

# 2021 CITY OF VALDEZ HOUSING WORK SESSION

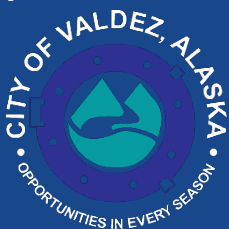
City Council Work Session

August 26, 2021



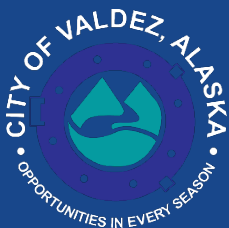
# HOUSING INCENTIVE PLAN

- **\$10,000 incentive payment for new dwelling units built on permanent foundation.**
- **Builder/property owner must secure building permit and receive Certificate of Occupancy to receive incentive.**
- **Property cannot be located in Special Flood Hazard area.**
- **Dwelling unit must be built on permanent foundation.**
- **Three year time frame to complete property and receive C/O.**
- **Applicants can only apply after program is approved.**
- **Funds will come from Valdez Housing Improvement Authority (Approximately \$2.8 Million available).**



# HOUSING INCENTIVE VS TAX EXEMPTION

- Tax exemptions may be granted for specific reasons with specific requirements under Alaska State Statute, and must be adopted first in Valdez Municipal Code.
- In other locations with boroughs, tax exemptions many times provide additional benefit when the property is taxed at multiple levels.
- A stand alone housing incentive can be granted under City expenditure authority.
- Housing incentive combined with expenditures on development needs (i.e. infrastructure) are effective ways to encourage residential housing development.



