



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, June 12, 2024

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [P&Z Meeting Minutes from May 9th 2024](#)
2. [P&Z Meeting Minutes from August 24th 2023](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

V. PUBLIC HEARINGS

1. [Public Hearing CUP 23-03: Application from Alaska Corporation for Affordable Housing for a Conditional Use Permit for a Planned Unit Development](#)

VI. NEW BUSINESS

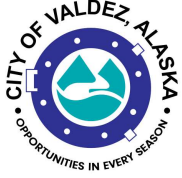
1. [Approval of Conditional Use Permit 24-03 - A Request from Alaska Corporation for Affordable Housing for the Approval of a Planned Unit Development at Lot 5, Evergreen Vista Addition No. 1, Plat 81-4 \(700 West Clark Avenue\) and Adopt Findings](#)

VII. REPORTS

1. [Com Dev Director's Report: PRICE Grant Draft Application](#)

VIII. COMMISSION BUSINESS FROM THE FLOOR

IX. ADJOURNMENT



Legislation Text

File #: 24-0238, **Version:** 1

ITEM TITLE:

P&Z Meeting Minutes from May 9th 2024

SUBMITTED BY: Admin Assistant Jared Chase

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

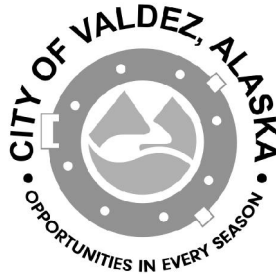
Receive And File

SUMMARY STATEMENT:

P&Z Meeting Minutes from May 9th 2024

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Minutes - Draft

Thursday, May 9, 2024

7:00 PM

Regular Meeting (Note Date Change)

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

- Present** 6 - Commission Member Stephen Goudreau
 Commission Member Rhonda Wade
 Commission Member Donald Haase
 Commission Member Cherise Beatus
 Commission Member Maureen Radotich
 Commission Member Caleb Metroka
- Absent** 1 - Commission Member Brandon Reese

- Also Present** 2 - Community Development Director Kate Huber
 Administrative Assistant Jared Chase
 Senior Planner & GIS Technician Paul Nylund
 Senior Planner & Floodplain Manager Bruce Wall

III. APPROVAL OF MINUTES

1. Planning & Zoning Commission Meeting Minutes September 14th, 2022
2. Planning & Zoning Commission Meeting Minutes September 13th, 2023
3. Planning & Zoning Commission Meeting Minutes September 27th, 2023
4. Planning & Zoning Commission Meeting Minutes October 10th, 2023
5. Planning & Zoning Commission Special Meeting Minutes April 17th, 2024

IV. PUBLIC HEARINGS

1. Public Hearing for the Rezone of Certain Parcels Along Wood Way from Moderate Density Residential (R1) to Rural Residential (RR)
2. Public Hearing CUP 23-03: Application from Atlas Tower 1, LLC for Conditional Use Permit for a Wireless Communication Tower
3. Hearing for Conditional Use Permit 24-02 - A Request from Applicant to allow a Recreational Vehicle Park or Campground to be utilized as Seasonal Summer Worker Housing at Tract C USS 439 Subdivision (115 Glacier Haul Road).

V. NEW BUSINESS

- 1. Approval of a Recommendation to the City Council Concerning a Proposed Rezone from Moderate Density Residential (R1) to Rural Residential (RR) of Lot 6 of Block 1, Lots 1 & 2 of Block 2, Lot 1 of Block 7, Lot 1 of Block 8, and Lot 1 of Block 9, all in Corbin Creek Subdivision; and Adopt Findings**

MOTION: Goudreau moved, seconded by Beatus, to approve recommendation of approval to City Council concerning the proposed rezone of Lot 6 of Block 1, Lots 1 & 2 of Block 2, Lot 1 of Block 7, Lot 1 of Block 8, and Lot 1 of Block 9, all in Corbin Creek Subdivision to Rural Residential (RR) and adopt the proposed findings. The motion carried by the following vote after the following discussion occurred.

DISCUSSION: Goudreau asked about the difference between R1 and RR. Wall explained differences between them using the use table. Goudreau asked rezone applicant Jessica McMillen for the motive of the rezone. McMillen explained that RR prevents multi-family units from being built and keeps a more rural feel to the area. Haase asked about notifications sent to neighboring property owners. Wall explained the required notifications were sent to neighboring property owners. Wall also explained that the owners of the other lots requested for rezone by Ms. McMillen were sent a certified letter to ensure that they were aware of the application request and had the opportunity to ask questions or provide comment.

VOTE ON MOTION

Yays: 6 - Goudreau, Wade, Haase, Beatus, Radotich, and Metroka

Absent: 1 - Reese

MOTION CARRIED

- 2. Approval of Conditional Use Permit 24-01 - A Request from Atlas Tower 1, LLC to allow a Wireless Communication Tower at Lot 2, Cho Subdivision, Plat 2014-7 (2400 Richardson Highway) and Adopt Findings**

MOTION: Beatus moved, seconded by Goudreau, to approve the request from Atlas Tower 1, LLC to allow a Wireless Communication Tower at Lot 2, Cho Subdivision, Plat 2014-7 (2400 Richardson Highway) and adopt the proposed findings.

DISCUSSION: Goudreau asked the applicant why they can't put the tower in the nearby pipe yard. Jen Nelson, a representative from GCI, explained they looked in other areas but this location provided the best coverage. Goudreau, Haase, and Wade brought up some concerns about adding towers in the past that caused some public opposition. Haase, Goudreau and Metroka pointed out that even if these towers were considered an eyesore, the benefits of having them outweigh that. Additionally, it was pointed out that over time most of these towers are not noticed, especially with so much other

natural beauty in Valdez. Nelson also pointed out that one of the motivations for adding this tower is to give Valdez better access to emergency services, and the location of the tower accomplishes that.

MOTION TO AMEND: Goudreau moved, seconded Beatus, to Motion to Amend the request from Atlas Tower 1, LLC to allow a Wireless Communication Tower at Lot 2, Cho Subdivision, Plat 2014-7 (2400 Richardson Highway) and remove criterion 5 on page 293 of the agenda; have the wording is changed from 'is consistent' to 'is not inconsistent with the plan'; and include wording that it does not violate the scenic corridor.

DISCUSSION: Haase and Wall discussed that if P&Z were to approve the original motion an amendment would need to be made to the staff findings. A member of the public, Mr. Cho who is a neighbor of the property, pointed out concerns about the tower being an eye sore. Mr. Cho also suggested that approving this should be delayed to give neighbors more time. Wall pointed out that neighbors were notified. Wade was not opposed to postponing this.

VOTE ON AMENDMENT

Yays: 6 - Goudreau, Wade, Haase, Beatus, Radotich, and Metroka

Absent: 1 - Reese

AMENDMENT CARRIED

MOTION TO POSTPONE

Wade moved to postpone the agenda item. There was no second.

MOTION TO POSTPONE FAILED

MOTION TO Amend: Goudreau moved, seconded by Beatus, to Amend: the request from Atlas Tower 1, LLC to allow a Wireless Communication Tower at Lot 2, Cho Subdivision, Plat 2014-7 (2400 Richardson Highway) and adopt the proposed findings, as amended; To adopt the suggested conditions as written by staff if this item were to be approved.

DISCUSSION: Wade requested to know from the applicant if the tower is shared by other providers. The rep from GCI explained that the tower is designed to accommodate up to 4 carriers. It allows 911 services from all providers.

Yays: 6 - Goudreau, Wade, Haase, Beatus, Radotich, and Metroka

Absent: 1 – Reese

VOTE ON ORIGINAL MOTION AS AMENDED

Yays: 6 - Goudreau, Wade, Haase, Beatus, Radotich, and Metroka

Absent: 1 – Reese

MOTION CARRIED

- 3. **Approval of Conditional Use Permit 24-02 - A Request from Alaska Guide Company for a Recreational Vehicle Park or Campground to be Utilized as Seasonal Summer Worker Housing at Tract C USS 439 Subdivision (115 Glacier Haul Road) and Adopt Findings and Conditions**

MOTION: Beatus moved, seconded by Goudreau, to Approve the request from Alaska Guide Company for a Recreational Vehicle Park or Campground to be utilized as seasonal summer Worker Housing at Tract C USS 439 Subdivision (115 Glacier Haul Road) and adopt the proposed findings and conditions.

