1 is strongly disagree and 5 is strongly agree. The higher the weighted average, the greater the agreement to the statement from amongst the aggregated survey results.

35. Which of the following groups do you think has the greatest housing need in your community? (please pick your top 3)



n=415

36. In your opinion, how is the current state of housing impacting the community of Valdez?

Respondents indicated the following high level findings related to how the current state of housing has impacted the community of Valdez.

- There are not enough housing units entering the market and often the ones that are listed for sale are in need of significant repairs, which makes it difficult for people to move to Valdez, or move to different housing units within the Valdez Market. Respondents noted that this makes it very difficult for new and growing families.
- Housing affordability and availability have reduced the ability for people to move to Valdez, which has impacted local employers and their ability to hire and retain a workforce to support their operations.
- Increases in stress related to housing concerns – many respondents identified that many in the community have high levels of stress related to housing whether that is from housing costs, availability, or just general upkeep/maintenance of their existing homes.
- n=357

"The housing crisis in Valdez is correlated with the national housing crisis, however, the inherent elements of the climate, isolation, and seasonal work schedules make Valdez more vulnerable to the crisis. People can't afford to buy houses, so they must rent, however, the price is generally so high that many can barely afford rent, let alone save up for a house. People are stressed and have to neglect family and other obligations to busy themselves and make enough money to stay where they are"

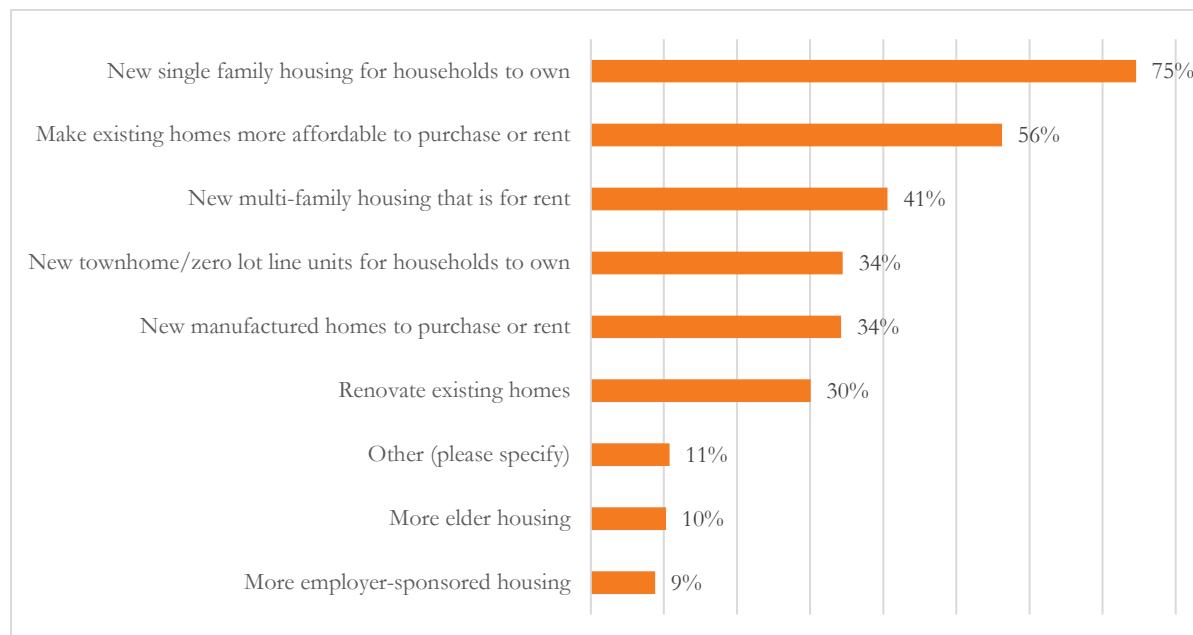
-Survey Respondent

37. What are the main obstacles preventing the community from improving community housing options and affordability in Valdez? Please include any financial, community, or other structural barriers that come to mind.

Respondents indicated the following themes around barriers to improving community housing options in Valdez.

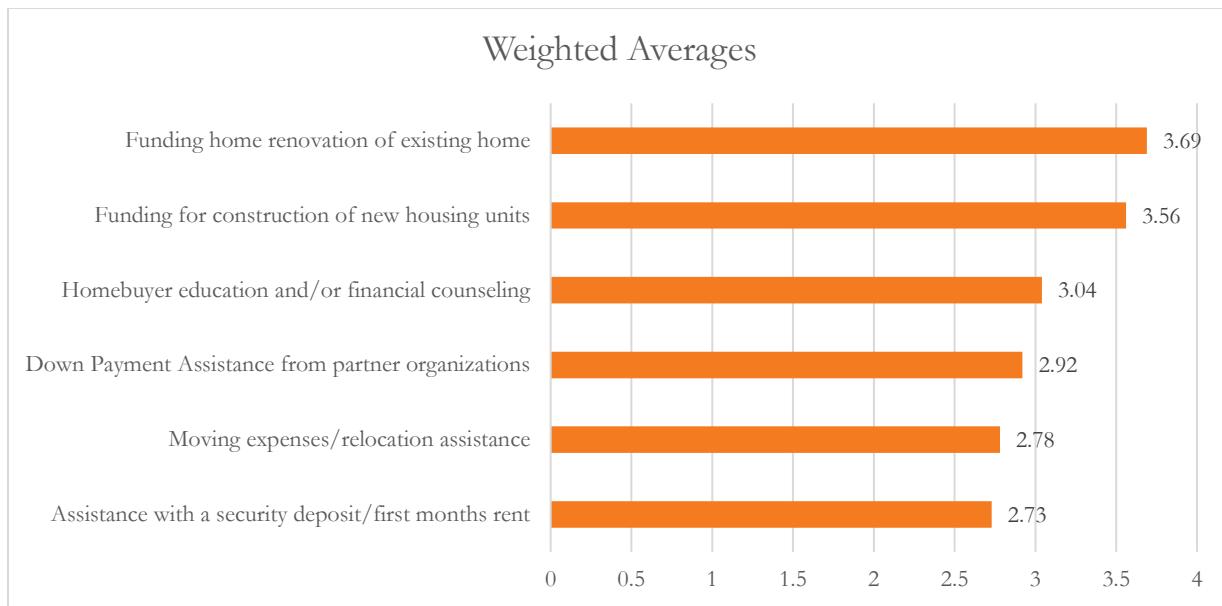
- Funding and financing for new housing and home renovations is limited
- A building and construction market that is impacted by the high cost of materials/labor and the very limited number of skilled contractors and construction industry employees who operate in the region.
- Wage to cost gaps are too wide for many to access the available housing in Valdez.
- Limited locations to build new housing, with respondents indicating that the glacial outwash plain and the flood zones around Valdez make it very difficult to find developable land suitable for housing.
- An aging housing stock that requires significant renovations has put additional strains on the housing market.
- Short-term rentals and vacation rental markets making an impact on housing availability to locals without a good way to regulate/restrict these short-term units.
- Limited assistance for senior both in terms of assisted living and skilled nursing facilities, but also housing that would allow for this population to age in place in Valdez
- Issues with many rental properties not allowing pets in units.
- Some dissatisfaction with the City's tax code and general policies on housing
- n=346