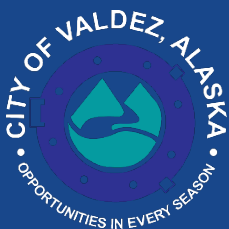
# CITY OF VALDEZ

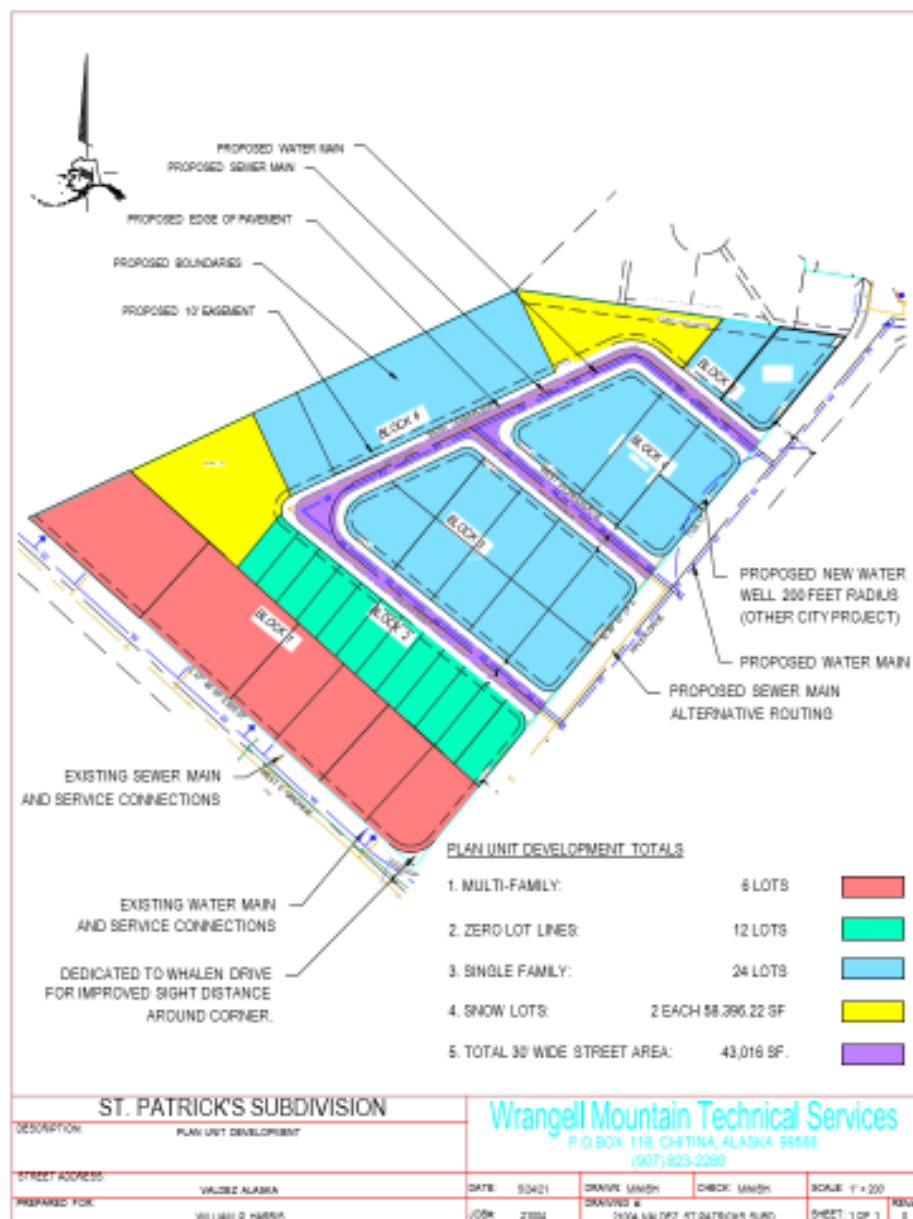
## HOUSING PROPOSALS

PROJECT	DEVELOPER OR PARTNERS	POTENTIAL HOUSING UNITS	STATUS	PROJECTED COMMENCEMENT
ST. PATRICK SUBDIVISION- WHALEN & EGAN	HARRIS PAVING/BRAD BARNETT	UP TO 54 UNITS TRIPLEXES ON EGAN OPTIONS WITH SINGLE-FAMILY AND DUPLEXES IN INTERIOR OF SUBDIVISION	DEVELOPER WORKING ON PRELIMINARY PLAT/PUD  MULTI-FAMILY ZONING APPROVED ON EGAN  DESIGN UNDERWAY FOR WHALEN STREET	2022 (BASED ON MARKET CONDITIONS)
VALDEZ SENIOR VILLAGE APARTMENTS	CORDES DEVELOPMENT	27 UNITS-MOSTLY ONE BED ROOMS	APPLICATION DUE TO ALASKA HOUSING DUE NOVEMBER 2021	2022 IF GRANT AWARDED
CHUGACH CORPORATION MULTI-USE FACILITY	CHUGACH ALASKA CORPORATION	28 Units	PROPERTY ACQUIRED. SEEKING FUNDING.	2022 (DEPENDENT ON FUNDING).

# ST. PATRICK SUBDIVISION

- Proposed subdivision on current Tract P, Port Valdez Subdivision (at the corner of Egan Drive and Whalen Avenue)
- Approval process requires a planned unit development, preliminary plat, and final plat approval from the Planning & Zoning Commission
- Parcel owned and developed by Bill Harris (with Brad Barnett – Barnett Construction)
- PUD Application is anticipated in August/September 2021
- PUD and platting process will take approximately 2 months
- Current proposal includes:
  - 24 single family dwellings
  - 12 zero lot line dwellings
  - 18 multi family dwelling units (6 triplex structures)
- 54 Total Proposed Dwelling Units
- Construction will likely begin spring 2022
- Construction will begin with triplex structures on Egan Drive
- City of Valdez is working on development of Whalen Avenue
- Additional Incentives will be negotiated with Developer upon completion of Preliminary Plat/PUD.





