



Housing Update

January 13, 2022

WORK SESSION PURPOSE

To provide Council with an update on City efforts to support the development of available housing in Valdez and to gather feedback from Council on the proposed approach, including tasking for staff and commissions and input on various topics discussed.

PHASED APPROACH

City Administration, in collaboration with the Planning and Economic Development Departments, is working on a phased approach to support ongoing development and make more City-owned land available for residential construction, based on the goals of Plan Valdez.

PHASES:

1. Support proposed/in progress private development projects.
2. Seek development proposals or subdivide and sell City-owned residential land in the core of Valdez.
3. Seek development proposals or subdivide and sell City-owned residential land in areas close to the core of Valdez.
4. Seek development proposals or subdivide and sell City-owned residential land in areas further from downtown.

PHASE 1

There has been an increased interest in the development of new subdivisions in Valdez by private developers. The current approach is to first support the ongoing private sector projects.

- Senior Housing Project**
- St. Patrick Subdivision**
- Blueberry Hill Road Project**
- Chugach Corporation Downtown Multi-use Development**

Proposed support includes infrastructure grants and housing unit incentive programs.

PHASE 2

Seek proposals for residential development in the core of Valdez, focusing on areas with existing utility service.

- **Woodside Subdivision**
- **Eagan Drive Redevelopment** (Housing is currently allowed as an accessory use, with commercial businesses.)

Proposed support includes infrastructure grants and housing unit incentive programs.

PHASE 3

Seek proposals for residential development or subdivide and sell parcels on City-owned land nearby existing utility service.

- **Cottonwood Subdivision Area**

Proposed support includes infrastructure grants and housing unit incentive programs.

PHASE 4

Seek proposals for residential development or subdivide and sell parcels on City-owned land away from utility services.

- **Corbin Creek and Robe River Area**

Proposed support includes infrastructure grants and housing unit incentive programs.

PROPOSED INCENTIVE PROGRAMS

Infrastructure Grants/Incentives

Staff is exploring ways to provide financial support to developers and incentives infrastructure to benefit the public. This issues needs to be discussed and further developed.

Housing Unit Incentive Payments

Similarly we are working on a proposed program to provide a per dwelling unit incentive for the creation of new housing.

ADDITIONAL PLANNING EFFORTS

- **Title 17 Revision**

Updates to the zoning code that support flexibility for housing development. This revision, going out for bid in January, will address issues include density, accessory dwelling units, short term rentals, and which districts allow residential uses.

- **Land Disposition Process**

In anticipation of future sales of City-owned land for housing, as well as for commercial and other uses, Planning staff will be reworking our process for identifying lands appropriate for sale. Additionally, we will create a more structured process for the public to recommend lands to be sold.

- **Negotiated Land Sale Ordinance (Legal/Clerk's Depts.)**

The legal team is working on clarifying the requirements for the negotiated sale of City-owned property, based on Council's requested changes.

DISCUSSION & NEXT STEPS

Staff is seeking Council feedback on this approach to supporting both private and public development of housing and land available for residential construction.

The City Council has several Commissions and boards to task with exploring these development opportunities including the Economic Diversification and Planning & Zoning Commissions.

Planning Staff will continue to update Council on code changes and other efforts presented during this work session.