38. What do you think are the most important housing priorities in the City of Valdez? (select your top 3)



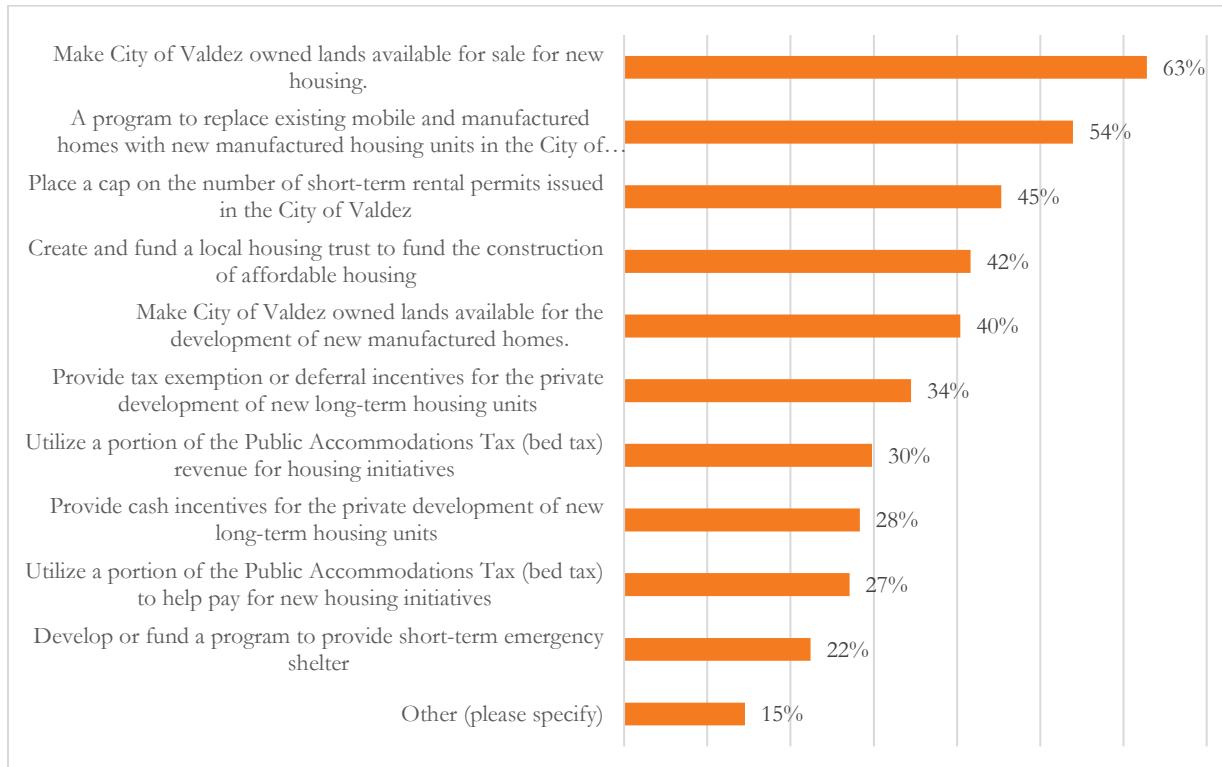
n= 409

39. To what degree would you be interested in the following types of assistance if it were available?



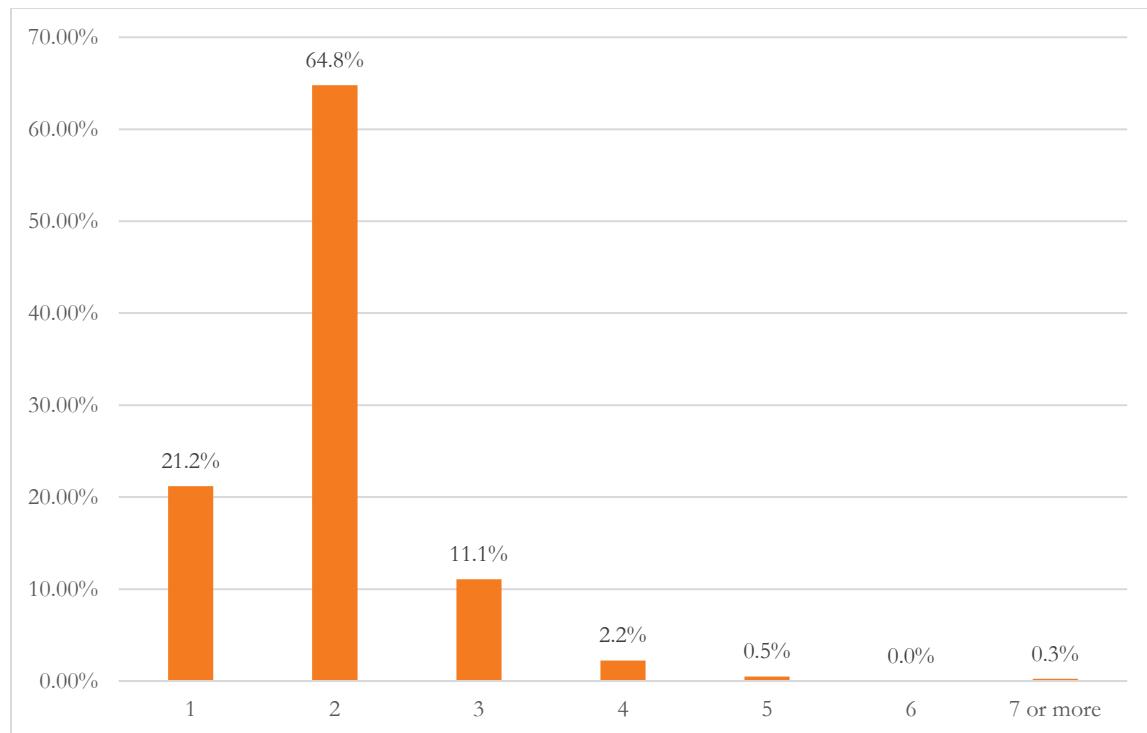
n=405 Responses were provided on a 1-5 scale where 1 is not interested at all and 5 is very interested. The higher the weighted average, the greater the general interest there is amongst survey respondents.

40. Which of the following strategies would you like to see the City of Valdez and their housing partners explore to address housing challenges? (select all that apply)