DISCUSSION: Goudreau had questions for the applicant about sanitation issues, specifically without running water. Zack Sheldon explained that those improvements cost are too great at this time, but a plan is in place to keep people staying there sanitary. Haase expressed concerns about the requirement for potable water. Sheldon explained his solution for that. Wade brought up concerns about annual flooding. Wall pointed out how the public can monitor the river directly from the flow gage. Wall also acknowledged that the applicant’s business and those staying on this location work on the lake that causes the flooding and are likely some of the most informed of flooding danger.

VOTE ON MOTION

Yays: 4 - Goudreau Wade, Haase, and Beatus

Absent: 1 - Reese

Recused: 2 - Radotich, and Metroka

MOTION CARRIED

- 4. **Approval of Preliminary Plat of Alaska State Land Survey No. 2021-07. A Municipal Entitlement Selection - ADL 58905.**

MOTION: Beatus moved, seconded by Goudreau, to Approve Preliminary Plat for Alaska State Land Survey No. 2021-07, ADL 58905

DISCUSSION: Goudreau asked what brought up this item. Nylund explained that this is one of the last pieces of land, previously owned by the state, left to be surveyed. Haase pointed out a few clerical corrections on the plat.

VOTE ON MOTION

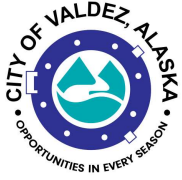
Yays: 6 - Goudreau, Wade, Haase, Beatus, Radotich, and Metroka

Absent: 1 - Reese

MOTION CARRIED**VI. REPORTS****1. Community Development Director's Report**

A plan was discussed to bring Meeting Minutes up to date. Update for commissioners that commissioner training will be held in July. Summary housing subcommittee projects. Update on housing projects that are being completed around town, and specifically an update on the completion of the new senior housing facility. Update on upcoming available grant from HUD call the HUD PRICE Grant, which could provide funds to remove and replace trailers/mobile homes.

VII. COMMISSION BUSINESS FROM THE FLOOR**VIII. ADJOURNMENT**



Legislation Text

File #: 24-0239, **Version:** 1

ITEM TITLE:

P&Z Meeting Minutes from August 24th 2023

SUBMITTED BY: Admin Assistant Jared Chase

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive And File

SUMMARY STATEMENT:

P&Z Meeting Minutes from August 24th 2023

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Minutes - Draft

Thursday, August 24, 2023

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

**Fireweed 400, Inc. for an Approximately 46,445 Square Foot Portion of
911 Meals Avenue, Lot 1 Medical Park Subdivision Senior Addition
Owned by the City of Valdez**

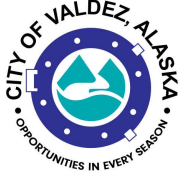
2. Planning Director’s Report

Verbal report on the following topics. Announcement of a new hire, Mike Wesson Building Inspector. Project update on VFDA Robe Lake project. Update on hiring process for new City Manager. Radotich asked about update of public draft to new Title 17. Huber gave a timeline of that project including public input and notices required.

VII. COMMISSION BUSINESS FROM THE FLOOR

Radotich brought up the issue of how many underground tanks are in town. She pointed out that many of them are approaching end of life.
Beatus will need to attend remotely due to educational reasons.
Goudreau inquired about getting someone locally to approve State Fire Marshal requirements.
Rhonda Wade asked Kate for a recap about the Renaissance Fair.

VIII. ADJOURNMENT



Legislation Text

File #: 24-0240, **Version:** 1

ITEM TITLE:

Public Hearing CUP 23-03: Application from Alaska Corporation for Affordable Housing for a Conditional Use Permit for a Planned Unit Development

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Public hearing only.

SUMMARY STATEMENT:

The purpose of this hearing is to allow the public to comment on an application for a Conditional Use Permit. The application was submitted by Alaska Corporation for Affordable Housing for a Planned Unit Development to be located at 700 West Clark Avenue.

Applicant: Alaska Corporation for Affordable Housing

Property Owner: Mineral Creek Land Co. Inc.

Street Address: 700 West Clark Avenue

Legal Description: Lot 5, Evergreen Vista Addition No. 1, Plat 81-4

Zoning District: General Commercial (G)

Existing Land Use: Vacant

Access: Clark Avenue or Pioneer Drive

Notice of the meeting was published on the City of Valdez website on May 29, 2024. Notice of the meeting was mailed on May 29, 2024, to the 33 property owners within 300 feet of the subject properties.



FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE May 9, 2024
NAME OF APPLICANT	Alaska Corporation for Affordable Housing
ADDRESS OF APPLICANT	P.O. Box 101020, Anchorage, AK 99510
DAYTIME PHONE	907-330-8401
SIGNATURE	DocuSigned by: Chelsea Smith
LEGAL OWNER	The Port Valdez Company Inc
ADDRESS	13598 Via Varra Road, Ste 203, Broomfield, CO 80020
PHONE NUMBER	303-588-8275
STREET ADDRESS:	700 West Clark Street
LEGAL DESCRIPTION:	Evergreen Vista Addition No 1, Lot 5
CURRENT ZONING	General Commercial
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
Planned Unit Development Approval	
USE REQUESTED	
TEMPORARY	HOW LONG
PERMANENT	YES

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

Please see the attached narrative to address the CUP Criterion and PUD Criterion.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

Why is this site especially suited to the Conditional Use proposed?

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

Attach or include any other information you feel is relevant to this application

Memorandum

Date: May 9, 2024

To: City of Valdez Planning Department
Kate Huber, Planning Director
Bruce Wall, Senior Planner

From: Roy Rountree, Bettisworth North Architects and Planners
Chelsea Smith, Alaska Corporation for Affordable Housing (ACAH)

Project No.: na

Subject: Conditional Use Application
Duplex Housing Planned Unit Development
Evergreen Vista Addition No 1, Lot 5

General:

In 2011, the State of Alaska passed legislation which allowed the Alaska Housing Finance Corporation to establish a subsidiary to further the mission of providing Alaskans access to safe, quality, affordable housing through the acquisition, development, management, or operation of affordable housing.

The Alaska Corporation for Affordable Housing (ACAH) was created as a non-profit organization, with the ability to access resources such as loans, grants, and private funding that are not available to AHFC. ACAH utilizes these resources to develop or acquire properties to increase affordable housing opportunities and bridge the gap that would be more challenging for private developers to fill. Together with the help of effectively employing partnerships, by the close of 2024, ACAH will have helped develop more than 250 units of affordable housing throughout the state.

ACAH is currently in pre-development stages of adding 20 units of affordable housing at 700 W Clark Street, Valdez, Alaska. All units will be rented to households who have 60% or lower of area median income and will be supported through sponsor based rental assistance from AHFC. The construction will be backed through federal funding allocated to ACAH from AHFC's HUD Moving to Work program, Low Income Housing Tax Credits, financing, and anticipated receipt of financial incentives for development offered by the City of Valdez.

The property is adjacent to residential homes on two sides, commercial property on the other two, and diagonally across from the local elementary school. The property will have a property management office, small playground with a basketball court, a dog run area and the rental units will be comprised of

10 duplex-style buildings. They will contain 9 accessible one-bedroom units, 8 two-bedroom units, 1 accessible two-bedroom unit, and 2 three-bedroom units. Tri-plex and larger style buildings were originally considered, however the duplex-style takes into consideration the preservation of the neighboring residential communities while providing desirable units to future residents. Understanding the need for housing in the community, we are pushing for construction to begin late summer of 2024 to be able to deliver units in early 2026.

We are submitting this Conditional Use to all a Planned Unit Development incorporating all the amenities previously described. We have provided site design and unit design documents attached to this application.

Approval Criteria:

1. **Criterion 1: Site Suitability:** The project is roughly 2 acres with a relatively level topography with access to three city streets. The proposed development includes an access off Pioneer Street and secondary access off of Clark Street. The property is well drained with a slight slope down to Egan Street. Onsite drainage will be collected along the internal road and piped to drainage structures in surrounding streets. These will be designed and sized in the next design phase. Yards around the duplex homes will be graded away from the homes to percolation areas.
2. **Criterion 2: Utility, Sanitation, and Public Service Needs.** The development is designed to include connections to City Water, Sewer, and Electrical power that are currently available at the site. The interior roadway is designed to allow Fire truck access through the site with no turnarounds required. We anticipate adding fire hydrants as required for hose distances established in the International Fire Code.
3. **Criterion 3: Zoning District Standards.** The property is zoned General Commercial. Table 17.06.040a lists the allowed use for Planned Unit Development as a permitted use subject to the Conditional Use process. The small management office on the site is permitted in the General Business zoning. The project meets the dimensional and intensity standards defined in Table 17.06.070.a
4. **Criterion 4: Specific Use Standards.** There are no specific use standards that apply to this project.
5. **Criterion 5: Comprehensive Plan Consistency.** Residential and mixed use on this site is supported in the Comprehensive Plan.
6. **Criterion 6: Nuisance Mitigation.** This development will not create any adverse impacts to the following:
 - a. Excessive noise: No impacts anticipated. Residential use.
 - b. Lighting effects: No impacts anticipated. Residential use.
 - c. Vibration effects: No impacts anticipated. Residential use.
 - d. Debris and litter: No impacts anticipated. Units will have individual refuse containers.

