

**Public Comments & Responses**  
**City of Valdez**



## Price Application Public Comments & Responses

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*Below is a summary of key public comments, concerns, ideas, and questions brought forth from members of the public during the HUD PRICE Open House, as well as written comments received during the public comment period May 17 – June 7, 2024. The open house locations were selected due to their proximity (within walking distance) from the existing manufactured home communities (MHCs) in Valdez and the subdivisions with the highest concentration of existing mobile and manufactured homes. A public work session of the Valdez City Council was held to present the information shared during the open houses. This session was posted the following day on the City of Valdez website, so that the public could view the recording. In cases where one response addressed multiple comments by different attendees, those comments are grouped together.*

### **Open House #1 – May 22, 2024 at 6pm in City Council Chambers**

#### **Attendees – 23**

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**Verbal Public Comment:** Attendee expressed concern about what happens to existing mobile homes if someone qualifies for a replacement.

**City of Valdez Response:** Replaced mobile homes will be removed and disposed of. Only mobile homes that are of the age and/or condition that do not provide quality, sustainable housing in Valdez will be removed. For that reason, they will not be eligible to be utilized in a different location. Grant funds will be used for removal and proper disposal of any units that are replaced.

**Verbal Public Comment:** Attendee expressed concern that if older mobile homes in better shape are replaced one-for-one, it improves existing stock but doesn't add new affordable housing. They suggested to repurpose some of the existing units that are in better condition.

**City of Valdez Response:** If awarded funding allows, Part 2 of the Valdez Mobile Home Replacement Program will bring in new manufactured housing units that will not be replacing existing units. This part of the program will add affordable housing to the existing stock. The grant application for this grant does not include funds for mobile home rehabilitation. This is because most existing units in Valdez are from 1975 or earlier and therefore do not qualify for rehabilitation under the PRICE program. Additionally, the total number of existing mobile homes in Valdez (around 400) means that the PRICE grant application will only cover a portion of those for replacement. The City will consider other programs and funding opportunities for a separate rehabilitation program that is more appropriate for the mobile and manufactured homes that do not qualify for the Valdez Mobile Home Replacement program.

**Verbal Public Comment:** Attendee stated that the program was much needed, and that bringing in 140

manufactured housing units was just the “tip of the iceberg.”

**City of Valdez Response:** Thank you for your comment. The proposed project includes a sliding scale of loan forgiveness and repayment, depending on applicant income. This format was chosen in anticipation of continuing the program, if it is successful. The City of Valdez will use any funds generated towards this program, or other projects that support quality and attainable housing in Valdez.

**Verbal Public Comment:** Attendee expressed concerns about the cost and burden of moving from an old mobile home into a new one, including moving belongings and potential storage costs.

**City of Valdez Response:** Temporary lodging and relocation costs are factored into the grant application proposal and if funding allows, will be made available in some cases, based on situation and need. When possible, the program will seek to utilize vacant spaces in the manufactured home communities to allow for new manufactured homes to be placed first, prior to the move and disposal of the mobile home being replaced.

**Verbal Public Comments:**

Attendee A commented that a pitched roof, so it could shed snow and not have to be shoveled would be the best design.

Attendee B suggested pitched roof designs on the new units to better shed snow, or designs that can handle snow loads with less maintenance.

Attendee C suggested designing the new units with pitched roofs to shed snow more easily and ensure they can structurally handle snow loads with minimal maintenance required.

**City of Valdez Response:** If awarded, we will work with the manufacturers to develop a design that is appropriate for the conditions in Valdez, particularly our seasonal snow loads. The grant application budget includes the cost of manufactured homes that are designed to hold the snow load in Valdez. This design would alleviate the need for snow shoveling and the buildup of snow shed between units, which also requires removal throughout a typical winter.

**Verbal Public Comments:**

Attendee A commented that the foundation requirements were going to dramatically reduce the number of units available due to the high cost.

Attendee B expressed concern that requiring permanent foundations for units on private land adds significant cost and work to the replacement process compared to units going into mobile home parks. Questions if the benefit to the community justifies this requirement.

**City of Valdez Response:** Permanent foundations will only be required for manufactured homes outside of MHCs. For units within MHCs, an earthquake anchoring system would be required so that the unit could still be relocated from the park. The foundation requirements will substantially increase costs, but it is included in the plan for the program as an investment in the long-term safety and resiliency of our community and the longevity of the Valdez housing stock. Homes built on a permanent foundation will be able to better withstand the snow, wind, and seismic risks of our area.

**Verbal Public Comment:** A resident commented that shipping costs usually price people out of the market who would otherwise want to purchase a new manufactured home. The resident expressed support for the program.

**City of Valdez Response:** We have heard from many residents that shipping costs are prohibitive for people who want to buy new manufactured housing, which is why the City has developed this proposal.

**Verbal Public Comment:** Another resident replied that foundation requirements could potentially help with getting financing as banks will lend to structures on a permanent foundation.

**City of Valdez Response:** We agree that this is another benefit of the requirement to place the manufactured homes on a permanent foundation.

**Verbal Public Comment:** A resident commented that snow removal costs in the peak of winter sometimes cost \$1000 per month. They also commented that many of the residents in mobile homes were elderly or disabled and not physically able to remove their snow.

**City of Valdez Response:** We understand that the costs of snow removal are exorbitant and that is why we have proposed bringing in manufactured homes that are designed to hold our snow loads, removing the burden for roof snow removal, or removal of snow that has shed from a roof and built up between units.

**Verbal Public Comment:** Attendee expressed concern about limiting resale value/price of units on private land to maintain affordability, and how that impacts owners if land values rise.

**City of Valdez Response:** The exact percentage of resale value to market value ratio has not yet been developed but we are committed to keeping the new manufactured housing units affordable housing into the future for our community. Capping the resale value to a maximum percentage of appraised market value is a way to ensure long term affordability of the housing unit while allowing adjustment for inflation.

**Verbal Public Comment:** Attendee expressed concerns about qualifying for the program and affording any loan payments, even if income looks sufficient on paper, due to Valdez's high costs of living. They

emphasized the need to capture true costs of living here like snow removal, utilities, groceries etc.

**City of Valdez Response:** We agree that the cost of living is extremely high in Valdez, and that other factors contribute to a household's funds available for housing. We are committed to developing affordable housing, as defined by HUD which is no more than 30% of household income spent on housing per month, including utilities. The average cost of utilities and lot rent as applicable will be considered in the development of a sliding scale of loan payments for program recipients.

**Verbal Public Comment:** Attendee suggested the city issue a statewide RFP/RFQ to find an in-state manufacturer for the new units to reduce shipping costs from the lower 48. The size of the contract could incentivize a company to start or expand operations.