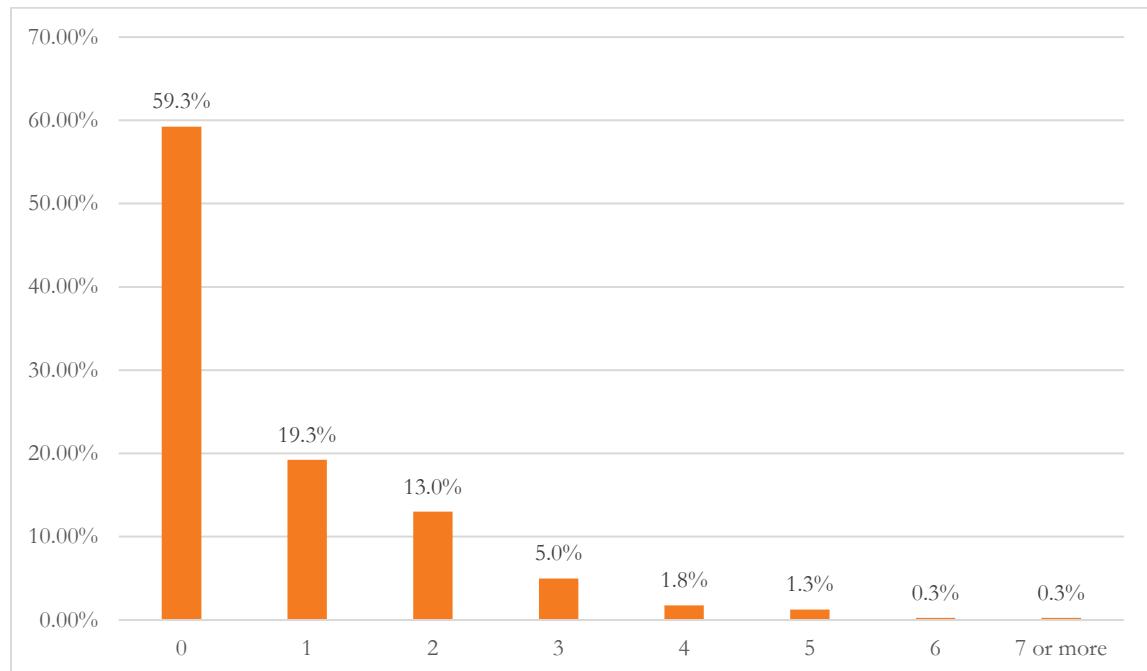
n=406

41. How many adults (over 18 years of age) live in your household?



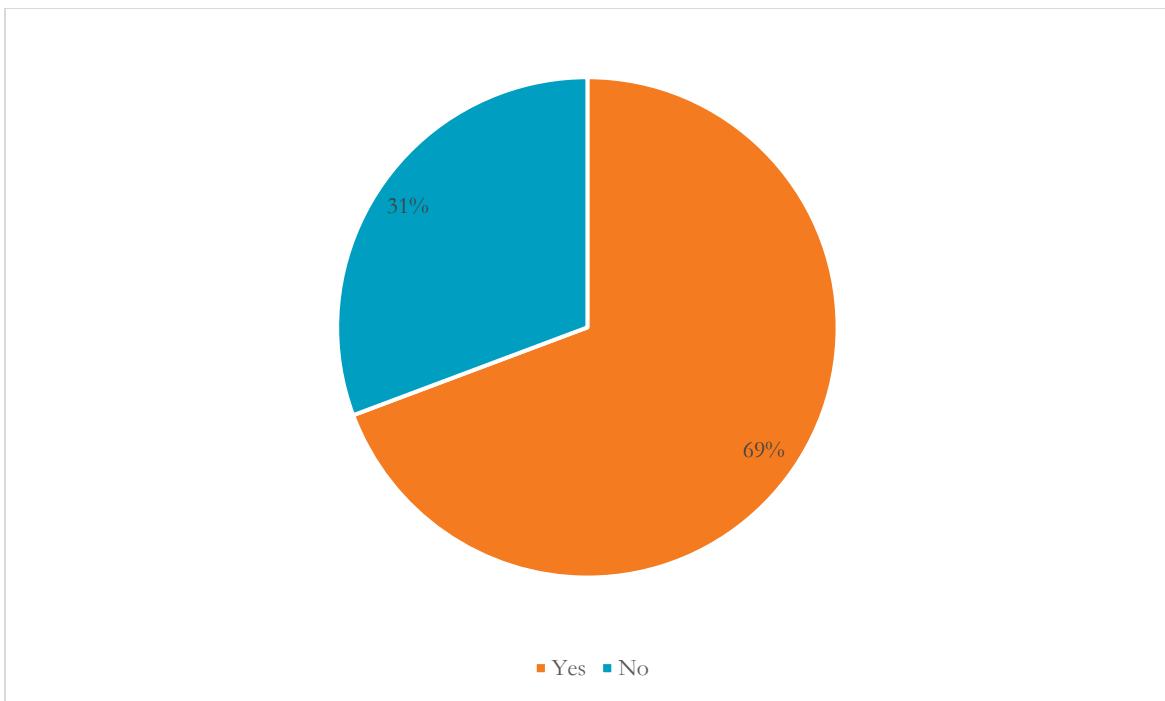
n=406

42. How many children (18 years or younger) live in your household?



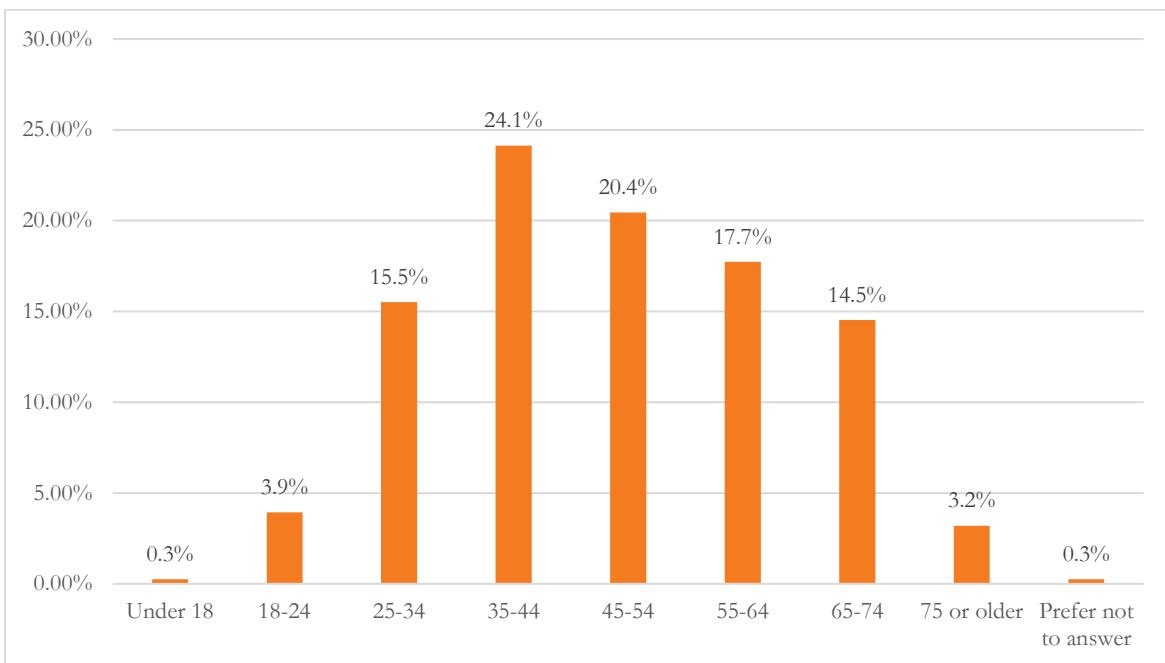
n=406

43. Does your household have any pets?



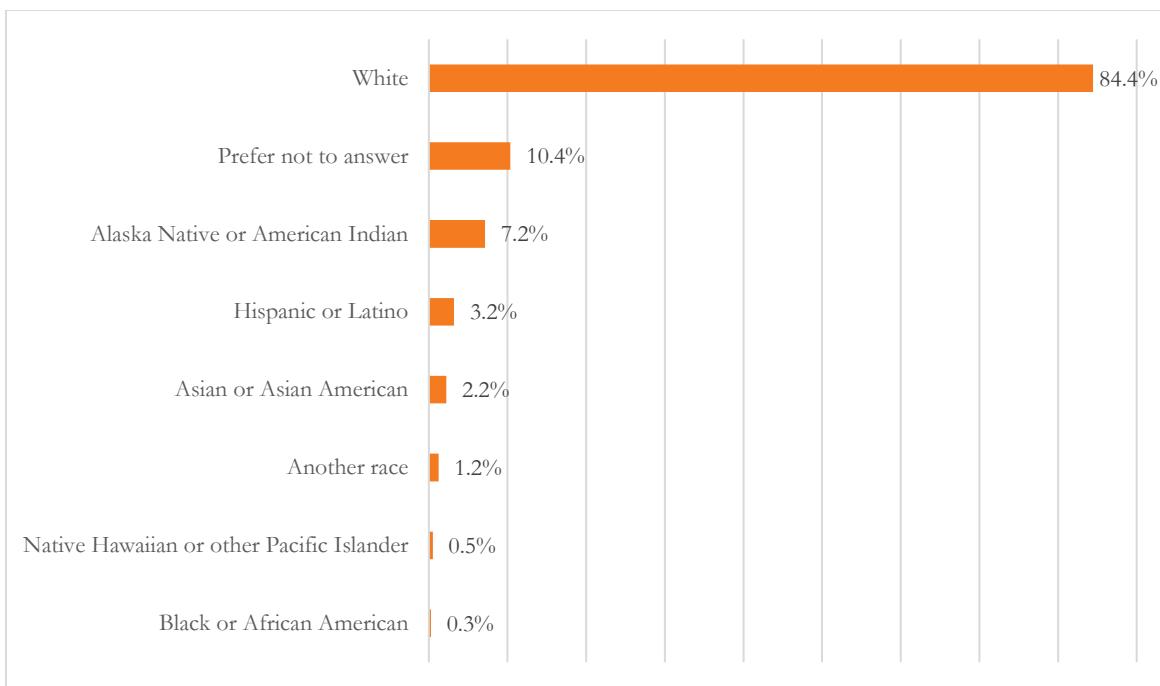
n=407

44. Which age category best describes you?



n=406

45. What is your race/ethnicity? (select all that apply)



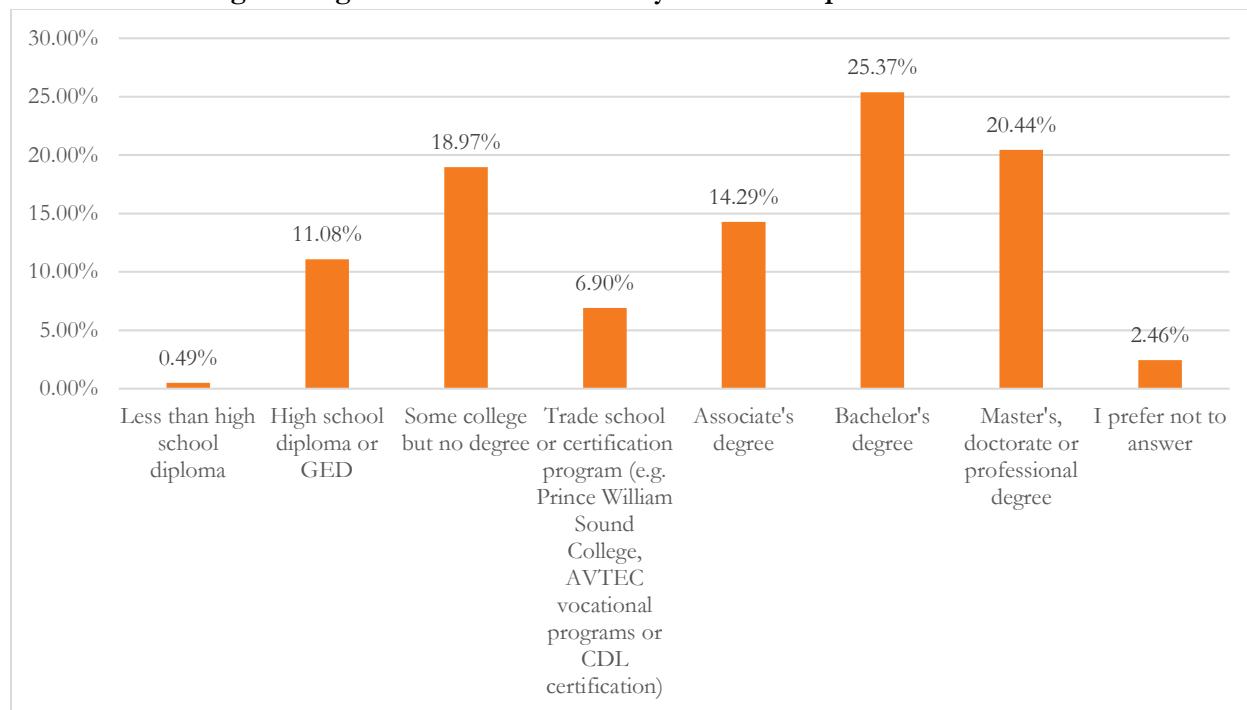
n=407

46. Which range best describes your pre-tax annual household income?



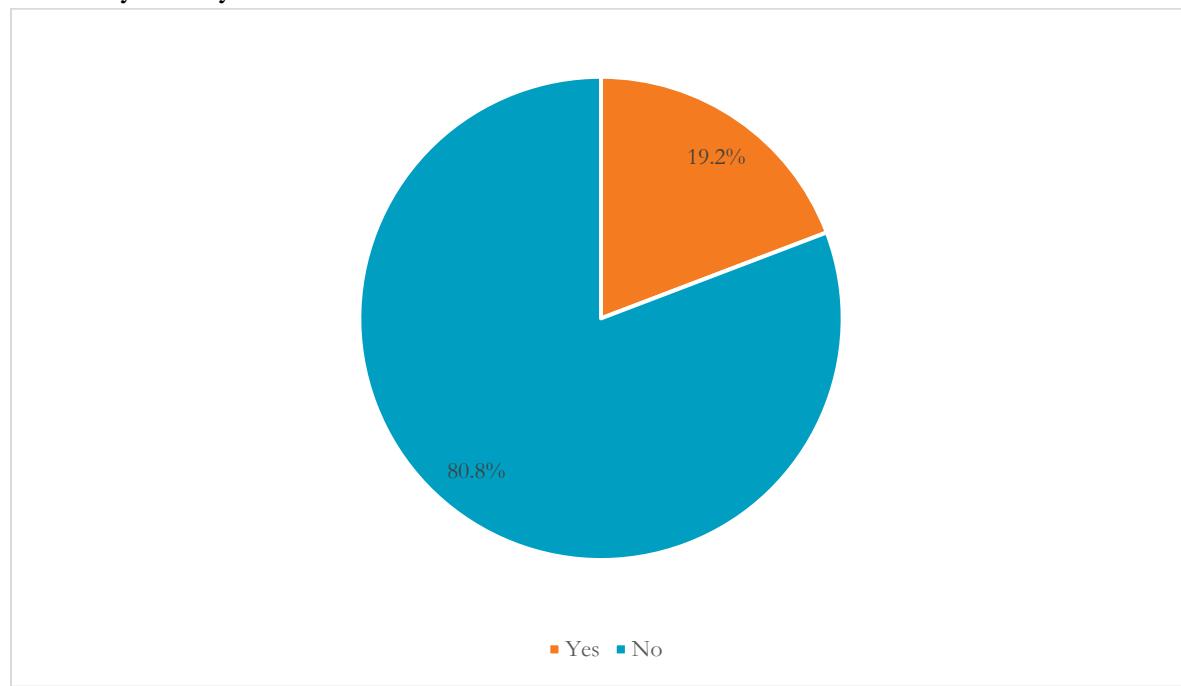
n=405

47. What is the highest degree or level of education you have completed?



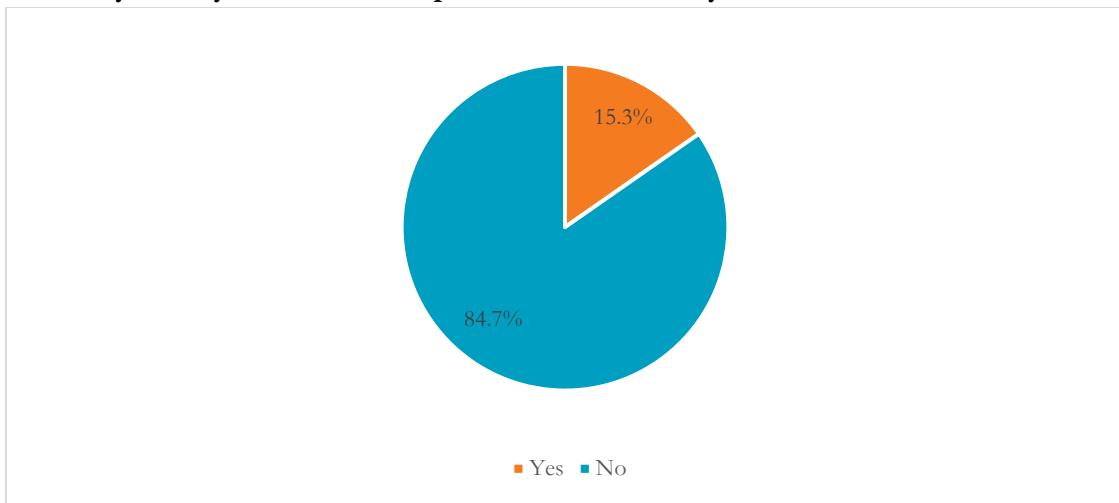
n=406

48. Is anyone in your household a veteran?



n=405

49. Is anyone in your household a person with a disability?



n=405

50. What are the Tribal/Alaska Native affiliations of members in your household?

80% of respondents who answered this question indicated no tribal affiliation. Of those who indicated a tribal affiliation 31% identified Valdez Native Tribe as their affiliation with others indicating representation from Doyon, Tlingit-Haida, Chugach, Kinnick, McGrath, Choctaw and other American Indian Tribes.

n= 199

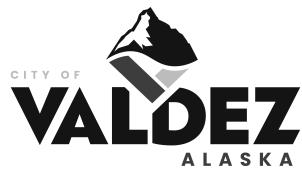
51. What other actions would you like to see the City of Valdez consider to address housing access and affordability?

Respondents had a wide range of actions they wanted the City of Valdez to take to address housing. The most common desired actions included:

- Lower tax rates and reduce the mill rate
- Open city owned lands for housing development
- Increase ease of permitting/application processes
- Regulate and manage short-term rentals and vacation properties
- Design and build houses to better manage snow loads and harsh weather conditions
- Promote new development that is energy efficient to help reduce fuel costs. Upgrade existing units/infrastructure to be more energy efficient
- Create a better platform for promoting housing openings (rental and for sale) to combat the use of unofficial channels for promotion like social media
- Create additional senior living options, specifically near amenities
- Incentivize the renovation of existing housing units that are in need of significant renovations/rehabilitations
- Extend sewage infrastructure to support new housing development
- Allow multiple housing structures on a single lot
- Financing and supporting affordable housing options
- Development of a homeless shelter

n=210

Workforce Housing Employer Questionnaire



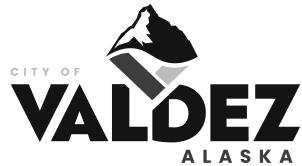
Valdez Workforce Housing Questionnaire

Welcome

The City of Valdez is interested in learning more about the impact of housing affordability and availability on business operations as well as employee recruitment and retention. The goal of this questionnaire is to understand the challenges employers face in attracting and keeping workers and to gather additional information around the housing needs and challenges of the local workforce in Valdez.

If you are interested in providing additional information to this City of Valdez, you can also schedule a follow-up interview by emailing aaron@agnewbeck.com.

Your insights are incredibly valuable, and your time is greatly appreciated.