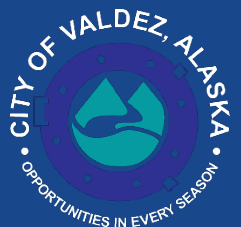
# SENIOR HOUSING TIMELINE

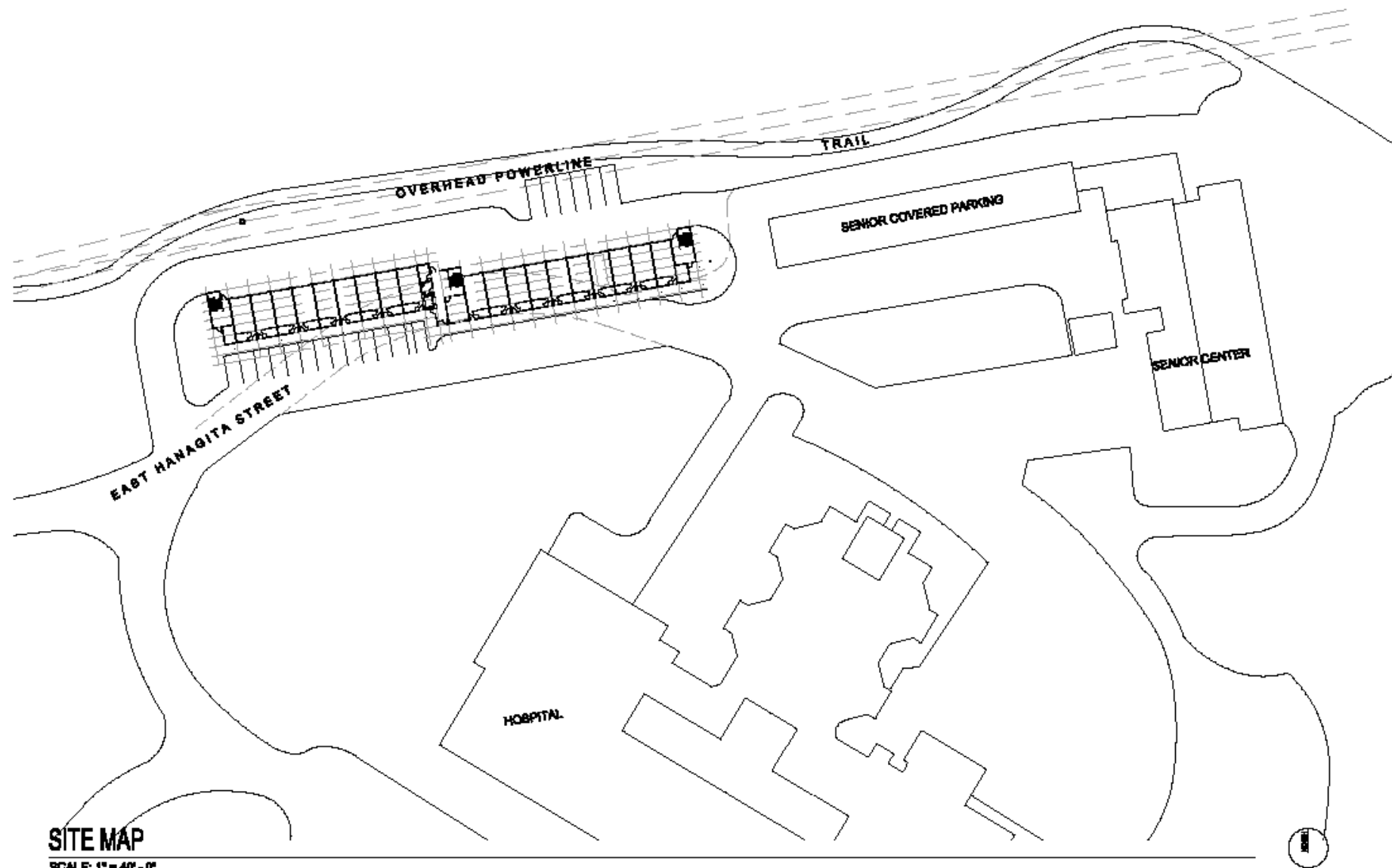
- Pre Application Due Friday August 6, 2021 – Submitted
- Notice to proceed with final application - Granted
- Market Study initiated
- Application due to AHFC November 21, 2021

Potential Funding outside of AHFC awarded tax credits

- CDBG Due December 3, 2021
  - \*Work session tentatively scheduled for October 19, 2021 to explain CDBG grant
  - \* Senior housing project automatically qualifies Valdez to apply
  - \* This grant requires a 25% match from City

**Preliminary indications are that ARPA funds from census area allocations can be used to finance the project-more research needed.**