**City of Valdez Response:** We agree that we would like to source the manufactured home units in Alaska, if possible, to reduce shipping costs and support the local economy. The budget we have developed for the application is based on quotes from home manufacturers in the Pacific Northwest that can build units to meet the local conditions.

**Verbal Public Comment:** Attendee suggestion to have the city develop its own "tiny home" area or lots that program participants could purchase to place a new manufactured home, as an alternative to mobile home parks.

**City of Valdez Response:** The use of city property is not included in the scope of this grant application, but the City Council Housing Subcommittee is working on concepts for residential development on land currently owned by the city. It is possible that something similar could develop out of that work.

**Verbal Public Comments:**

Attendee A expressed concern for space rent controls on units placed in mobile home parks through the program, to prevent park owners from significantly raising rents.

Attendee B suggested implementing space rent controls on units placed in mobile home parks through the program to prevent park owners from dramatically increasing lot rents.

**City of Valdez Response:** We are committed to working with MHC operators to ensure affordability of lot rent to ensure long-term affordability of the units that are purchased through this program. If funded, we will work directly with the parks to establish a partnership for participation in the program with the goal of ensuring affordability and helping to revitalize the existing MHCs in Valdez. We agree that rent controls for new manufactured housing units within MHCs are an important part of the proposed program to ensure long-term affordability of the units.

**Verbal Public Comment:** Attendee expressed concern for the exact income ranges and cutoffs for

qualifying as low or moderate income.

**City of Valdez Response:** We are still developing the exact income ranges for eligibility in the program, but the program will prioritize the lowest-income applicants and rely on the income ranges determined by HUD for eligibility for other Federal housing assistance programs.

**Verbal Public Comment:** Attendee suggested to allow flexibility in replacement unit sizing from 1 to 3 bedrooms. Allowing someone or some families to upgrade to a unit with more bedrooms would give an even more dramatic increase to the overall housing quality.

**City of Valdez Response:** We are committed to implementing elements of choice for program recipients, as funds allow. The home size needs of applicants will be considered in the selection of a new manufactured housing unit.

## **Open House #2 – May 23, 2024 at 12pm in City Council Chambers**

### **Attendees – 21**

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**Verbal Public Comment:** A community member expressed concern about the poor quality of many mobile homes in Valdez, noting issues like leaky roofs and overcrowding. They emphasized that this program is a "wonderful first step" to improve housing conditions.

**City of Valdez Response:** We appreciate the comment.

**Verbal Public Comment:** A resident asked about the estimated costs of new homes, particularly for larger units like three-bedroom, two-bath models. There was shock at the high prices, with one person mentioning a \$240,000 quote they had received for a new manufactured home.

**City of Valdez Response:** The high shipping and manufacturing costs for new housing units is why the City is pursuing grant funds to subsidize the cost of new development. Construction and shipping of new manufactured housing units that are designed for the conditions in Valdez will be costly. The estimates received by the city that were incorporated into our budget are significantly lower than \$240,000 for production and shipping of a new manufactured home, but we agree that purchasing a new manufactured home and shipping it to Valdez is cost prohibitive for most households.

**Verbal Public Comment:** A citizen questioned the city's motivation behind the program, asking if it was for health reasons or if the city was getting into private enterprise.

**City of Valdez Response:** We are pursuing grant funds to replace and revitalize the city's aging mobile and manufactured housing units that are in desperate need of repair. Most of the units in Valdez were placed prior to 1980 and were not designed for the harsh weather conditions and natural hazards in

Valdez. Many residents are living in units that are not safe for human habitation and have structural issues and mold overgrowth. The City is pursuing funds to provide affordable housing options to our residents in need.

**Verbal Public Comments:** Multiple community members suggested focusing the program on owner-occupied homes rather than rental properties, to ensure it benefits those most in need.

**City of Valdez Response:** The intent of this program is to serve primarily owner-occupied, low-income mobile and manufactured home residents. However, the program may be open to moderate income applicants (which may include owners of rental units), if funds allow. Part 2 of the program, an initiative to bring in additional new manufactured housing units, is intended to supplement the existing housing stock and provide current tenants a path to homeownership.

**Verbal Public Comments:** Some attendees were concerned about the loan format, questioning why taxpayers would have to repay a grant. Others supported the sliding scale loan idea based on income.

**City of Valdez Response:** If funded, the program's proposed zero- to low-interest loan will be offered to recipients based on income and will include options for loan forgiveness, based on a sliding scale of income. This means that the lowest income applicants may have their entire loan amount forgiven, whereas the more moderate-income applicants would likely repay some of the loan. This income could be used to sustain this program or other similar housing initiatives. HUD defines affordable housing as no more than 30% of a household's income spent on housing costs, including utilities, per month. While the exact terms of the loan agreements and amounts will be determined if funding is awarded, the loan repayment requirements will be developed with affordability in mind.

**Verbal Public Comment:** A resident said this program would help the housing stock by replacing units not designed for long-term use in Valdez's climate.

**City of Valdez Response:** We have incorporated this type of information into the application.

**Verbal Public Comment:** A community member highlighted that the energy efficiency of new homes would save residents money on fuel costs.

**City of Valdez Response:** We agree that there will be significant increased energy efficiency for recipients of new manufactured housing units which will have a significant positive financial impact.

**Verbal Public Comment:** Another resident described the condition of many of the mobile homes in the community and said that many have sagging roofs, mold, and there are health hazards from living in them. Many of the mobile homes have floors that are rotting out.

**City of Valdez Response:** We have incorporated this type of feedback on conditions into the application.

**Verbal Public Comment:** Another resident said, “mobile homes are here to stay and many of them are falling down.”

**City of Valdez Response:** Mobile and manufactured housing is a critical housing sector in our community, making up roughly 23% of the existing housing stock. We are committed to efforts to revitalize our existing mobile and manufactured housing units.

**Verbal Public Comment:** A resident expressed support for the program and thanked the city for pursuing the funds for the program. They asked about where the city planned to stage the units.

**City of Valdez Response:** The final plan for staging will be determined if funding is received. Multiple city-owned properties have been identified as good candidates for staging during program implementation.

**Verbal Public Comment:** Another resident asked if the city could give recipients a new manufactured home on their own lot, rather than in the mobile home parks.

**City of Valdez Response:** If an approved applicant owns a lot, they will be able to place the manufactured home there, outside of a MHC. The use of city property to provide new lots is not included in the scope of this grant application, but the City Council Housing Subcommittee is working on concepts for residential development on land currently owned by the city. It is possible that lots may be made available at a later date that would be viable for placement of manufactured homes received via this program.

**Verbal Public Comment:** One attendee pointed out that newer manufactured homes would give owners the option to move onto private property later, as many current units are too old to relocate.

**City of Valdez Response:** This is helpful feedback that will be incorporated into our application.

**Verbal Public Comment:** A citizen asked how property taxes would be adjusted for potentially underprivileged homeowners, suggesting a "grandfather" clause.