Valdez Workforce Housing Questionnaire

Respondent Information

1. Please provide the following contact information:

Name

Company/Organization

2. Approximately how many people in total does your organization employ?

- 1-10 Employees
- 11-50 Employees
- 51-200 Employees
- 201-500 Employees
- 501-1,000 Employees
- 1,001-5,000 Employees
- 5,001-10,000 Employees
- More than 10,000 Employees

3. Approximately how many people does your organization employ in Valdez?

4. Approximately how many positions do you fill annually?

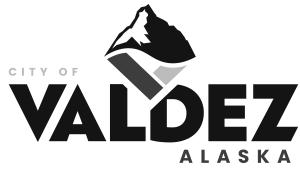
5. Approximately how many open positions is your organization currently trying to fill in Valdez?

6. How many of your currently open positions are not filled due to a lack of available housing? (estimate to the best of your ability, could be a percentage of your openings, etc.)

7. Does your organization have seasonal workforce needs?

Yes

No



Valdez Workforce Housing Questionnaire

Seasonal Workforce

8. Approximately what percentage of your workforce is seasonal and what percentage is year-round?

Seasonal Employees (%)

Year-Round Employees (%)

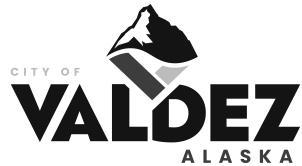
9. Typically, which months does your organization utilize a seasonal workforce? (*select all that apply*)

- January
- February
- March
- April
- May
- June
- July
- August
- September
- October
- November
- December

10. Do you provide housing for your seasonal employees?

- Yes
- No

Please describe the type and quantity of housing you provide.



Valdez Workforce Housing Questionnaire

Impact of Housing on Recruitment and Retention

11. Have you had difficulty hiring due to housing issues? (*e.g. employees unable to find housing or higher salary demands due to housing costs*)

Yes
 No

What issues have been most impactful to your hiring?

12. Has housing affordability and/or housing availability caused employees to leave your organization?

Yes
 No

What issues have been most impactful to employee retention?

13. What specific housing issues have your employees encountered? (*select all that apply*)

Difficulty finding suitable housing that accommodates their family's needs
 Difficulty finding housing they can afford
 Difficulty finding housing that is available when they need it
 Housing availability in the preferred locations around Valdez
 Housing that allows pets
 Other (please specify)

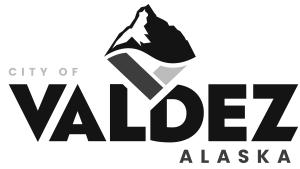
14. How many of your employees are currently underhoused (inadequate or poor housing) or unhoused (not having a permanent residence/place to live)? (*please provide a rough estimate or your best guess*)

15. What level of impact have the following housing issues had on your business or organization?

	No Impact	Minor Impact	Moderate Impact	Large Impact	Critical Impact
Potential employees did not accept job offers because they were unable to find housing	<input type="radio"/>				
Wage/Salary demands were too high because of housing costs	<input type="radio"/>				
Employee(s) moved out of the area due to housing affordability and wages	<input type="radio"/>				
Housing stress affected overall morale and/or employee performance	<input type="radio"/>				

16. What level of importance do you place the housing shortage/affordability issue in comparison with the many other concerns you face as a business owner/employer?