- e. Outdoor material storage: None anticipated.
 - f. Traffic: None anticipated in excess of current permitted uses. Residential traffic is anticipated. Additional driveway surfaces and additional guest parking are being designed into the project.
7. Criterion 7: Access and Circulation. Vehicular traffic is accommodated on the site at both Clark Street and Pioneer Drive. This double access arrangement will provide two ways for the residents to enter and exit the project, which is very important considering the potential morning and afternoon parent traffic to the elementary school. The arrangement allows for easy access to Egan Drive as a secondary exit path. Pedestrian traffic is accommodated on site with sidewalks on both sides of the private drive/street connecting all units and management office. The onsite sidewalks will connect to future sidewalks on Pioneer and Clark when these streets are upgraded, although, the development team could entertain a sidewalk connecting to the corner of Clark and Pioneer to accommodate students walking to and from school. Each of these currently has sidewalks on the opposite sides of each street. Cyclists will use the onsite street to gain access to the public streets.

We do not envision this development creating any undue traffic congestion or safety concerns for motorists, pedestrians, or cyclists.

8. Criterion for Planned Unit Developments:

- a. Allowances: We are not requesting any allowances for dimensional or use standards.
- b. PUD Criterion 1 – Open Space: This project is designed with 21% lot coverage. Snow storage areas account for 9% of the lot extents. The resulting open space on this site is 70% open space. This includes a small playground and dog run area.
- c. PUD Criterion 2 – Design Excellence: The project is limited by funding to 20 units of 1, 2, and 3 bedroom units. We are also providing 20 foot separations between each duplex pair, with ample room for future trees, play yards, etc. A higher density of housing is achievable on this site, however, the density we are proposing will allow more open space for family living and snow accommodation in the winter months. We also recognize the realities of successful living in Valdez may include ownership of boats, campers, ATV's etc. and we have provided more auxiliary parking stalls near the residences.

The planning code requires parking at a rate of 1.5 spaces per unit for residential uses. We have provided 51 parking spaces to account for additional vehicles and guest parking on this site. Included in this count is a single car garage for each unit.

- d. PUD Criterion 3 – Impact Mitigation: Please refer the CUP criterion previously stated for our response to impacts to neighboring properties. Due to the project funders (HUD) requirements we have added a 8 foot tall thermal barrier fence along two property frontage to protect humans using the outdoor yards against potential impacts of

neighboring above ground heating fuel tank explosions. (on bus barn and bulk fuel properties)

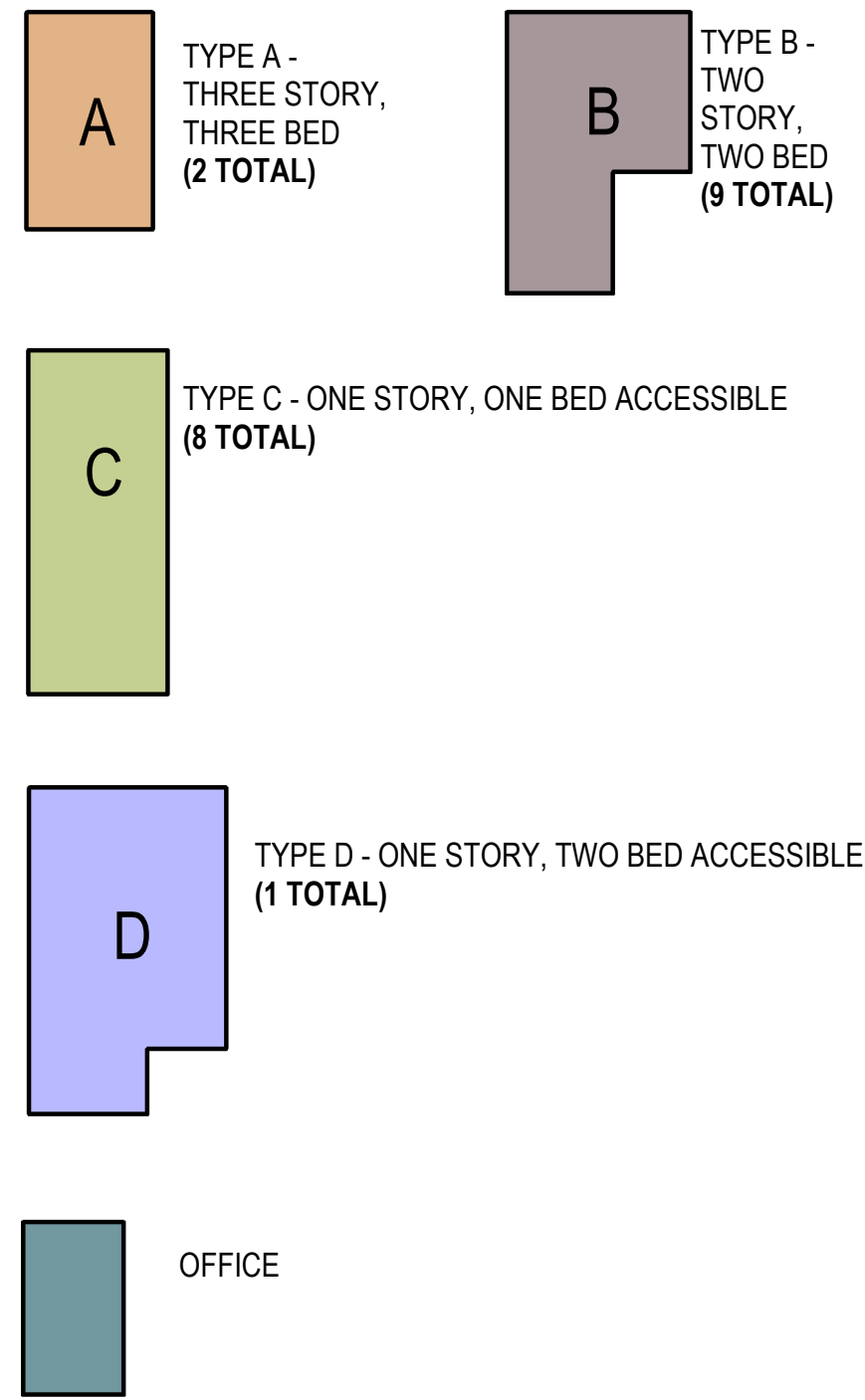
Sincerely,

Roy Rountree, Architect
Bettisworth North Architects and Planners

Attachments: Site plan
Building elevations

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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VALDEZ TITLE 17 CODE STUDY