**City of Valdez Response:** We understand your concern regarding increased property values for recipients of a new manufactured home. The City of Valdez has the highest primary owner tax exemption allowed by the State of Alaska and recipients of a new manufactured home will benefit from this exemption. Additionally, property tax valuations will be considered in the sliding scale of loan forgiveness and payment amount in calculating affordability of the unit.



**Verbal Public Comment:** An attendee brought up Valdez's unique income demographics, with many low and moderate-income residents but a high average income due to some high-paying jobs, which can disqualify the city from federal programs even though they have a need due to the extremely high cost of living here.

**City of Valdez Response:** We agree that there is an atypically high cost of living in Valdez, and that Federal income thresholds for program eligibility do not necessarily adequately reflect need. Applicants will be prioritized by multiple factors, including income and age and condition of their mobile home. The program will also prioritize seniors, households with children, and those with disabilities for participation.

**Verbal Public Comment:** An employee of North Pacific Rim Housing Authority noted the challenge of finding available land in Valdez for new housing developments.

**City of Valdez Response:** This is helpful feedback that will be incorporated into our application.

### **Open House #3 – May 26, 2024 at 6pm in Pioneer Field (City of Valdez Airport)**

**Attendees – 24**

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**Verbal Public Comment:** An attendee suggested submitting pictures of collapsed mobile homes to demonstrate the poor conditions in Valdez, stating it would help show HUD "what we're up against."

**City of Valdez Response:** We appreciate the comment, and we encourage you to submit public comments as you feel comfortable. The city will add photos of some of the mobile homes in our community, but we encourage residents to share their stories and photos to the extent that they feel comfortable. Public comments will be attached with the HUD PRICE application submitted by the city.

**Verbal Public Comment:** An attendee asked if a friend whose trailer burned down and is now living in a camper would qualify for the program. Another asked if someone who owns a mobile home on a rental property but has an empty lot would be eligible.

**City of Valdez Response:** Part 2 of the program will be open to those who are not living in a mobile or manufactured home that they own but can demonstrate a need for housing and meet income limitations. This will accommodate qualified renters and provide a path to manufactured home ownership. Recipients of replacement manufactured homes under both parts of the program can place the units on property they own or seek a location in a participating MHC.

**Verbal Public Comment:** An attendee expressed concern about whether all replaced mobile homes would be demolished and how the disposal would be handled.

**City of Valdez Response:** The proper disposal of the old mobile/manufactured home will be a requirement of the program because the units are not designed for the conditions in Valdez, have outlived their lifespans, and/or present a safety hazard for residents. The city will work with the recipient and provide program funds to remove the existing home and dispose of it properly.

**Verbal Public Comment:** Several attendees emphasized the need for roofs that can handle snow load or shed snow, citing the exhaustion of shoveling. “If you want to help me, you’ll give me a roof that I won’t have to shovel.”

**City of Valdez Response:** If awarded, we will work with the manufacturers to develop a design that is appropriate for the conditions in Valdez, particularly our seasonal snow loads. The grant application budget includes the cost of manufactured homes that are designed to hold the snow load in Valdez. This design would alleviate the need for snow shoveling and the buildup of snow shed between units, which also requires removal throughout a typical winter.

**Verbal Public Comment:** An attendee asked if lower-income residents would be prioritized, emphasizing the importance of considering the condition of homes (e.g., mold issues) and the age of residents.

**City of Valdez Response:** Applications will be prioritized by income, prioritizing lower income applicants and by the condition of the existing unit slated to be replaced (for Part 1 of the program.)

**Verbal Public Comment:** Attendee expressed appreciation that the program will try to match the size of new units to old ones, so people aren’t downsizing. There was excitement about getting new, long-lasting manufactured homes.

**City of Valdez Response:** We are committed to implementing elements of choice for program recipients, as funds allow. The home size needs of applicants will be considered in the selection of a new manufactured housing unit, and we will seek to match the size of new units to the units being replaced, to provide approved applicants with a similar sized home.

**Verbal Public Comment:** Another resident said, “a lot of the trailers are not really safe.”

**City of Valdez Response:** We appreciate the comment.

**Verbal Public Comments:** Residents suggested that the program should prioritize older residents, and

should not benefit landlords, and that they city should make sure that taxes and lot rent did not raise too high on the new units.

There was additional discussion from the public about whether landlords who rent out mobile homes would be eligible.

**City of Valdez Response:** The proposed program will prioritize low-income residents who own their mobile and manufactured housing units for Part 1; moderate income residents will be eligible, as funding allows. Part 2 of the program will be open to anyone in need of housing and is designed to serve primarily tenants of existing aged mobile and manufactured housing units. Ensuring long-term affordability is an important part of the proposal, including lot rent affordability. Recipients of the units will agree to reasonable limitations on resale value. We will work with MHC owners and operators to ensure some kind of reasonable lot rent limits as a part of participation in the program.

**Verbal Public Comment:** An attendee suggested considering solar power for the new units. Another mentioned the importance of proper setup and hookups, noting this program's assistance with foundations and utilities.

**City of Valdez Response:** Including solar power for the units is not included in the scope of this proposal, however it could be a component of future programs addressing rehabilitation or energy efficiency of mobile and manufactured homes in the community.

#### **Written Comments Received via email ([PRICE@valdezak.gov](mailto:PRICE@valdezak.gov)) and in writing at Valdez City Hall**

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##### **Written Comment from Jared Chase (Received via email on 05/24/24)**

I think it would strengthen the application to include details about how this program would help children living in these mobile homes. I don't know the exact number of children this will affect, but I know it's quite significant. Maybe even include a rough plan of possibly prioritizing applicants who have children living in unsafe or unfit conditions. Example: I know several families that who have two adults and 3-4 children living in a 2 bedroom mobile home. Maybe there could be options for families like this who could be eligible to receive an upgraded mobile home in order to put the children in a better living environment.

There was discussion about MHC's increasing lot rent with these new mobile homes. I think MHC's should have some freedom to increase lot rent. However, I think using their competition can naturally help keep that to a minimum. So I am thinking that we give the applicant the option for their replacement mobile home to be placed in any MHC they want. That way, if VMHP charges an

outrageous amount for lot rent with their new mobile home, they could deny VMHP to get quotes from Alderwood, or private property owners. That way the natural competition keeps prices reasonable. Additionally, if we wanted to ensure prices stay low for longer, stipulations could be added that the agreed rent amount is locked in, at a low rate, for a longer term than normal, like a 5 year minimum agreement.