- Top Priority
- Top Three Priority
- Mid-Range Priority
- Low Priority
- Not a Priority
- I don't consider housing an issue



Valdez Workforce Housing Questionnaire

Workforce Housing Needs

17. To the best of your ability, please describe what type of housing would best meet the needs of your workforce.

Housing Type (*single family, duplex, condo, multi-family, mobile home...etc.*):

Housing Tenure (*ownership vs. rental opportunities*):

Housing Size (*number of bedrooms*):

18. For the segment of your workforce that is having trouble finding housing, what do you think your employees would be able to comfortably afford housing excluding utilities? (*select all that apply*)

- \$500 or less
- \$501 to \$599
- \$600 to \$699
- \$700 to \$799
- \$800 to \$899
- \$900 to \$999
- \$1,000 to \$1,249
- \$1,250 to \$1,499
- \$1,500 to \$1,749
- \$1,750 to \$1,999
- \$2,000 to \$2,999
- \$3,000 to \$3,499
- \$3,500 to \$4,000
- \$4,001 to \$4,500
- \$4,501 to \$5,000
- \$5,000 or more
- Does not apply to my employees

19. How does your business help employees access housing? (select all that apply)

- Use local contacts to help find housing for employees
- Allow employees to work remotely from outside of Valdez
- Provide short term housing to employees looking for long-term housing solutions
- Provide long-term housing at a reduced cost to the employee
- Assist employees rent or mortgage
- Provide long-term non-subsidized housing
- Pay an adequate wage for employees to afford local housing
- None of the above
- Other (please specify)

20. Do you have any existing or planned workforce housing project within Valdez that we should be aware of?

- No
- Yes (please specify)

21. Is there anything else you would like us to know about in regards to how housing has affected your business/organization?

22. If you would like to have a follow-up interview, please leave your email and phone number and our team will contact you.

Name

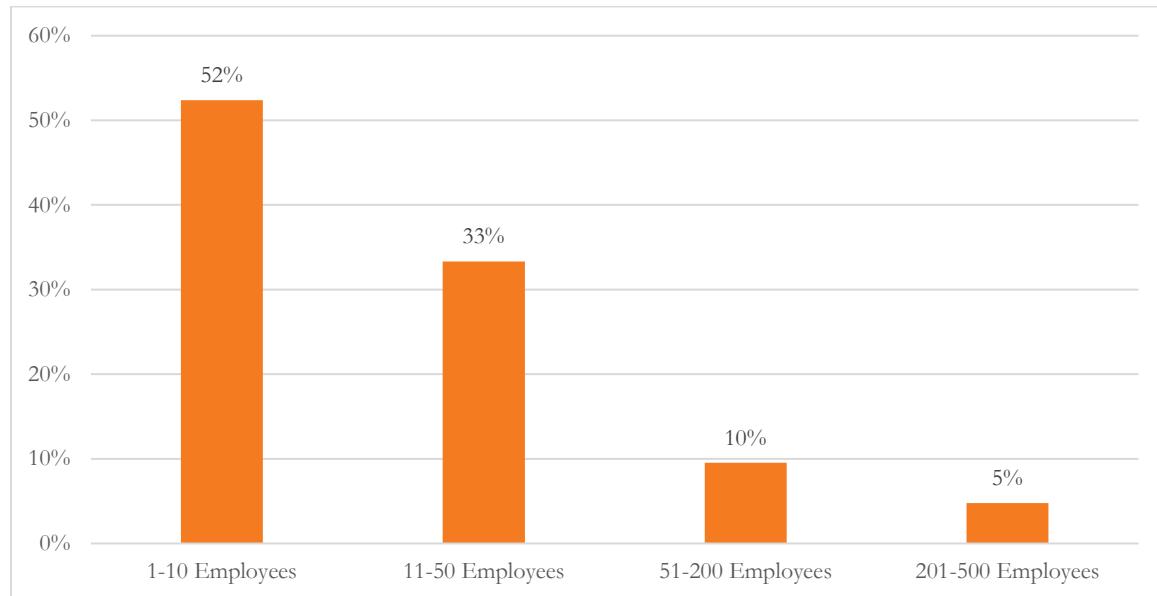
Email Address

Phone Number

Workforce Housing Questionnaire Results

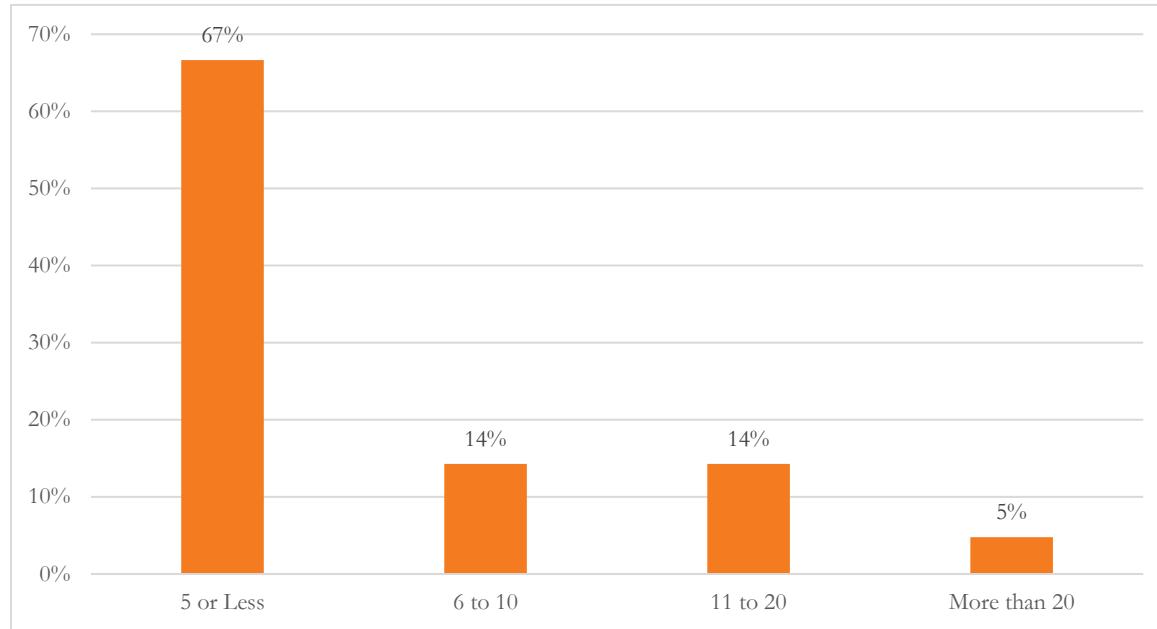
Between June 13th and June 25th 2025 21 employers in the Valdez area responded to a questionnaire that asked about the housing needs of their employees and their perceptions of housing in the region. The following tables showcase the results from this questionnaire. Results included here have in some cases been grouped or summarized and some questions have been intentionally omitted as to not identify respondents.

1. How many people does your organization employ?



n=21

2. Approximately how many positions do you fill annually?



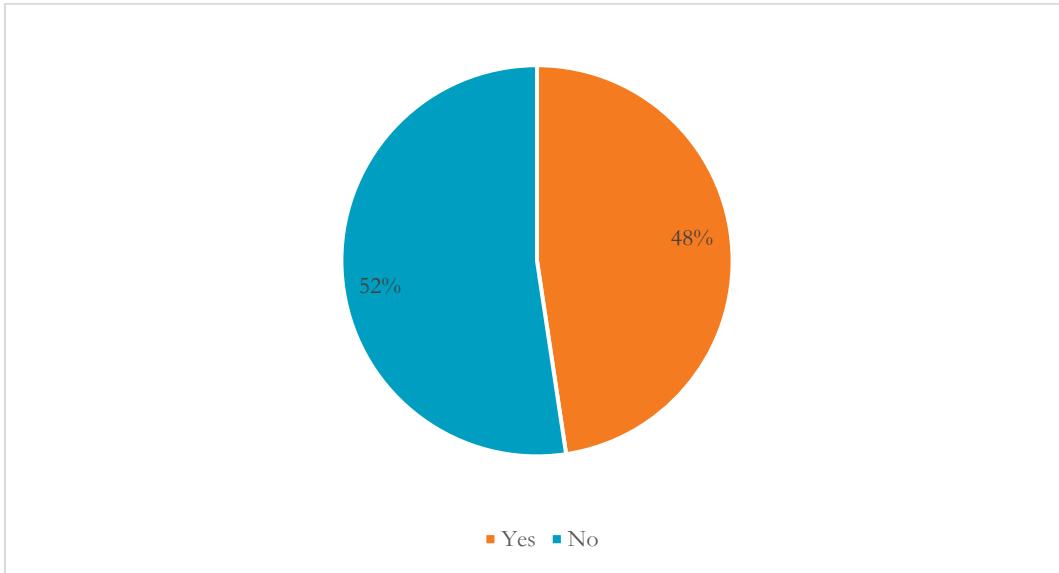
n=21

3. Approximately how many open positions is your organization currently trying to fill in Valdez?

a. Participants indicated a total of 25 unfilled positions with an estimated 11 positions going unfilled due to a lack of attainable housing