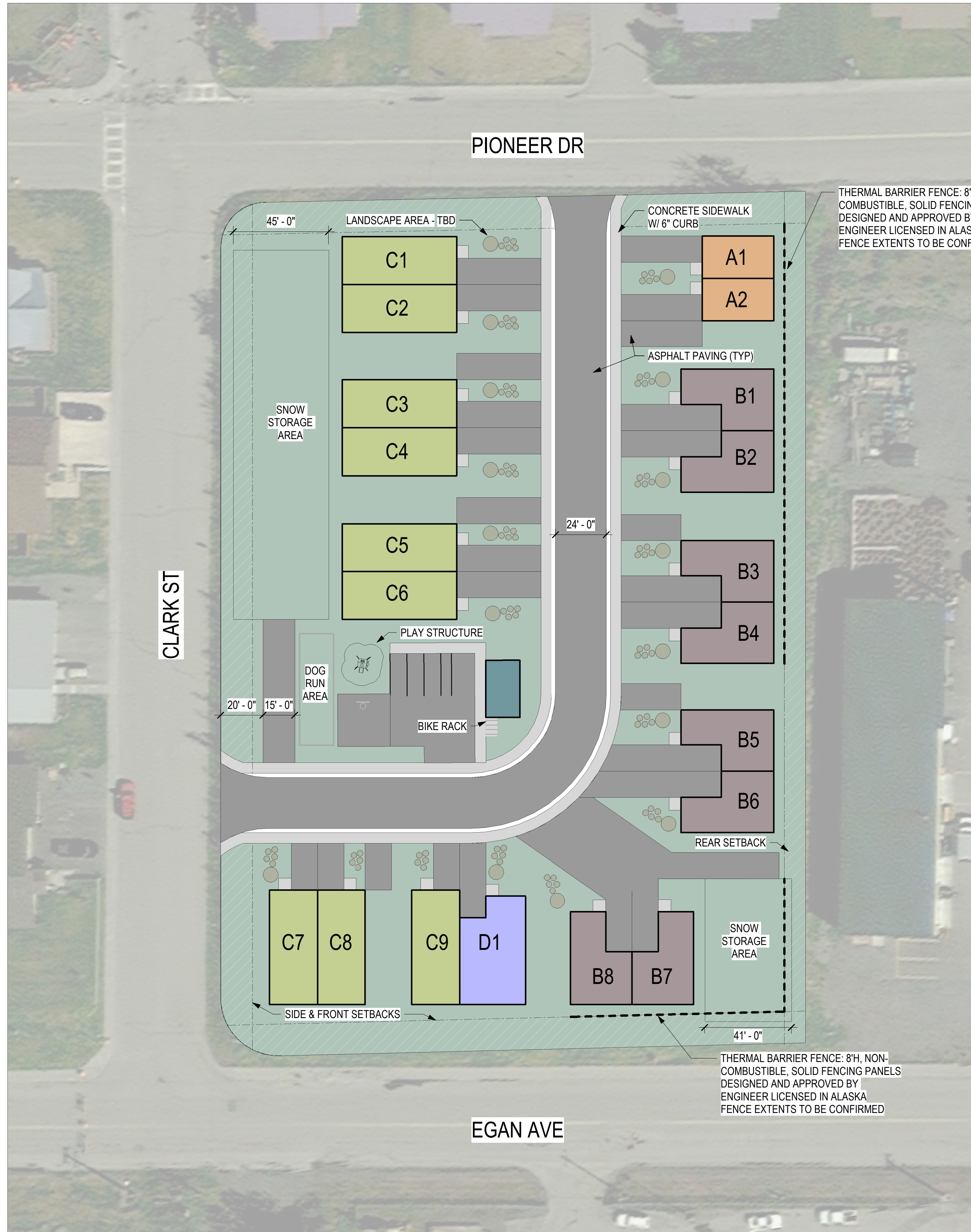
ZONING - G, GENERAL COMMERCIAL

PLANNED UNIT DEVELOPMENT (ALLOWED WITH CONDITIONAL USE)

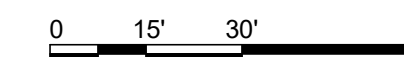
MINIMUM SET BACK REQUIREMENTS
 FRONT = 15'
 SIDE = 10'
 REAR = 10'

SNOW STORAGE PROVIDED:
 TOTAL SITE: 111,187 SF
 SNOW AREA: 10,620 SF (9%)

PARKING:
 SPACES REQ. 1.5 SPACES/UNIT= 30 SPACES (20 UNITS)
 51 PARKING SPACES PROVIDED (INC. GARAGES)



CONCEPT SITE PLAN
 1" = 30'-0"



ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104
 DATE: 2024-05-09
 DRAWN BY: ACB
 CHECKED BY: RR

REVISION	DESCRIPTION	DATE

CONCEPT SITE PLAN

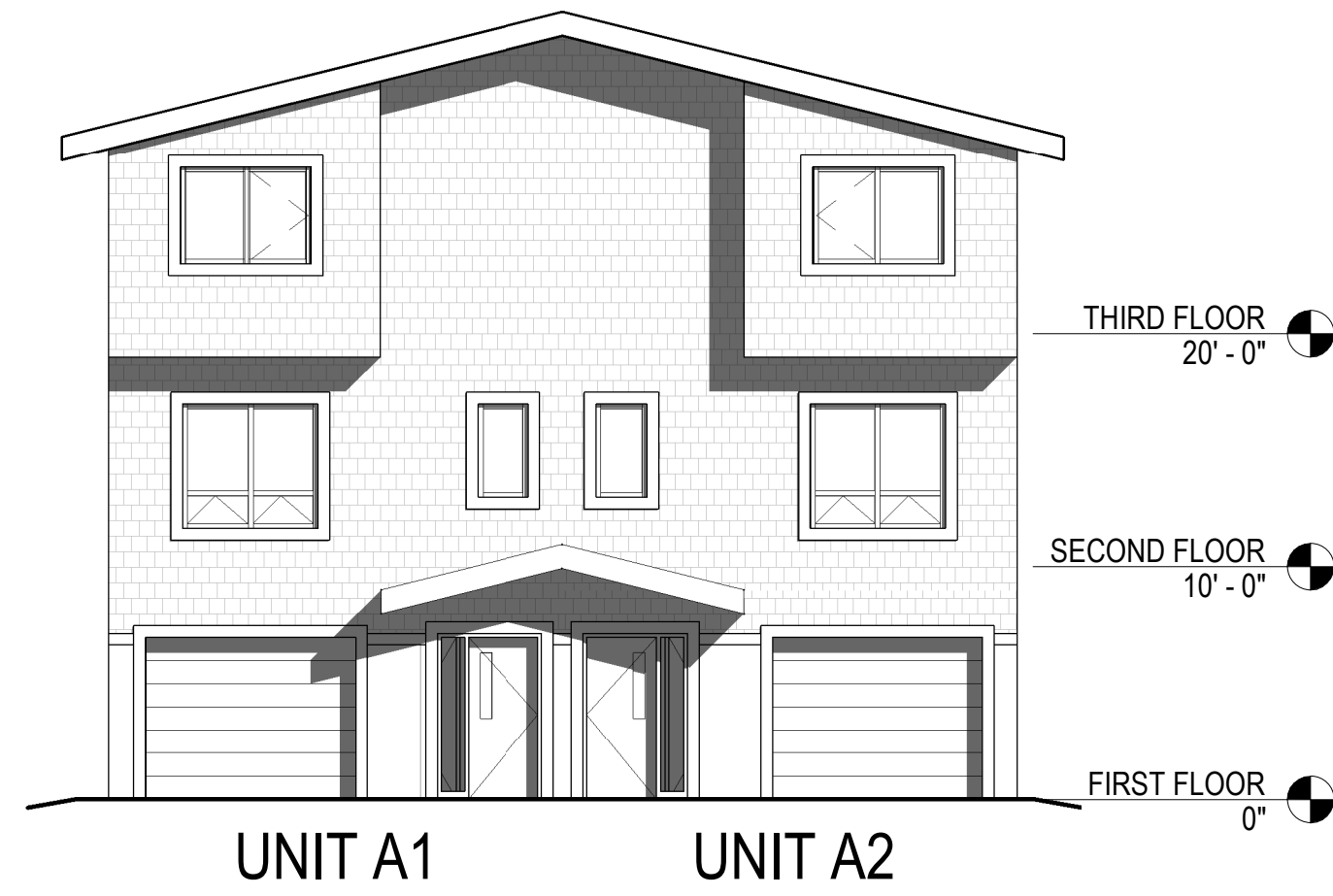
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NOT FOR CONSTRUCTION