I am not an expert at grant writing, but I do know that the COV match of 1.9 million is a huge positive as far the grant goes. It shows to HUD that the COV is serious and willing to put a significant piece of skin the game. I think another thing that could be added to show the COV is serious would be, in addition to the 1.9 million, is a land donation of some kind. Not sure what that would look like, and I wouldn't want a donation like that to eat up all the funds by having to put sewer, roads, and developing a whole subdivision. But maybe it would be finding a few lots that are inexpensive to develop or purchase with the intent of not only improving our quality of housing units in town, but increasing our number of housing units in town. This also might be a key element to point number 2 above, if a MHC doesn't comply with keeping lot rent low, at lease these applicants will have another option.

I hope there is wording about how HUD poverty standards don't necessarily reflect our skewed economy in this rich oil town. Jimmy tried to describe it with how we don't have a normal income bell curve. But, what I think what he was missing from that comment was this means that historically HUD couldn't pump any funds into our community. North Pacific Rim Housing also mentioned that they haven't been able to build here since the 1990's. I know AHFC has the same or similar struggles. As a long term result of the skewed income bell curve means that our community has been historically underserved from federal aid for decades. This grant could help mediate that and I think mentioning that could strengthen the application.

Not sure what to do about this thought, but I know there are some people in town who know how to manipulate their income. Specifically those in town who may operate 1 or more LLCs. It would be a shame for someone who is essentially hiding their income by owning several properties, all of which are a different LLC, and then getting approved for a free mobile home, which will end up as another LLC for them to rent.

One mobile home park in town that I know of doesn't allow snow to be shoveled off the side of their mobile homes. They can only push the snow off the front and back. This makes shoveling their trailer even harder and increases the likelihood of collapse. I think some requirements should be put in place, similar to how most places are zoned now, to require adequate room between mobile homes for snow to shed or be shoveled.

I kind of like the idea of using a small portion of these funds as a stipend or gift card to a local hardware store; Where after the mobile home is placed, they can have \$1,000ish for external paint, landscaping, or something similar. Usually I am against things like this, but there is something to be said in helping people take pride in their new home. I think an initial bit of funds like this would encourage Mobile

Home owners to take a little pride in their property, which helps keep them encouraged to take care of it AND improves the community as a whole

**City of Valdez Response:** The suggestion to prioritize households with children will be added to our application. Children are members of an underserved population who lack autonomy regarding their home environment. The City is committed to working with the operators of the MHCs to ensure affordability of space rents over time. Low-income residents who are living in an older mobile home as their primary residence will be prioritized under this program and we will attempt to confirm income amounts and vet each application for the program. We hope to secure a contract for construction of manufactured homes that are designed to hold the snow load for our community, so that snow shedding or snow shoveling is not an issue.

**Verbal Comment from Julie Rogers (Documented by Community Development staff on 06/05/2024 at City Hall)**



**PRICE Grant Application  
Comment Sheet**

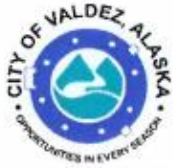
Name Julie Rogers 6/5/2024

The trailers have a lot of mold and issues. I can't afford to get a new home on my own because I am on social security. I hope more people comment before the public comment period ends. I think this would help with the community because we're a small community, if it wasn't for the parker we wouldn't have places for people living working low end jobs to live. I'm just a woman with a head injury and I am disabled and I think this is a great thing for a lot of people in our community. All of these houses are so old, people are probably getting sick because of all the mold. I wake up with sniffles and allergies but I don't have anywhere else to go. I can't invite my grandkids over because my house is moldy. In the winter our house practically gets buried in the snow. Every spring I have to deep clean to try to get rid of the mold. I have cracks in my ceiling so I don't know when my house might come in.

**City of Valdez Response:** We appreciate you taking the time to share your experience. The proposed mobile home replacement program is intended to serve individuals who are experiencing the circumstances like yours, and we to be able to provide improved housing options to our community through this program.



Written Comment from Linda Ayer (Received at City Hall on 06/07/2024)



PRICE Grant Application  
Comment Sheet

Name

6/7/2024

I'd be very interested in this grant helping Valdez residents with our housing issue.

Many people I've talked to have also given favorable responses.

I'd like a trailer that is built for our weather conditions. I spend too much time shoveling my roof.

I'm excited that it also includes a new foundation.

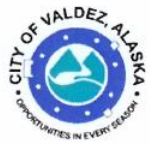
I'm very supportive of this grant.

Sincerely,

Linda Ayer  
907.255.8562

**City of Valdez Response:** We appreciate the comment. Thank you for sharing your experience.

**Written Comment from Debra Marsden**



PRICE Grant Application  
Comment Sheet

Name

Debra Marsden

I would love to be able to purchase a new trailer using a grant. I'm currently living in a 5<sup>th</sup> wheel on my property since a fire ~~on~~ destroyed my mobile home.

Debra Marsden  
907-831-0466

dmarsden835@hotmail.com

**City of Valdez Response:** We appreciate the comment. Thank you for sharing your experience.

**Written Comment from Olivia Foster**



PRICE Grant Application  
Comment Sheet

Name

Olivia Foster

Will these units be furnished w/ washer dryer, dishwasher, refrigerator, etc.

Can we salvage anything from old MHS like windows and other salvageable items and resell?

**City of Valdez Response:** Appliances will be included in the new manufactured homes. The application will be updated to ensure inclusion of those costs. We can explore options for repurpose of elements of



the mobile homes being replaced but will ensure that the units themselves are demolished and disposed of properly.

**Written Comments from Jennifer Granquist (Received via email on 05/23/2024)**

When and where do we see an application for being possibly approved for this program?  
Is there a income cap to this program?

Should maybe based on the standard of the house along with income. Right now the place I'm in has such large cracks in the ceilings and major leaks in 2 rooms. I may not last if we have any major rain or a snow level like last year. The roof is collapsing. So not only should this be based on income but also quality of the house itself.

**City of Valdez Response:** PRICE grant awards are projected to be announced in the fall of 2024. If the City of Valdez receives an award, we will further develop details of the Valdez Mobile Home Replacement Program. Significant public notice of any award will follow, as well as announcements regarding an application process. Applicants will be prioritized based on multiple factors, including income and condition of their mobile home. The program will also prioritize seniors, households with children, and those with disabilities for participation.

**Written Comment from Laura Privett (Received via email on 05/23/2024)**

Thank you for this opportunity to participate in a very important discussion about housing in Valdez. I would like to know what is expected for proof of ownership regarding qualifying mobile homes? Do you have a list of criteria available? As you may already know, many of the older mobile homes do not and never have had titles.

There are other things to consider besides titles such as property tax history. Also lease agreements could be considered as proof of ownership for those living in mobile home parks. Perhaps utility bills could help as well.

**City of Valdez Response:** The specific requirements for demonstrating proof of ownership have not yet been developed. If awarded, we will develop the application specifics, including criteria for proof of ownership. Your suggestions are appreciated and we will consider these comments when determining the program requirements.

**Written Comment from Beverly Colapietro (Received via email on 05/25/2024)**

Comment on replacing older trailers -

That would be great for making the community healthier and more beautiful.