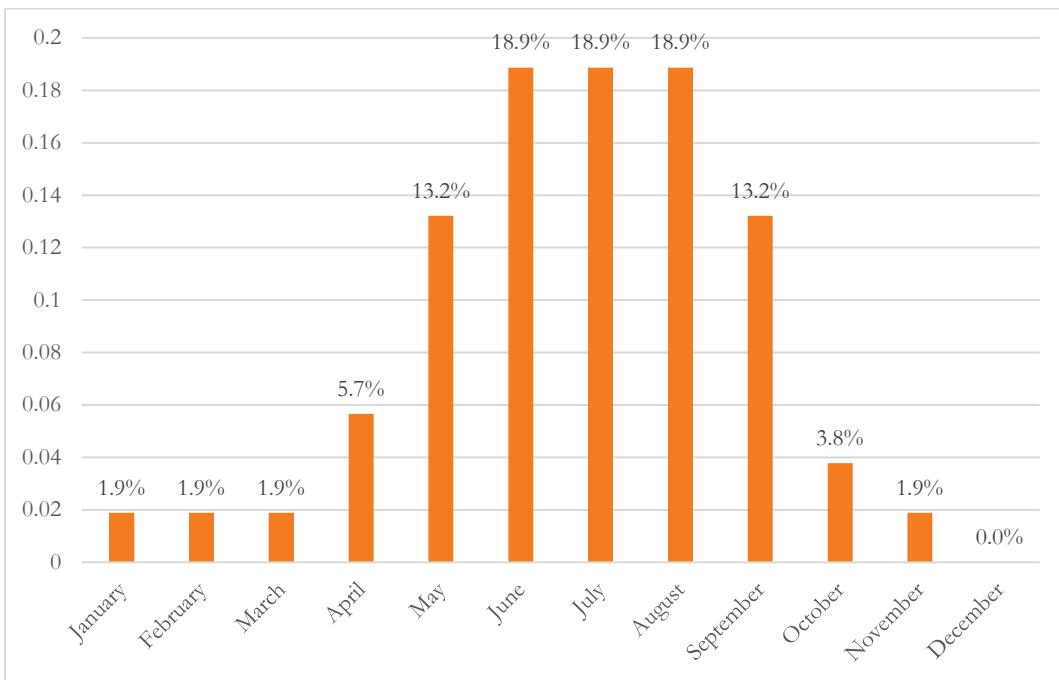
n=21

4. Does your organization have seasonal workforce needs?



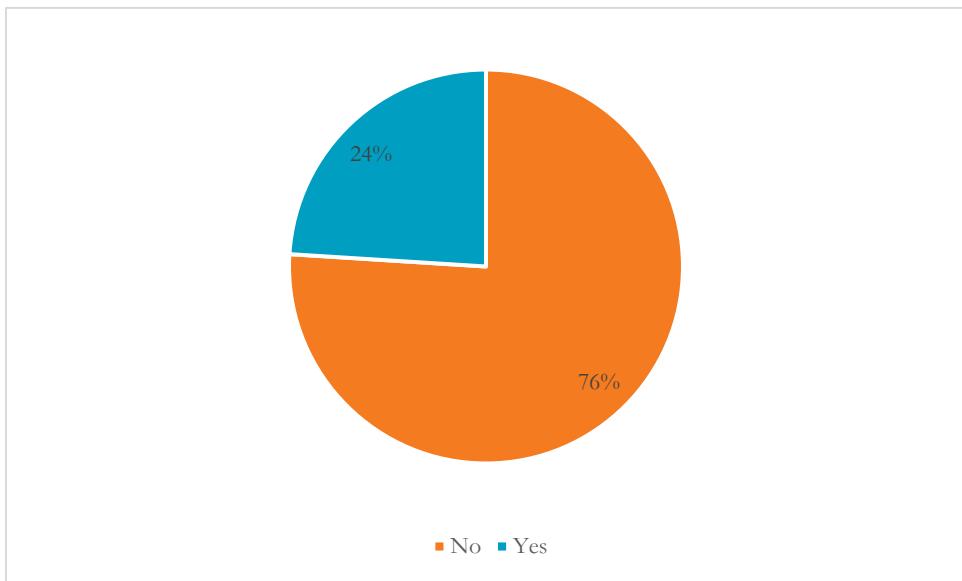
n=21

5. Typically, which months does your organization utilize a seasonal workforce?



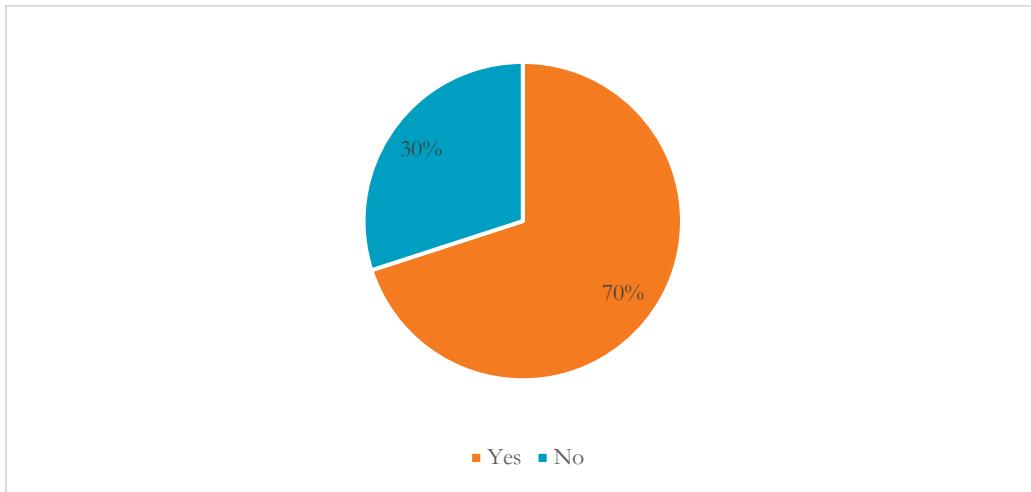
n=10

6. Do you provide housing for your seasonal employees?



n=21

7. Have you had difficulty hiring due to housing issues? (e.g. employees unable to find housing or higher salary demands due to housing costs)



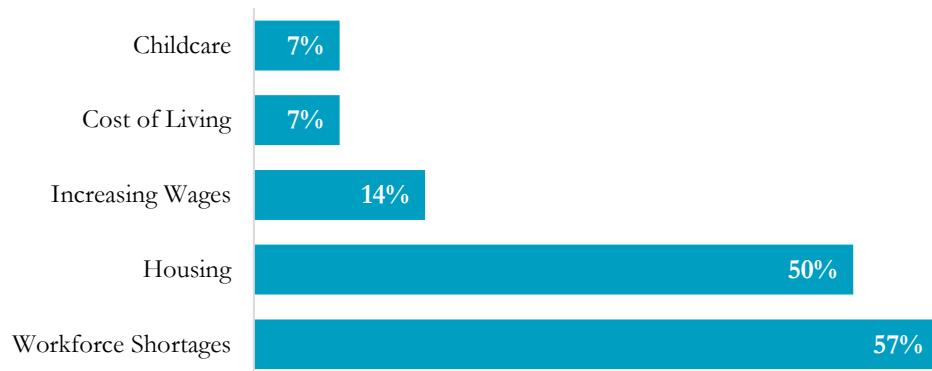
n=20

Open ended response around what issues have been most impactful to your hiring?

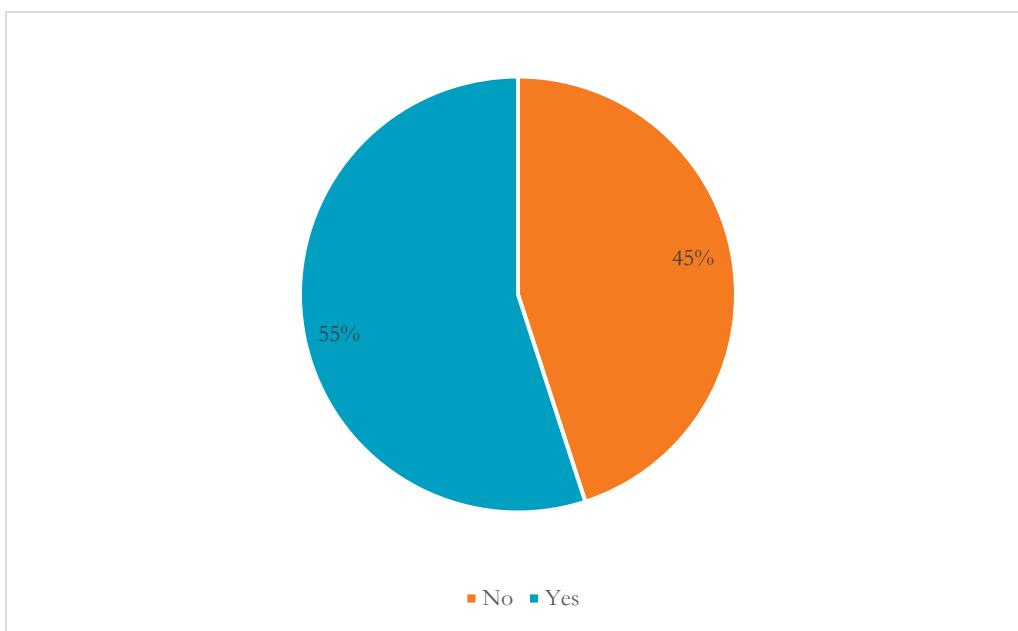
Respondents identified a number of issues that have impacted their hiring practices. Key themes included:

- A lack of skilled workers that meet the needs of their industry.
- High costs of living impacting the viability of relocating to or staying in Valdez.
- Too few housing units available at the right price points to support their needed workforce
- General lack of interest in working the type of jobs that are available.

What issues have been most impactful to your hiring?