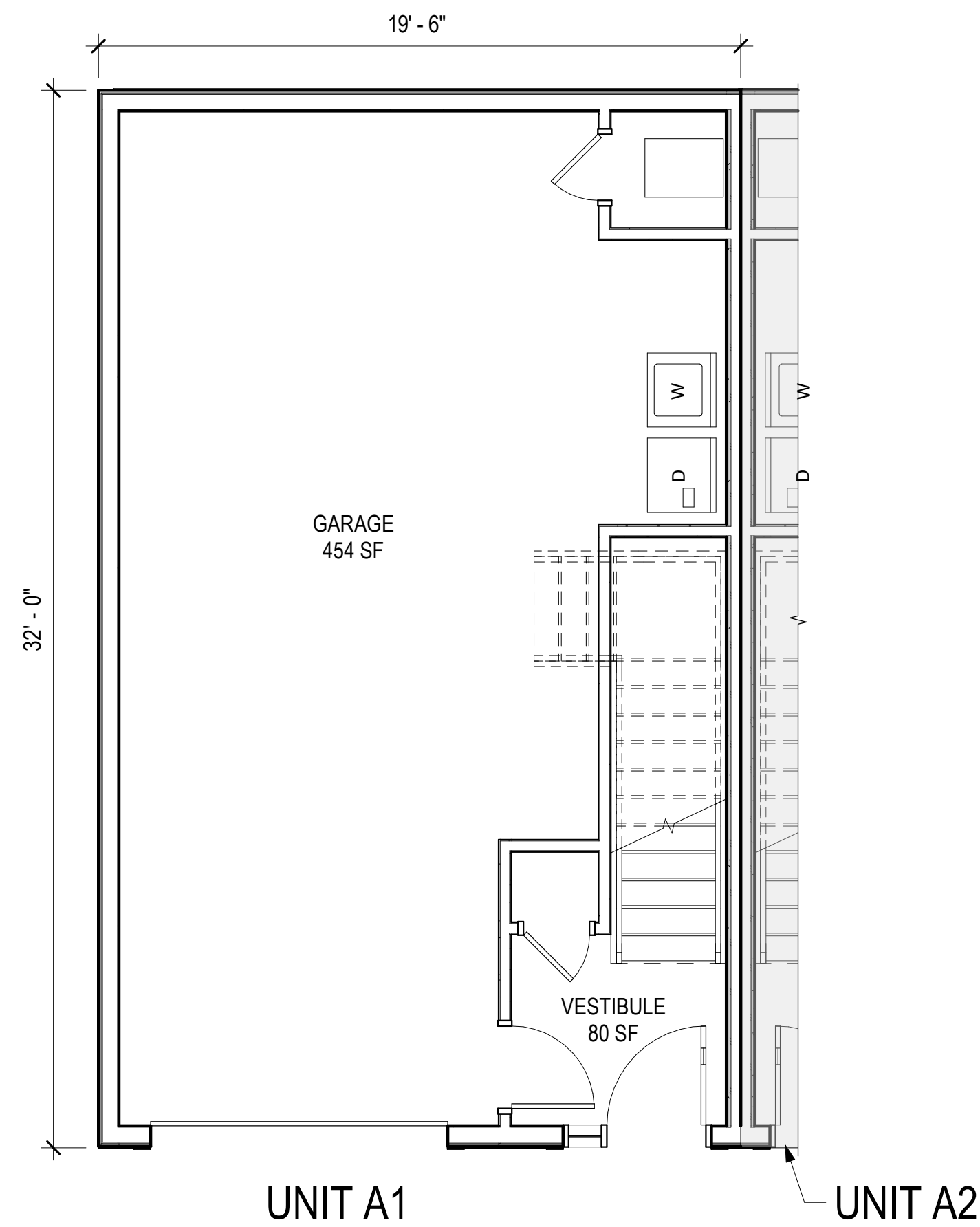
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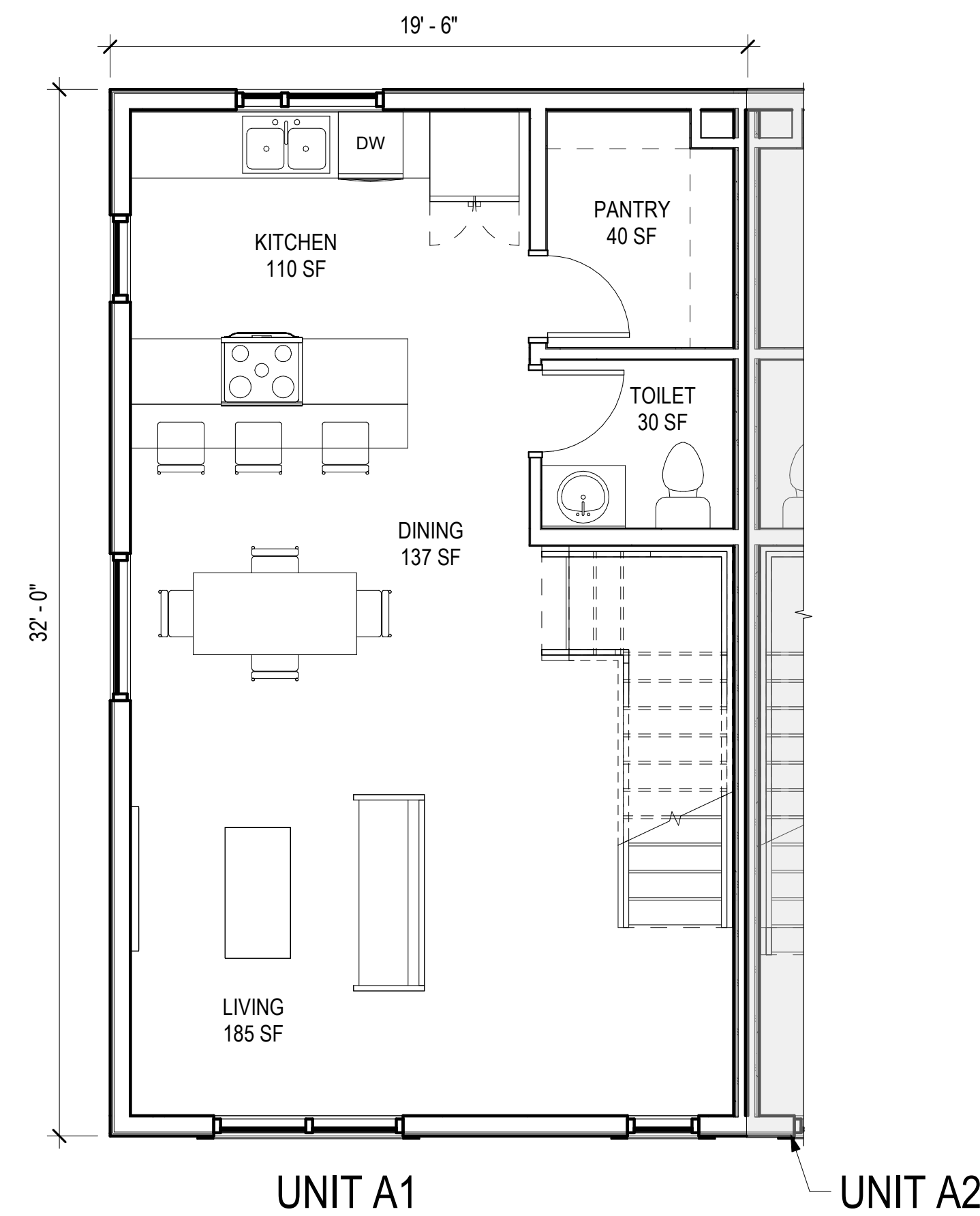
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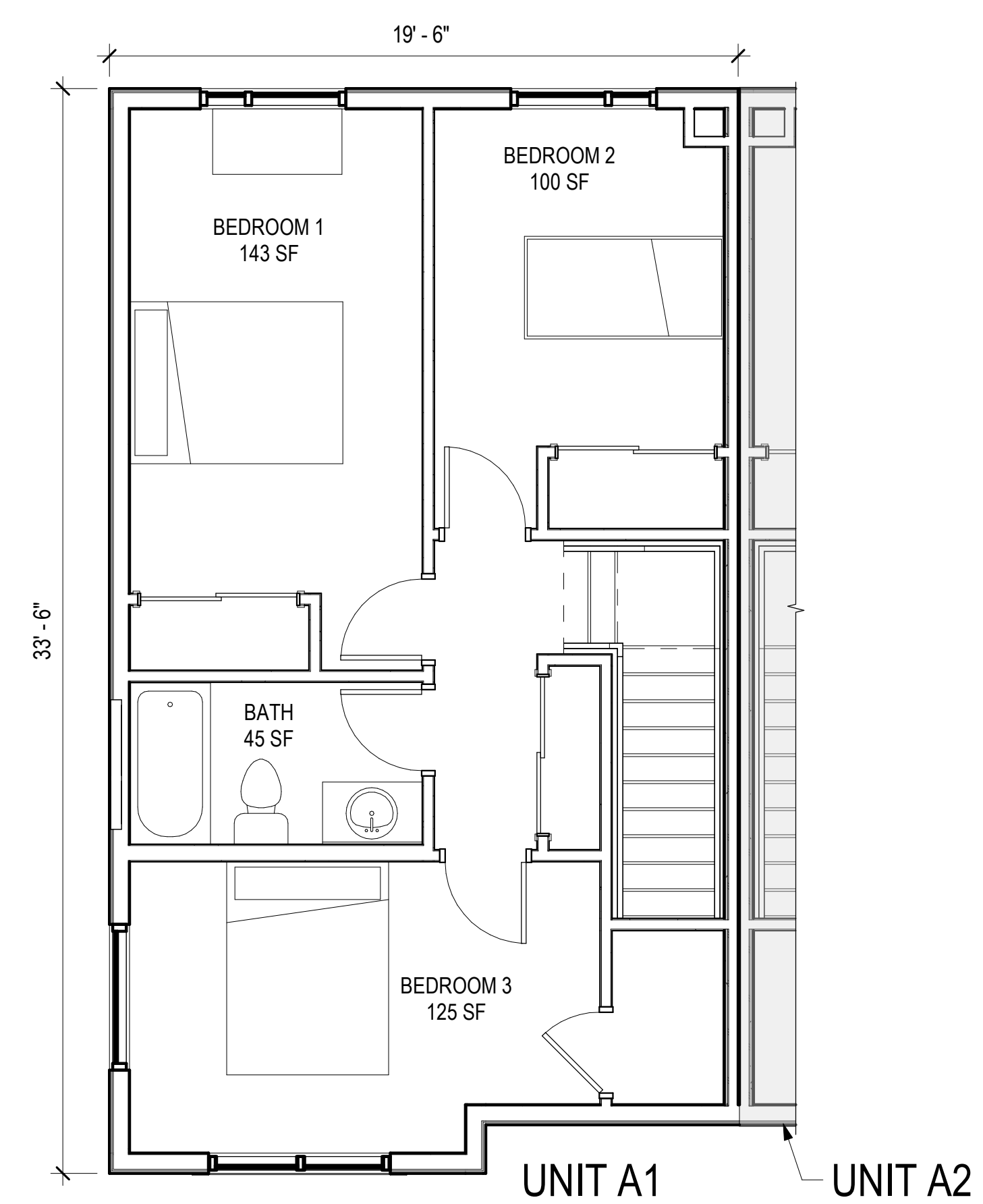
4 DUPLEX TYPE AA - FRONT ELEVATION
A109 1/8" = 1'-0"