**SITE MAP**  
SCALE: 1" = 40' - 0"

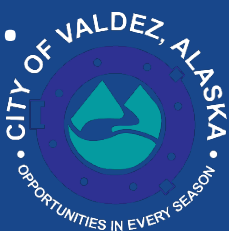
**VALDEZ SENIOR VILLAGE APARTMENTS**

**A0 BDS**  
ARCHITECTS  
07/20/2021



# CHUGACH ALASKA PROPOSED PROJECT

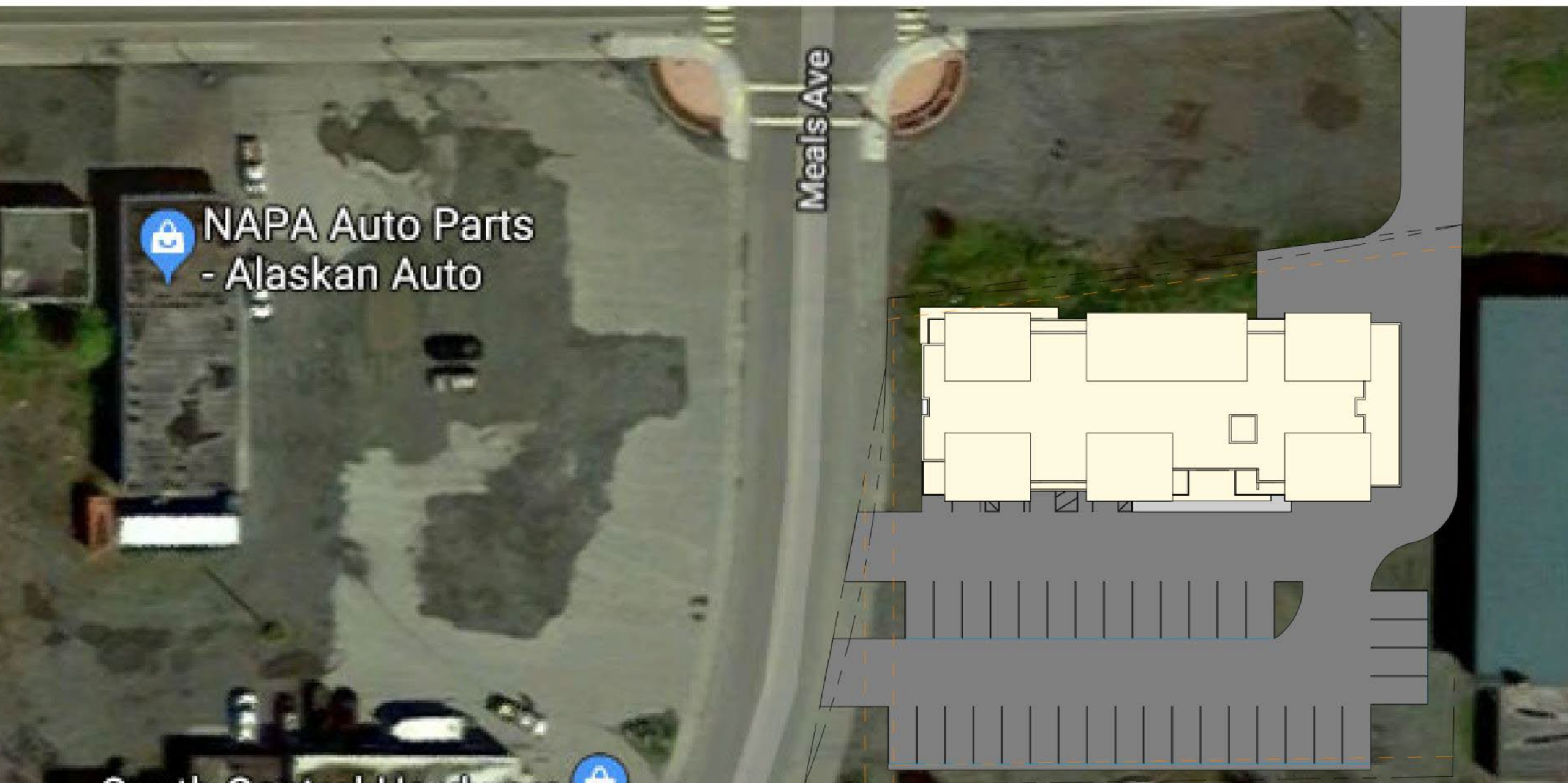
- Site located on Meals Avenue across from NAPA Auto.
- Chugach Alaska Corporation first discussed project in 2018 public meeting.
- Project was reintroduced in community meeting in May of 2021.
- Mayor and several staff met with Chugach to discuss project on August 13<sup>th</sup>.
- Housing concept relates to providing various temporary workers housing accommodations.
- Grant funding and lease commitments are needed for further action.
- Current project involves a potential of 28 units.