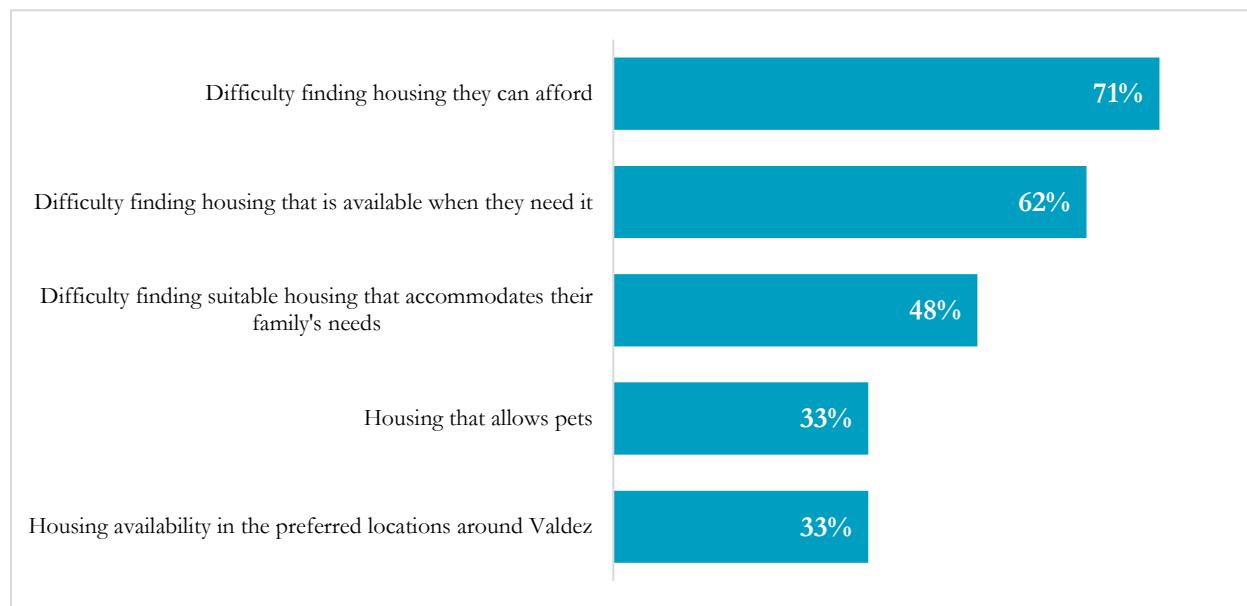


8. Has housing affordability and/or housing availability caused employees to leave your organization?



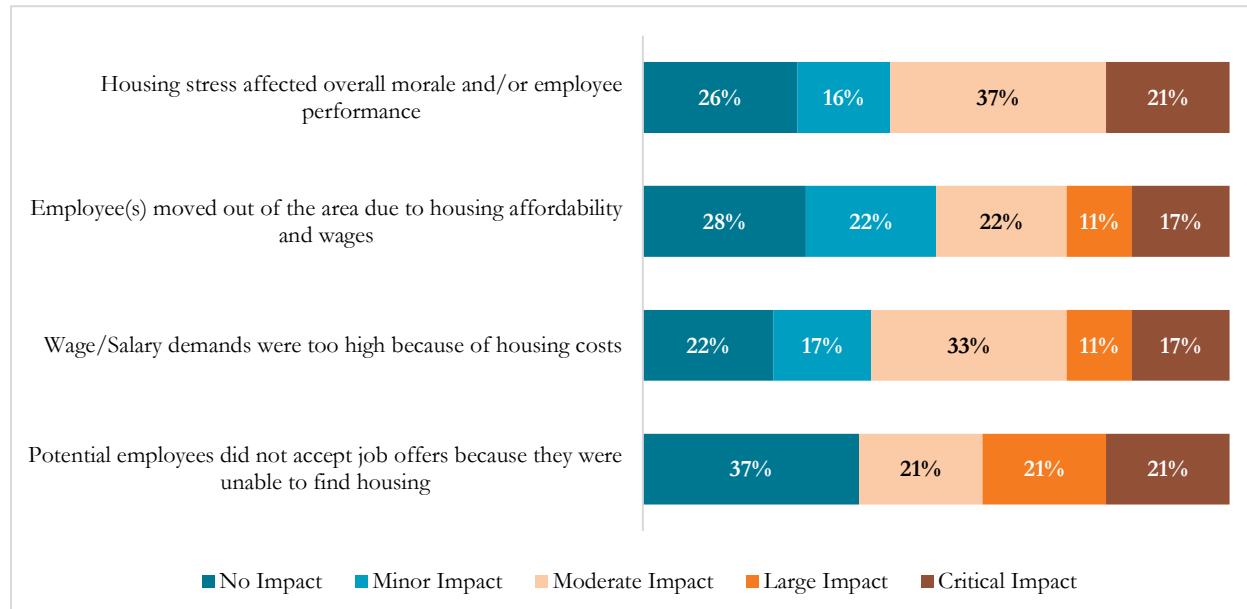
n=20

9. What specific housing issues have your employees encountered? (select all that apply)



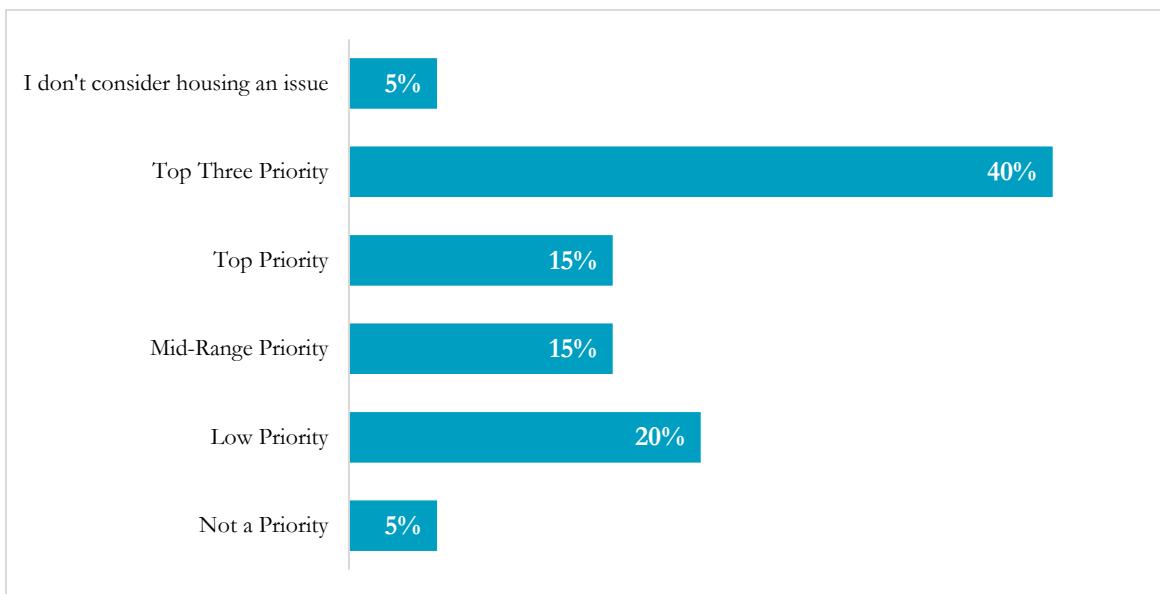
n=20

10. What level of impact have the following housing issues had on your business or organization?



n=21

11. What level of importance do you place the housing shortage/affordability issue in comparison with the many other concerns you face as an business owner/employer?