1 FIRST FLOOR - UNIT A
A109 1/4" = 1'-0" 621 SQFT



2 SECOND FLOOR - UNIT A
A109 1/4" = 1'-0" 621 SQFT



3 THIRD FLOOR - UNIT A
A109 1/4" = 1'-0" 634 SQFT

TOTAL SF = 1,876 SF

CONSULTANT:

PROJECT NO: 24-104
DATE: 2024-05-09
DRAWN BY: ACB
CHECKED BY: HK

REVISION	DESCRIPTION	DATE

DUPLEX TYPE AA FRONT ELEVATION & UNIT A FIRST, SECOND & THIRD FLOOR PLANS

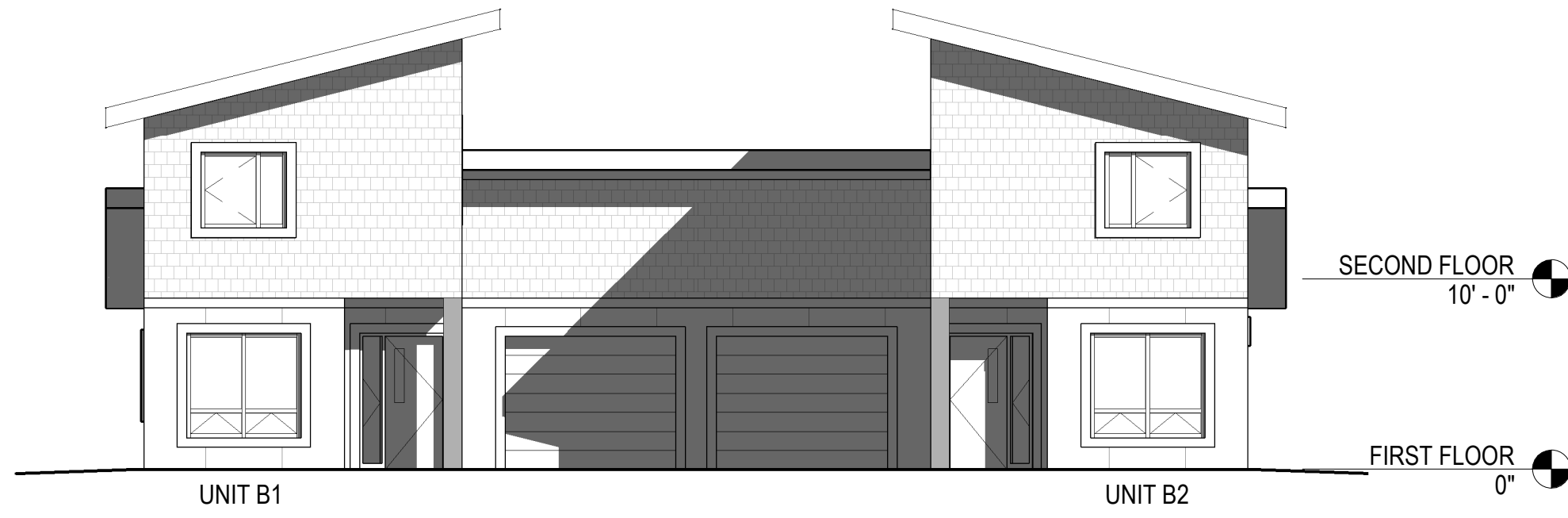
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NOT FOR CONSTRUCTION