I have a question about the possibility of adding another type of grant to your agenda. I purchased one of the single-story prefabricated houses in Black Gold subdivision. Over the years I've noticed that mine is

the only one around that still has wooden siding, all of the other models like this have vinyl siding. Was there a grant in the past that enabled people to replace their original wooden siding with vinyl siding? And did this house get left out somehow?

**City of Valdez Response:** We appreciate your comment. We are not aware of any program or grant that provided funding for siding replacement in the Black Gold Subdivision. This type of project will not be included in the proposal for this grant, but we will provide your comment to the beautification commission.

**Written Comment from Jeri Devens (Received via email on 05/27/2024)**

I strongly support Valdez applying for the PRICE program grant. This is a great opportunity to improve existing housing stock by providing adequate long term housing for low to moderate income households in Valdez. This has been a need and a concern in Valdez for a very long time. This program would be a huge step in the right direction.

Valdez has a housing crisis and mobile homes provide housing for almost 1/4 of our population. Valdez needs this type of affordability in our housing market. High end wages from oil industry jobs is not a realistic representation for the average household income in Valdez.

Space rent for mobile home parks is increasing but the viability of the existing mobile homes as long term housing is running out. Most of the existing mobile homes are not in good repair and cannot be moved intact because they are pre 1980 trailers that were never intended as long term housing in our climate and therefore have damage. We lose a few each year to a snow load that is the highest in the country. Our snow load makes many of these existing homes unsafe to live in. The economics are not viable for a private individual to ship a new manufactured home to Valdez in addition to the cost of the purchase price. This is due to Valdez being a rural and remote community, over 300 miles from the next larger community, and thousands of miles from the nearest mobile home manufacturer. The number of vacant spaces in the parks due to collapsed trailers is making it much less feasible to operate the parks. If even one of the larger parks closes Valdez will again have a crisis for hundreds of its citizens. Please do not let this happen.

I also am strongly in favor of the city contributing funds in support of this very important opportunity for Valdez. We cannot afford to miss out on this opportunity for new, safe, adequate, and affordable housing units to replace the aging and inadequate mobile homes that are home to 1/4 of our citizens.

I urge you to support this for Valdez.

Jerilyn Devens

**City of Valdez Response:** We appreciate your comments.



**Written Comment from Andrew Keeton (Received via email on 05/29/2024)**

I am writing today to give my full support for this price HUD grant program you presented last week and continue to work toward achieving. As a life long Valdez, born and raised and now raising my 3 children with my wife I've seen quite a bit over the years. As I am now in my mid-thirties, I am struggling to wrap my head around buying a home for my growing family. The interests rates are through the roof and the homes are few and far between. The homes that do come available are such a high price, it makes it almost impossible to even imagine the monthly payments for the mortgage, insurance and other costs.

In 2011, I had the opportunity to buy a home for my wife and I. We were expecting our first child in the fall and getting into a home and out of our run down apartment complex was a top priority. The mobile home was a 1964 Nashua 12'x60' manufactured mobile home. It had to be moved from behind Haltness Equipment and relocated some where else. Haltness at the time was expanding their business and building a new shop where the trailer and other trailer laid. Haltness agreed to move it for free for the owners but the previous owner of my trailer was worried that the home would fall apart. I got a pretty good deal at the time and the move was free so I thought what could go wrong. I purchased the home and had Haltness bring it out to Valdez Mobile Home park where I had worked with the park managers on a spot to place it.

That summer I had to re block the trailer, skirt the bottom, run electric, sewer and water, re block up the 3 attachments and get them affixed to the trailer, anchor the structures, build a porch and stairs and buy and install a new Toyo-stove all before winter. I did my best setting it up and following all city code, having the building inspector out there signing it off. WE moved in October 30th, 2011, while still having to complete the skirting with our new born daughter [REDACTED]. I thought to myself "ten years A.J. and you'll be well off enough to buy a home in town".

In 2013, my second Daughter was born. [REDACTED], she was just as perfect as her big sister [REDACTED]. Our family was growing and the trailer still seemed to be working out fine. I was young and naive. I still wasn't aware of the situation I would one day be in. The trailer was always springing leaks in the roof, trying to patch and repair the roof was always a mystery to me. I would go up with torch down and roof patch to smear around cracks but could never really seem to stop them all the time.

The Toyo-stove heats the entire home. The front half of the trailer where the heater is installed is always hot and very warm, while the back half of the home is cold and as efficient as the Toyo-stoves are, it's not efficient running them that hard.

In 2022, my wife and I found out that we were expecting a baby boy in the fall, we were excited and have been waiting for a son since our second daughter was born. We were finally blessed. We thought

about how this is the time to start looking at a new future home. We were hearing of the rising interest rates and looking at the prices of homes sky rocket and with my wife working a temporary position and my salary being the primary income for our family we had a hard time justifying trying to buy a home before our son was born.

This year our son turns 2, daughters are turning 12 and 13 and we are still living in this 2 bedroom 1964 mobile home. We have tried to maintain its integrity but I'm afraid that the trailer is well passed its life expectancy and its hard to justify dumping any more money into this thing. Its still a livable dwelling and I will have no choice but to remodel my bathroom and put down a new floor in the bathroom before this winter. My wife is now working a full time job and juggling child care, costs of raising kids, and all the other expenses here in Valdez and are still struggling with trying to buy a home in this economy. The interest rates are still high and the price of homes are still very high as well.

All that being said, I think my family and I could benefit greatly from this grant program. We would be considered in the moderate/middle class income and could afford a low interest loan. I would love to see families with children scored higher when trying to receive funding for a home. I would like the idea of the city, through the grant funding, be able to help families like mine get on a piece of property in town with a foundation for the new manufactured homes that will be built for the Valdez style of climate and life style. A family like mine would be able to pay the city back. I would be happy and proud paying back into the fund to help other future families secure funds and get a new home.

I also would like to add that I hope you don't replace trailers with like kind. My family and I have out grown the size of our home and would need something larger with more bedrooms and hopefully another bathroom, I'm tired of getting kicked of the bathroom, 2 bathrooms would be a huge upgrade in a home with a family of our size. Having the manufactured home, set up on a foundation in town would greatly improve our quality of life in Valdez and we would be investing in the development of new homes for future generations.

With my full support I hope to see you guys continue to do great things with this program. I see Valdez as a perfect fit and I feel like my case would be a great candidate to help show the community and other agencies that this program would greatly benefit its people who call Valdez home. Thank you for taking the time to read through this email. You guys are doing great things here in Valdez and I love seeing new ideas implemented to try to tackle some serious issues we are facing.