2 BEDROOM APARTMENT UNITS: 7 @ 880-893 SF  
1 BEDROOM APARTMENT UNIT: 1 @ 760 SF  
TOTAL UNITS: 28

TOTAL: 32,161 SF + 1,415 SF BALCONY

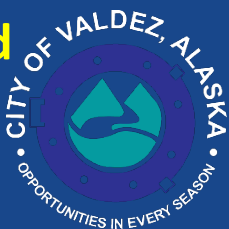






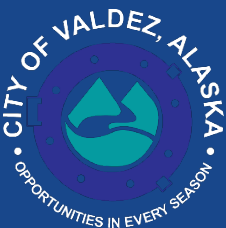
# PLAN VALDEZ – HOUSING ACTIONS

- Goal 2.1 – Plan for responsible growth
  - Action A: Adopt new residential/recreation planned development zoning district.
  - Action B: Rezone City of Valdez parcels to align with future land use map.
  - **Action D: Conduct a comprehensive rewrite of Title 17 (Zoning) and Title 16 (Subdivisions) to implement Plan Valdez.**
  - Action G: Investigate development standards to establish a fair allocation to developers of the costs for required off-site improvements needed to help support the impacts of development projects on public infrastructure.
  - **Action H: Establish standards with which to assess existing and/or needed infrastructure improvements and associated cost for developments during review processes.**
  - **Action L: Research innovative approaches for “Rehabilitation of Abandoned and Dilapidated Buildings” in other states/cities to see if a similar program would be feasible in Valdez.**



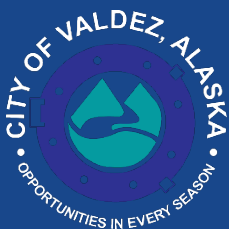
# PLAN VALDEZ – HOUSING ACTIONS

- Goal 2.2 – Encourage development and redevelopment
  - Action G: Investigate utility extensions to connect existing septic/well sites to city water/sewer to improve public health, emergency response (fire hydrants) and reduce environmental contamination.
  - **Action H: Extend sewer and water utilities to service future development.**



# PLAN VALDEZ – HOUSING ACTIONS

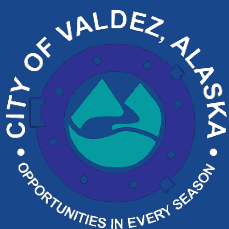
- Goal 2.3 – Promote, protect, and build quality housing
  - Action A: Identify and adopt strategic housing investment areas
  - **Action B: Revise residential zones in the Title 17 zoning code**
  - **Action C: Revise Title 17 to provide guidelines for short term rental housing and accessory dwelling units**
  - Action D: Provide expedited development review and permitting for new housing construction in Strategic Housing Investment Areas
  - **Action E: Develop Housing-Directed Incentive Programs**
  - Action F: Investigate a Healthy Housing Funding Program to maintain and increase quality of housing, including energy and health-related needs.
  - Action G: Monitor new loan and grant programs from state and federal housing agencies for local opportunities.



# PLAN VALDEZ – HOUSING ACTIONS

- **Recommended New Action:**

**Evaluate all land zoned for residential, mixed use, commercial (except for single family or rural residential districts) for consideration of future mobile home parks as a conditional use**



# BEYOND PLAN VALDEZ

- **Building Code**
  - **Adopt 2012 IRC to join the State of Alaska**
  - **Adopt 2018 or 2021 IRC, after State of Alaska**
- **Land Sale Options**
- **Updates to 2005 City of Valdez Property Management Policies and Procedures**