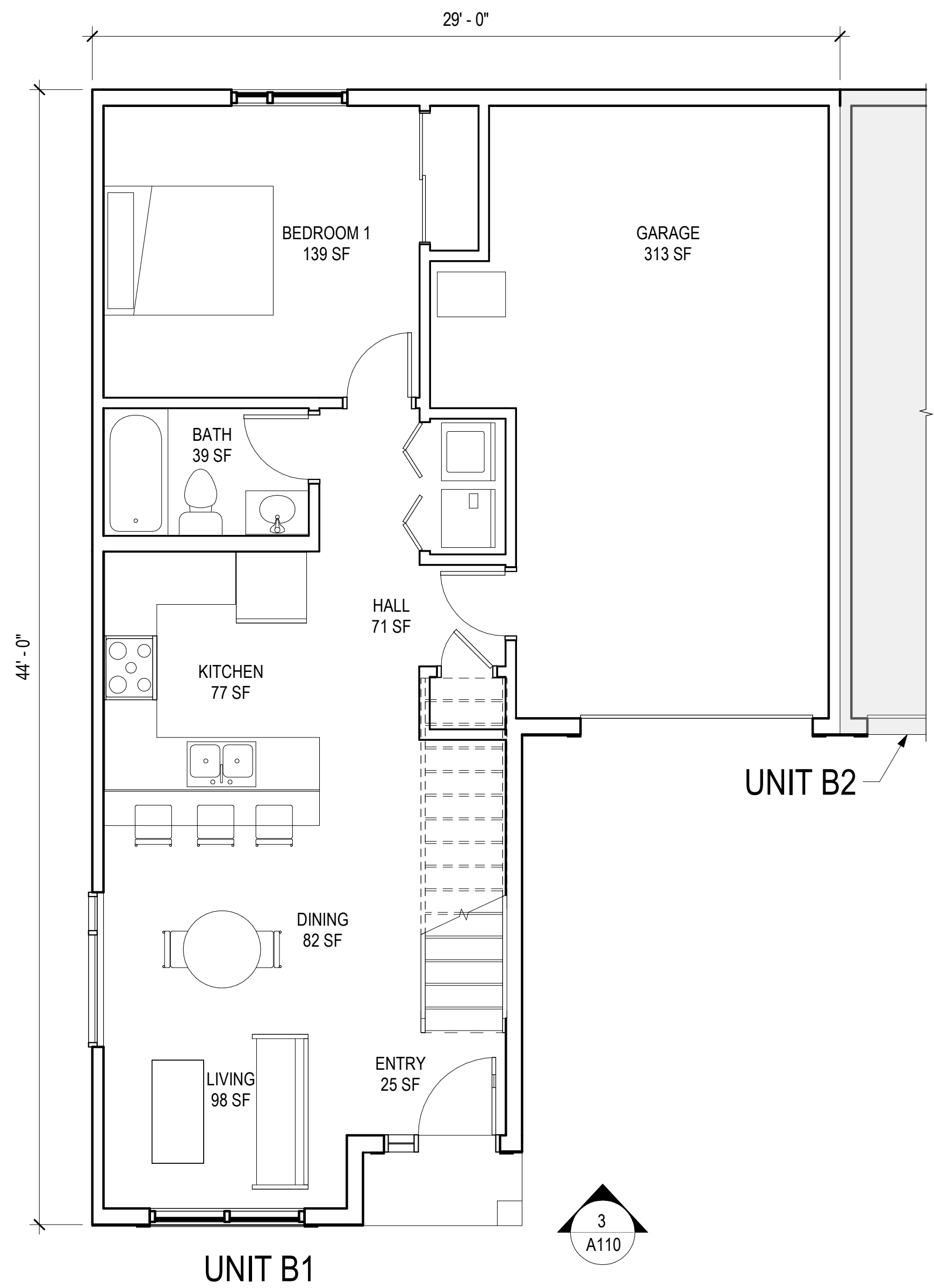
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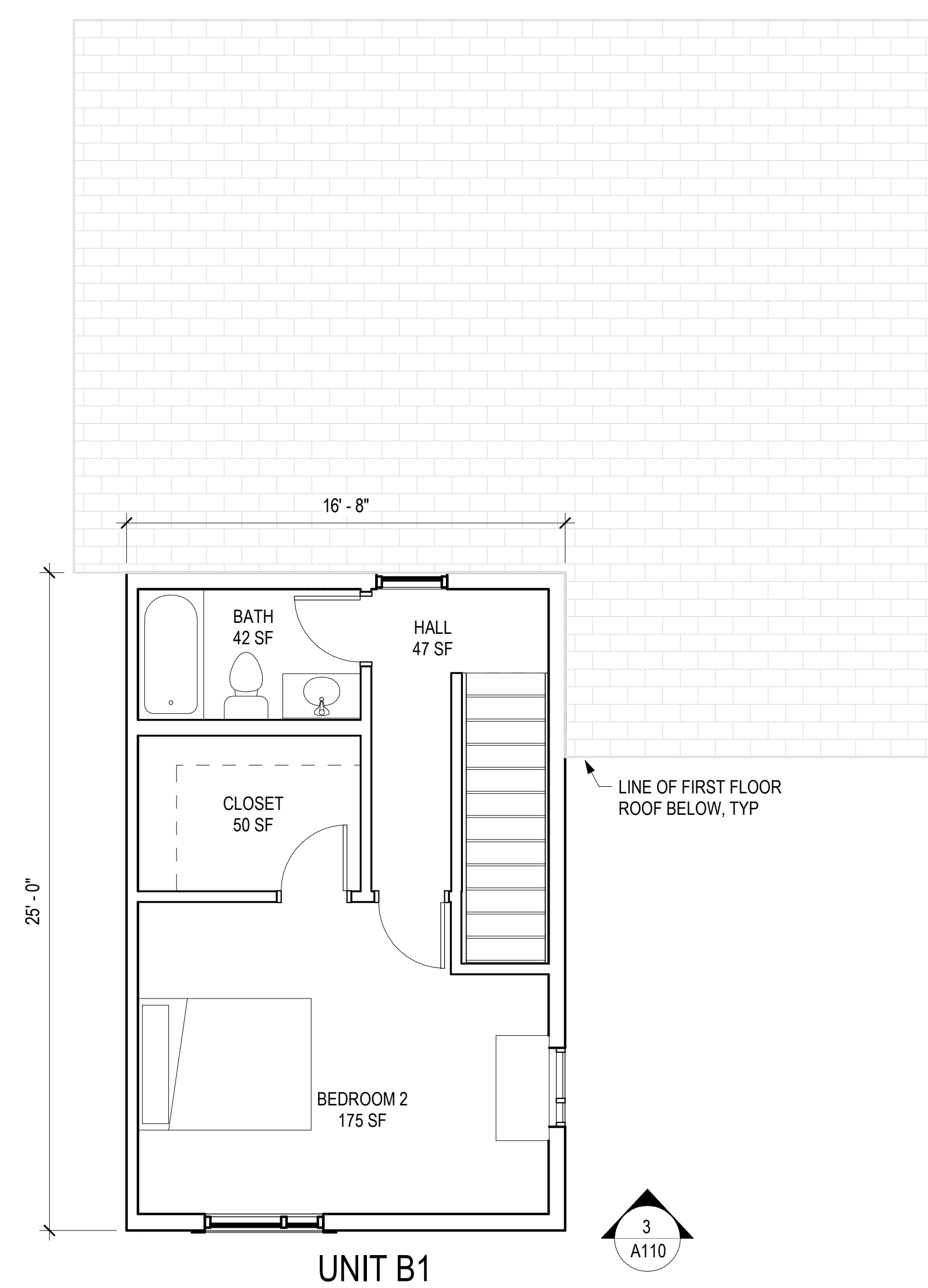
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3 DUPLEX TYPE BB - FRONT ELEVATION
A110 1/8" = 1'-0"



1 FIRST FLOOR - UNIT B
A110 1/4" = 1'-0" 1024 SQFT



2 SECOND FLOOR - UNIT B
A110 1/4" = 1'-0" 416 SQFT

TOTAL SF = 1,440

ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104
DATE: 2024-05-09
DRAWN BY: ACB
CHECKED BY: HK

REVISION	DESCRIPTION	DATE

DUPLEX TYPE BB FRONT ELEVATION & UNIT B FIRST & SECOND FLOOR PLANS

A110

BETTISWORTH NORTH ARCHITECTS & PLANNERS

**BETTISWORTH
NORTH**

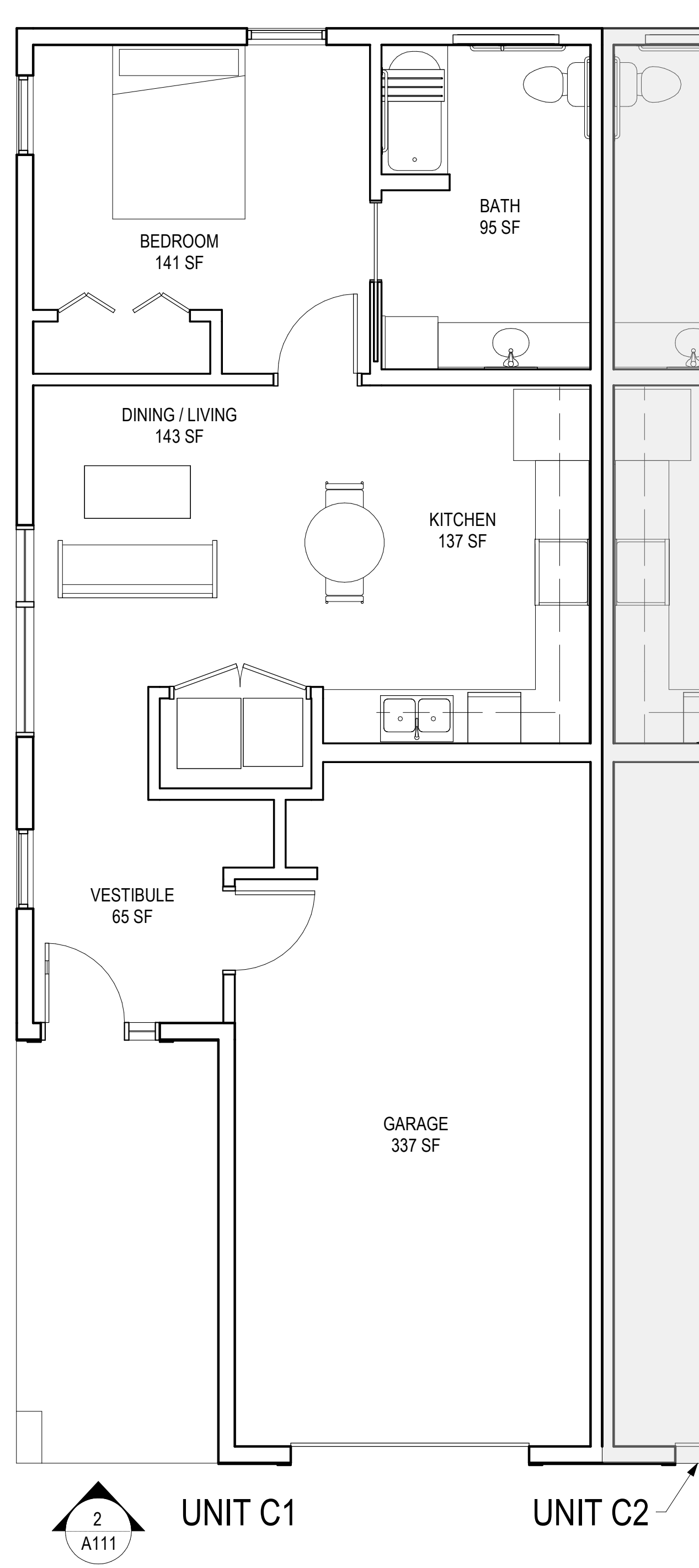
CORPORATE NO. AECC219 BETTISWORTH.COM

NOT FOR CONSTRUCTION

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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2/29/2024 3:45:04 PM