Best Regards,  
AJ

**City of Valdez Response:** We appreciate your comments and sharing the experiences of your family living in Valdez. We understand the need for this program to serve moderate income applicants, in addition to low-income applicants. While the proposed program will be prioritizing applicants by



income, income will not be the only factor in determining eligibility for the program as age and condition of the mobile home will also be considered in eligibility. We hope that utilizing loan payments from program recipients can help ensure the long-term sustainability of the proposed program by funding additional housing units or programs.

**Written Comment from Brooke Shippee (Received via email on 05/30/2024)**

I have read over the PRICE application draft and noticed there was no mention of how every year multiple people have lost their trailers as a result of fires or simply the roof collapsing from the snow load. Talking about this could help paint a better picture as to why they are so unsafe for the community.

**City of Valdez Response:**

We appreciate your comment. This is helpful feedback that will be incorporated into our application.

**Written Comment from Tiffini Devens (Received via email on)**

I am writing in support of Valdez applying for the PRICE Program. Mobile home replacement is direly needed in our community, and a program like this could help a lot of local people who have a low income and need adequate affordable housing options that don't currently exist here.

**City of Valdez Response:**

We appreciate your comment.

**Written Comment from Caleb Springer (Received via email on)**

I am writing in support of Valdez applying for the PRICE Program. Mobile home replacement is direly needed in our community, and a program like this could help a lot of local people who have a low income and need adequate affordable housing options that don't currently exist here.

**City of Valdez Response:**

We appreciate your comment.

**Written Comment from Nathan Barr (Received via email on 05/31/2024)**

My name is Nathan Barr. I am a resident of Valdez and I am writing a short letter regarding the proposed application for the Federal Program of mobile home replacement of 140 + older mobile homes. I think we should vigorously pursue this application. I believe this would greatly improve various neighborhoods and give these neighborhoods a sense of pride and community.

Thank you,  
Nathan Barr

**City of Valdez Response:**

We appreciate your comment.



**Written Comment from Jim Gifford (Received via email on)**

A quick note of support for the proposed Valdez HUD Price Program, replacement of older Mobile Homes in the Valdez. Sounds like a good program for our community and those living in very old mobile homes.

Thanks,  
Jim Gifford  
PO Box [REDACTED]  
Valdez, Alaska

**City of Valdez Response:**

We appreciate your comment.

**Written Comment from Taylor Haltness (Received via email on 06/01/2024)**

It is my opinion that this program may have opposite effects in the city's initiative to create affordable housing. To me the program is filled with flaws and unknown answers in the quest to reach for free money from the government. I am for helping the most ill equipped and under served members of our community, although I do not believe the city stepping in to act as bank/rent enforcer is the proper way to go about it.

My first issue with the program is the idea that you say your going to work with trailer park owners to create an affordable path forward to control lot rent, when in the same year the city doubles land value taxes. So essentially we are saying the land owners now need to pay double the taxes but give an exception to these new home owners.....because why? That is not how the free market works. If we wanted affordable housing for trailer owners we would not have doubled the land value for the property owners. That additional tax rate will get passed down to the mobile home owners because that's how free market business works.

The second issue I have with this program is the City saying they will be the bank on this program. It seems like we are encouraging owners to apply for this program with zero knowledge on if they will be on the hook for a certain amount of money at if any interest rate or term. To me these are very important questions that need to be answered before hand not after. I realize the rush and quest to attain free money but this seems a bit rushed. It is my opinion that the city is not equipped to play bank on a program like this. I believe it will be taken advantage of and I also believe the city will have no control or proper enforcement of future renting of these new houses. I understand you may have control of a resale if you hold the loan, but once you hand the title over what is your recourse if someone sells it way over your negotiated price cap. I'm my experience in this town, the city does not have much control or willingness to do so.

Another issue I have is with the overall affordable housing initiative the city is trying to accomplish. To me, this does the opposite. It replaces housing stock instead of adding to it. It brings our overall stock up in value, therefor pushing out new and or starter home renters/buyers. I understand your idea to try to control the market your creating, but I don't think the city can nor will. The most affordable stock in town is the stock you're trying to get rid of. I understand the stipulations of the program but I do believe this program will make matters worse. I do not believe the 140 trailers to be replaced are the voices we hear in this town about needing affordable housing. Yes they may be a portion of those voices, but to me we need new stock and the city cannot be incharge of that. They can provide incentives and open avenues for owners and entrepreneurs to create that stock more easily and affordably, but I do not believe handouts and market control are the proper route. Is it fair to the average household that pays their taxes to not get \$170,000 zero interest loan that may or may not get completely forgiven. Whether it's city money or federal money, it's still our tax dollars at work and I know the willingness of the city in regards to grants.....if we don't use it someone else will. With my opinions stated, I want to reiterate that I am for helping the most needed in our community, I just don't feel this is the proper way to go about it.

-Taylor Haltness

#### **City of Valdez Response:**

We appreciate your comment and sharing your thoughts and concerns about the proposed program. If awarded, the city will seek partnerships with other organizations and/or a financial institution for support in administering the loan program. The program will be designed with any available mechanisms to ensure affordability over time. We will work with our partners and City Attorney to develop an agreement between the recipient of the manufactured home unit and the City of Valdez to allow enforcement of the program terms. If awarded, the specifics of the program agreement and formula for the sliding scale of loan forgiveness will be developed prior to accepting any applications. This will allow applicants to fully understand the financial implications of program participation prior to entering into an agreement to receive a manufactured home. We appreciate your comments related to expanding the housing stock, not just replacing existing units. Part 2 of the program is designed to allow for grant funds to be used for additional housing units, not solely replacing existing units.

#### **Written Comment from Maria (Received via email on 06/01/2024)**

Hello,

I don't have a chance to attend this meeting. And don't have much knowledge about it.

My question is:

Is this program for a certain manufactured housing on what condition its looks and how old it is?

Sometimes it looks good outside but the inside needs a lot of work?.

And to qualified for the program?

Thank you

Maria





**City of Valdez Response:**

We appreciate your questions and sharing your concerns about the condition of mobile homes in our community. The program is a proposed program for a grant application. If funded, the Valdez Mobile Home Replacement Program will provide manufactured homes to approved applicants. Part 1 of the program will be designed to replace existing mobile homes. Low-income applicants will be prioritized, as well as seniors, households with children, and those with disabilities. Additionally, the condition of the mobile home will be considered. We will consider the interior and exterior conditions of the mobile home, as well as age and other issues detailed by the applicants. Part 2 of the program will provide manufactured housing units to low-income residents who demonstrate a need for housing. The same factors will be considered (except for the condition of mobile home, because home ownership will not be required.)

**Written Comment from Julie Silkett (Received via email on 06/01/2024)**

Hello,

I'm not sure that we would qualify for this program but I can add to the support and necessity.