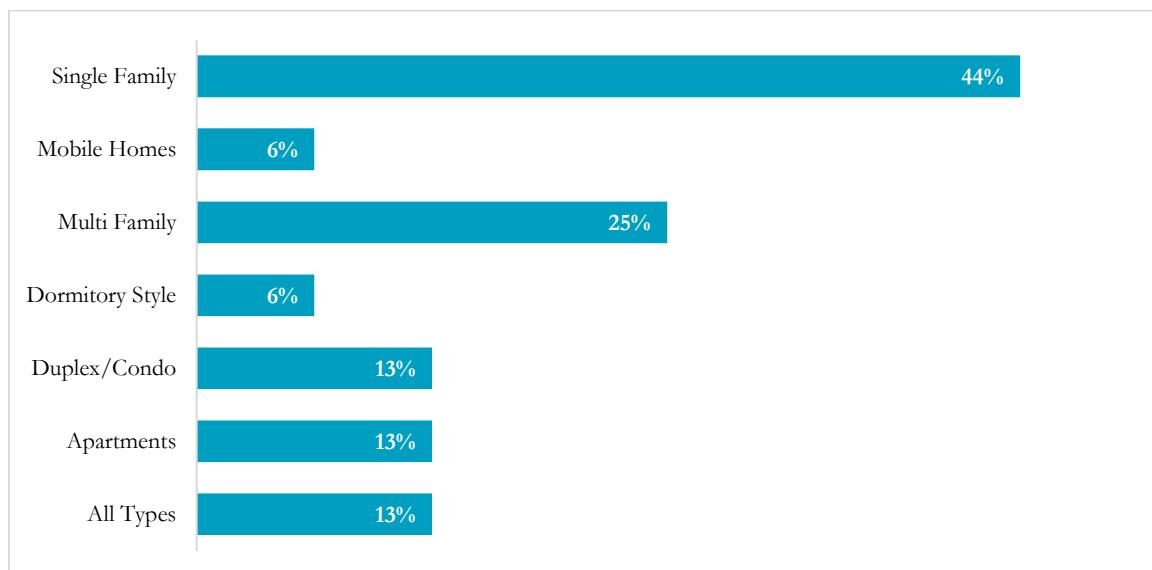


n=21

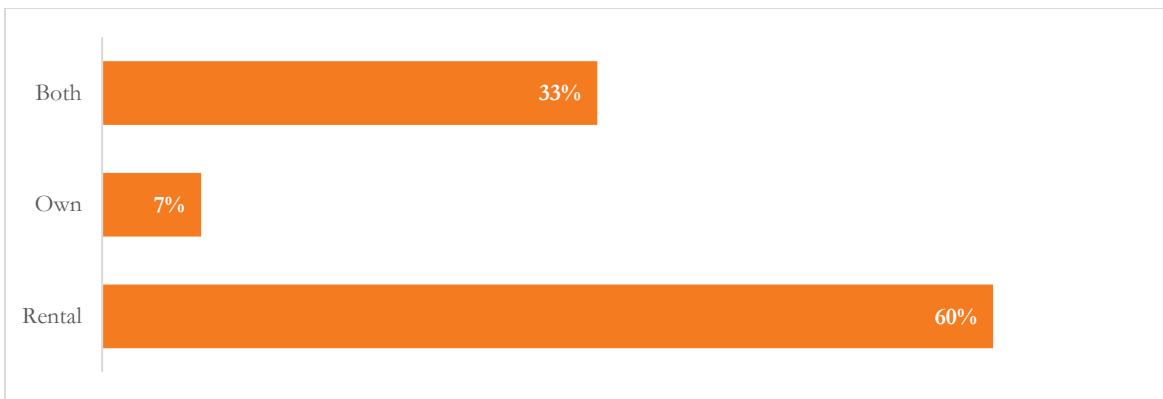
12. To the best of your ability, please describe what type of housing would best meet the needs of your workforce.

The following charts indicate the type, size and tenure of housing that would best meet the needs of respondent's employees and future workforce.

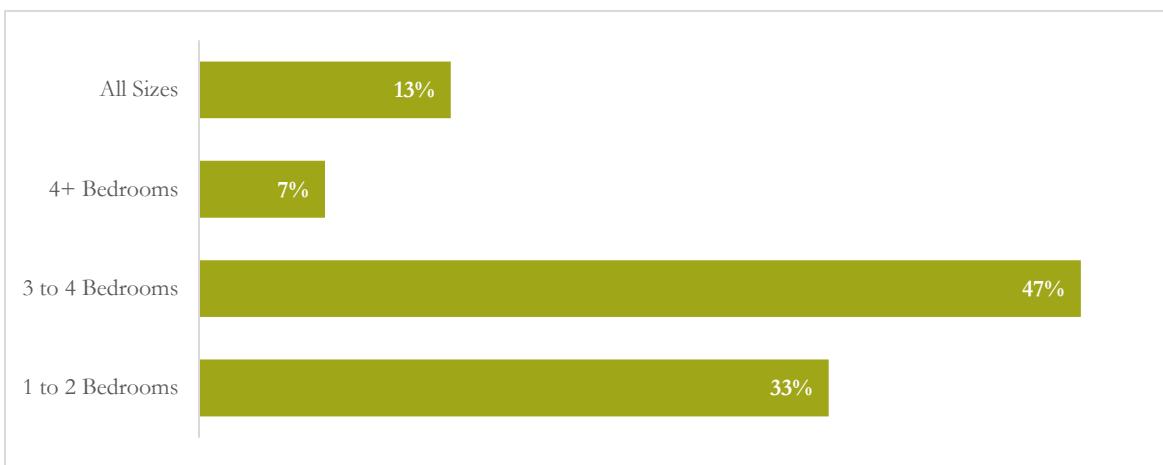
Housing Type



Rental Vs Ownership

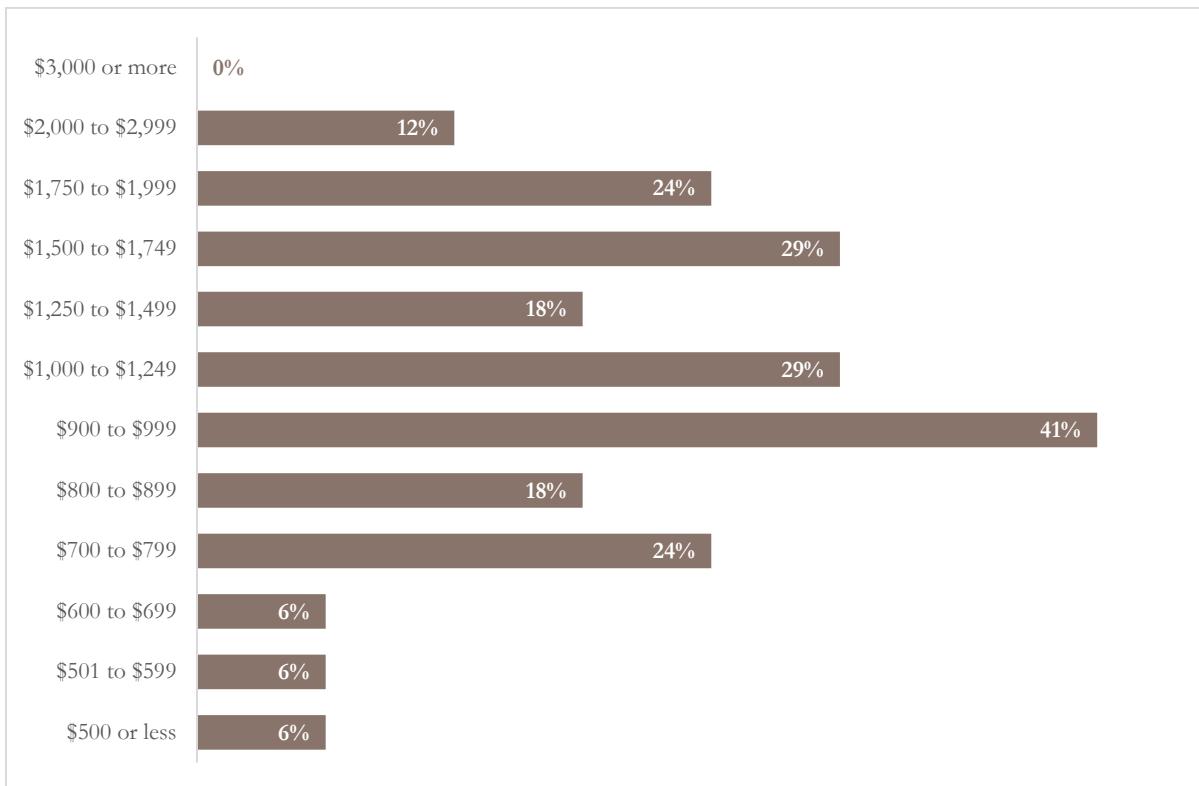


Housing Size



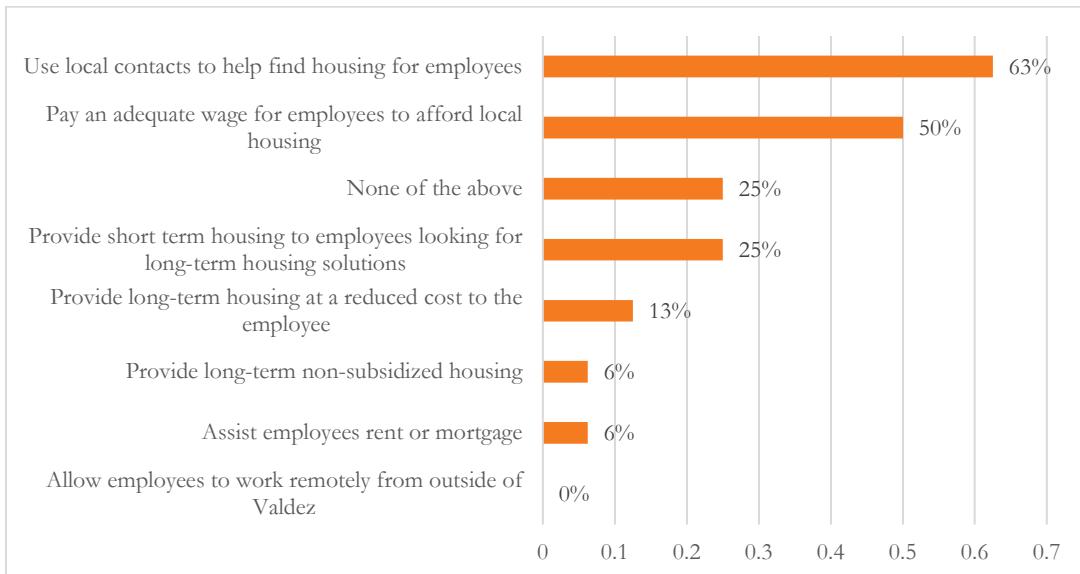
n=21

13. For the segment of your workforce that is having trouble finding housing, what do you think your employees would be able to comfortably afford housing excluding utilities? (select all that apply)



n=17

14. How does your business help employees access housing? (select all that apply)



n=16