We have lived in a 1975 mobile home on a lot in Robe River for 25 years. The back door no longer opens or closes because of the settling, and the front door is not far behind. We have a snow shedding roof that was built improperly so the snow shed has broken at least two windows and threatens to take out our fuel and propane tank each year. The little amount of insulation in the walls was made for a Florida climate (it is a flamingo trailer) and has since settled to about nothing. We have had numerous heating and plumbing issues and fear for the day the septic system fails as they have been doing in the neighborhood over the past few years. The trailer was placed on the middle of the lot and due to snow removal this makes it difficult to build a garage or storage area. We cannot move the trailer due to the 6 foot addition that goes the length of the trailer that was not done to code as well as the shedding roof. We cannot find a contractor to do improvements, or even fix plumbing and electric issues, many saying outright that they do not work on old trailers. We've done many diy improvements, like remodeling kitchen and bathroom but it's been so long ago that it's due again. We tore out the moldy carpet but the flooring we put in is uneven due to subfloor condition. We've replaced the posts that support the roof as they were rotting. Spray foam closes the holes we have found mice coming in. If we were to properly repair or replace everything necessary, if there were someone who would do it, the cost would surely exceed that of a new trailer, and would still not be eligible to sell as it is not on a foundation! And I've seen far worse.

There is no middle ground for housing in this town. The \$350-450k houses aren't affordable for many, nor is \$1500-2500 rent for these old trailers that people are charging. There are only so many bandaids to keep putting on these falling apart 50 year old trailers we call home.

Hope this helps,

Julie Silkett





**City of Valdez Response:**

We appreciate your comment. Thank you for sharing your personal experience.

**Written Comment from Terry Hermach/Jackie Day Howard (Received via email on 06/05/2024)** I believe that this program could do more good towards the growth of Valdez than just about any other plan that I have heard! The mid to lower class can't survive in Valdez without some kind of assistance from either the town or state. I came to visit over 15 yrs ago and if not for a friend allowing me to rent a room, I would not have been able to move to Valdez! The choices were either rent or buy a \$500,000 home or rent or buy a mobile home that was moved to Valdez after the 64 earthquake! Most of these homes were not built with our extreme weather conditions in mind and yet acquire a high rent. The cost to stay warm in Valdez is one of the biggest challenges for the retired and working class! With this program not only will you beautify Valdez it will make it more appealing for people to move here. Sincerely Jackie Day Howard

**City of Valdez Response:**

We appreciate your comment. Thank you for sharing your personal experience.

**Written Comment from Meg (Received via email on 06/06/2024)**

Below are questions and comments we have with this program.

Who approves the credit applications for the loan or is this even going to be used?

Who will monitor the loans and report to the credit bureaus monthly?

Would everyone have the same interest rate and terms, if not is this legal?

How will the inspections of the homes be handled during the life of the home loan or will there be any?

Who will monitor the financials annually. Example, lower interest rate because of income but borrower income improves?

How will foreclosures be handled and would new city codes have to be approved for this process?

Will the terms of the loans have no penalty for early payoff?

Who would monitor the insurance of the home since the city would be the lien holder for the life of the loan?

Has the city looked at the Fair Housing Act and the Equal Credit Opportunity Act? To make sure the city doesn't violate it?

The owner needs to be in residence no rentals until the loan is paid off.

What will be the cost of city to run the program, payroll, staffing and benefits?

How will the permits, inspections and other items that already are being done for the citizens and paying customers be handled in a timely manner with this added work load?

How will the disposal of the trailers, asbestos issues be handled and not put in our landfill?

Do we have contractors cost estimates and guarantees on removal and disposal of the mobile homes.

Can public funds \$1.9 million be used for a select few, legally?

I'm asking these questions as a concerned citizen and because I was in a HUD program for affordable housing and they were part of the program or you didn't get in the program. Character, Capacity, Capital, Collateral and Conditions

Thank you,  
Meg

**City of Valdez Response:**

We appreciate your comment and expressing your questions and concerns about the program. If we are selected for grant funds, the city is committed to administering the proposed program in a fair, just, and efficient manner. The administration of this program will undergo robust legal review to ensure compliance with all local, state, and Federal laws, including lending laws and best practices. Attachments A, B, and C of the application (and associated documents) detail the City of Valdez commitment to advancing racial equity, affirmative marketing, and fair housing practices, including compliance with the Fair Housing Act. The grant budget includes funds for contracts for grant administration and to partner with a financial institution for the loan portion of the program. Additionally, the budget shows city staff time for planning, application process, and project management. The city will conduct inspections during the installation of the units to ensure that they meet our locally adopted code standards. Additionally, disposal of the existing units will occur in conformance with the requirements of the Alaska Department of Environmental Conservation and the U.S. Environmental Protection Agency.

**Written Comment from Melissa Elliott (Received via email on 06/07/2024)**

Hello, my name is Melissa Elliott and I was born and raised here in Valdez. I've noticed over the years



it's getting more difficult to find affordable housing for a family of any size.

Recently, I met a young mother with children staying at a shelter and it took 8 months to find a place. 8 months! That's a long time. I'm also aware of several people that are unable to meet the requirements for public assistance and the median price of rent (alone) is \$1,000. That's a lot for a single person even with 2 jobs. Most singles end up getting a roommate (or two) that they don't even like, but have to make ends meet.

My poor, beautiful hometown has been in dire need of housing for some time now and hate to see it slowly die. I feel having HUD housing would be a major improvement for the community.

Thank you,  
Melissa Elliott

**City of Valdez Response:**

We appreciate your comment. Thank you for sharing your personal experience.

**Written Comment from Angela Devens and Josh Gonka (Received via email on 06/07/2024)**

To whom it may concern, We are voicing our support for pursuing the HUD PRICE Program grant. It is a valuable opportunity for Valdez to replace some of its aging mobile homes at a reduced cost. They are a large percentage of the housing market and have needed updating for some time. Without replacement or considerable maintenance, these forms of housing are deteriorating to standards below code and becoming a public health and safety concern. Many of the entryways are unsafe for first responders to enter and some occupants do not have access to basic utilities. For example, we met a resident that went the entire winter without their water being turned on. Therefore, it is not an individual problem but a community issue that should be addressed before further problems develop. This grant is one avenue for refreshing our local housing options and updating them to code.

Thank you for your time and consideration,  
Angela Devens & Josh Gonka

**City of Valdez Response:**

We appreciate your comment. Thank you for sharing your personal experience. The safety concerns you have described are included in our grant application.

**Written Comment from Karen Johnson (Received via email on 06/09/2024)**

To the best of my understanding on how this new development with providing new manufactured homes for aging ones, I DO NOT agree with this program and what it will provide. We have actual homes not "designed for conditions in Valdez" that people who are serious about maintaining their homes through



those conditions, have had to spend exorbitant amounts of money to keep up. If mobile homes are falling down around people's ears and they are doing nothing to maintain them, why should we pay for them to allow the new structures do the same. It is never free to those who work and pay their taxes for others to get what they haven't earned - for any reason. So I am definitely not for this program.

### **City of Valdez Response:**

We appreciate your comment and sharing your thoughts and concerns. We understand that there are various types of housing in the community experience disrepair and require resources for upkeep. We know that manufactured and mobile homes make up roughly 23% of our existing housing stock and that most of the mobile homes in our community are from 1975 and earlier. They are being used far beyond their designed lifespan, in an environment with unique natural hazards. We hope that, if funded, the proposed program can help provide safe and quality housing to residents in need.

### **Official Public Hearing – June 18, 2024 at 7pm in Valdez Council Chambers and a regular meeting of the Valdez City Council Public Speakers – 2**

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#### **Magdalena McCay (Comment received partially verbally during the 06/18 City Council Meeting Public Hearing, Full statement received via email on 06/19)**

Something needs to be done with the mobile homes in Valdez. Not sure if replacing them with new mobile homes with the grant money is the best solution. It seems like a bandaid to me. Mobile homes arrived here 50 years ago and are a problem today, now we will put \$30 millions to mobile homes again and create a problem for the next generation as they will have to deal with the same issue in 50 years.

The proposal to provide new mobile homes at zero interest with loan forgiveness doesn't seem right to me, especially that the City is providing a match of \$1.9 million from the Land Development Reserve, which is taxpayers money. I feel like the public should vote on this and decide if this is the best use of land reserve funds, especially when those dollars in the grant application are part of new mobile homes. The most common complaint we hear is there is no land available to purchase and instead of developing land for residents to buy, the City will put this money into homes that are going to be eventually "given" to some of the residents.

I also don't agree with the City using current positions to contribute time and effort to this grant and program over the next 5 years or more. Things are not getting done timely, and processes are broken. People that have resources and are applying for permits have a hard time getting anything done in a timely manner and now we are proposing that over 1,000 hours of Community Development staff will be taken by this program. This is not possible with one building inspector and a current untimely approval process in place. Would the City have to prioritize between projects, and permits to get this done?

Proposed grant budget accounts only for a regular time of existing employees and doesn't account for any benefits associated with each position.

As there are no processes described in this application, how would the City handle this application process, credit checks, recipient financial information during the life of the loan, where the City is going to store this confidential information and who is going to handle it? What about the legal aspects of this program? Proposed budget accounts for \$4,000 in legal fees. I see lines recorded with DMV and DNR just to start.

What about home inspections when new homeowners live in the homes but are still making payments? What about homeowners insurance during the time of the loan? Who is going to stay on top of this?

What about software required to manage this "loan system". Can the current financial software handle different interest rates, store information and deal with loan forgiveness as well as handle 1099 requirements for each recipient? Will the Finance Department and the City become a loan provider and handler on top of current tasks, without additional staff?

This is a huge undertaking for current staff of both Community Development and Finance.

I am curious to what the role of the contractor is in this application \$150K? Grant management? Insurance \$400,000?

I also find it very interesting that the City is proposing in this grant application winter maintenance of the bike path connecting mobile home parks to the downtown area, but when residents and tax payers ask for removal of jersey barriers between Sawmill and VMHP for accessibility this is denied.

After reading this application I only see a program outline, but I don't see any details how this program will be managed, and this worries me as a resident of Valdez.

We tend to do things without a plan sometimes.

The City contributed hundreds of thousands of dollars to physicians, paying \$60,000 a year to each full time doctor here in Valdez, what are the results of this initiative? During the work session on March 5th you are not even provided with statistics of this program, you had no numbers, everything was the assumption. You have to have metrics and performance measures for everything you do so you are accountable for all the money spent.

The City contributed hundreds of thousands of dollars to the day care program in Valdez (Stepping Stones), again no performance measure in place, and now we are at the table again planning and

spending taxpayer dollars (880K) when parents don't have daycare for their children. Again what do you have in place to measure the success of this program on a regular basis, not only when it FAILS.

In summary:

We all have to be treated equally as taxpayers, at the end we are charged the same MIL RATE for property taxes.

The City needs to implement metrics and performance measure outcomes and be accountable for all the dollars given to organizations and programs on annual basis.

This grant is not realistic about staffing and resource needs to manage it.

There is no detailed plan at this point. This plan needs to be presented to the Public for input and to the Decision Makers.

1.9 million in match funds only adds 2pts to the application score. This money should not be used in this program and serve only one specific group of the taxpayers in Valdez. We should vote on this.

Administration and Council need to be accountable for the dollars spent.

Overall, don't forget when people rely on assistance, this creates other problems in society. We already have problems with the workforce in Valdez. You put a bandaid on one problem, you create another problem.

Magdalena McCay

#### **City of Valdez Response:**

We appreciate your comment and the concerns expressed regarding the proposed Valdez Mobile Home Replacement Program. Mobile and manufactured housing stock is in desperate need of replacement with new, safe, manufactured homes designed for Valdez conditions. We understand your concern that the city may be creating a similar problem to the one created 50 years ago by bringing in mobile and manufactured homes to our community, however, we are proposing to alleviate that issue by supplying modern manufactured housing, designed to withstand the natural hazards of our area. We also understand your concerns about the significant administrative and economic burden of the proposed program to the City. In response to this type of concern we have updated our budget allowance for outside assistance in administering the program and reduced the total number of units to account for these additional costs. We will also be seeking partnership with outside organizations and/or a financial institution for administration of the loan program associated with the proposed project.

**Jeri Devens**



50-year resident. I think the mobile home replacement project idea is a very good idea. I think Magdalena had good questions that the city administration will address. The new homes will be built for the purpose of longevity. They won't be mobile homes, they'll be modular. I think the matching grant is a good idea that shows support from the city. Mobile homes are a quarter of our housing most of the jobs in this city don't provide an income that a lot of work to be done with the mobile home communities. HUD standards will be applied and will help 10 feet apart, tanks in between, can't do snow removal. Nowhere to park. New homes need to be considered that you need reasonable space. This program is an excellent idea. It's close to \$30 million dollars of money that's going to be given to Valdez. We don't make any investment unless we get the grant. We're not risking. Putting up 1.9 for 30 seems like a no brainer to me. We've had a lot of problems over the years with the mobile homes, but we haven't been able to replace them. We've built apartment buildings, senior housing, new neighborhoods but they still don't provide a replacement. It's an excellent idea, it's going to be neck and neck. Columns, you'll be put aside for the guy who didn't check all the columns. I do hope that council will support this grant application and I do hope that you'll do the matching 1.9. I think it's very little on part of the city for a quarter of the community to improve their situation. Some of these mobile homes aren't safe anymore. As far as the loan program – HUD's been doing this forever. I'm sure they can give us guidelines on how to the program and the repayments.

**City of Valdez Response:**

We appreciate the comment and you sharing your thoughts on the proposed program.