1
A111 **FIRST FLOOR - UNIT C - DUPLEX**
1/4" = 1'-0" 1078 SQFT



2
A111 **DUPLEX TYPE CC FRONT ELEVATION**
1/4" = 1'-0"

TOTAL SF = 1,078

ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104
DATE: 2024-05-09
DRAWN BY: ACB
CHECKED BY: HK

REVISION	DESCRIPTION	DATE

DUPLEX TYPE CC FRONT
ELEVATION & UNIT C FIRST
FLOOR PLAN

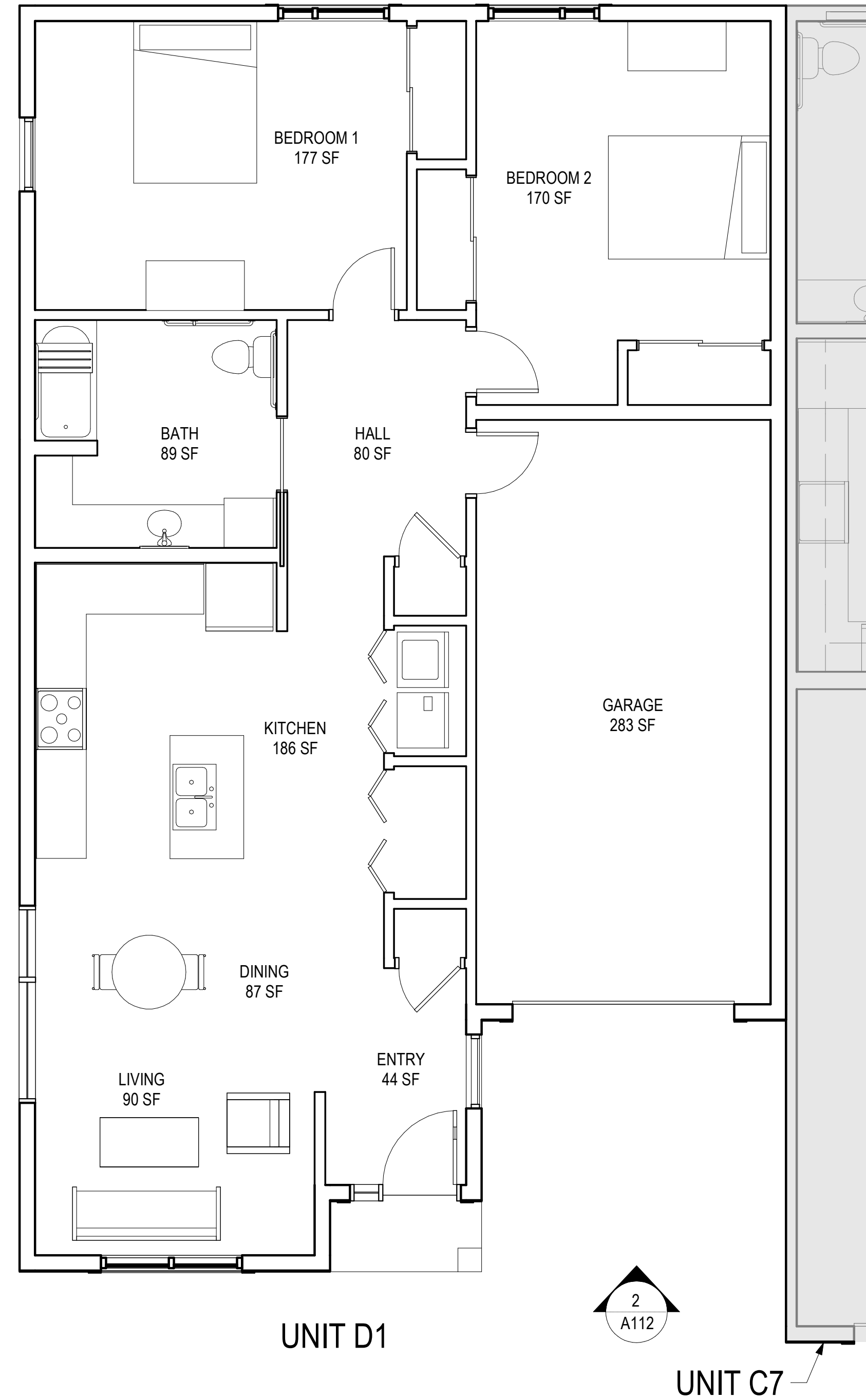
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NOT FOR CONSTRUCTION

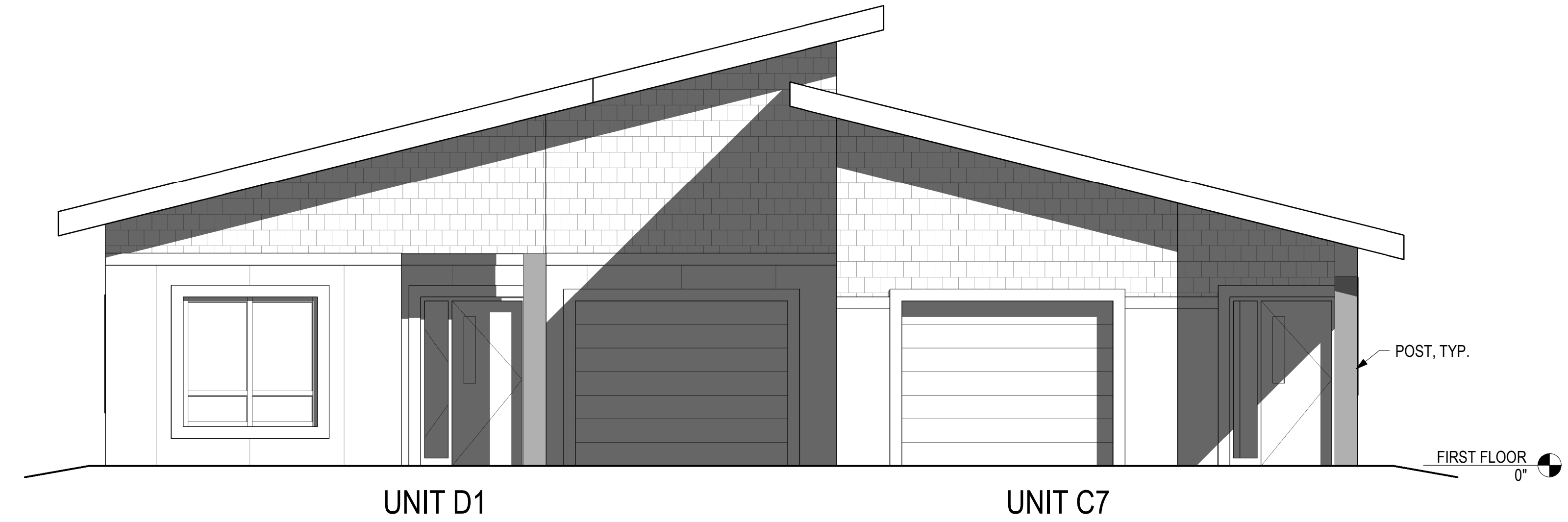
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1 FIRST FLOOR - UNIT D
A112 1/4" = 1'-0" 1471 SQFT



2 DUPLEX TYPE CD FRONT ELEVATION
A112 1/4" = 1'-0"

TOTAL SF = 1471

CONSULTANT:

PROJECT NO: 24-104
DATE: 2024-05-09
DRAWN BY: ACB
CHECKED BY: HK

REVISION	DESCRIPTION	DATE

DUPLEX TYPE CD FRONT ELEVATION & UNIT D FIRST FLOOR PLAN

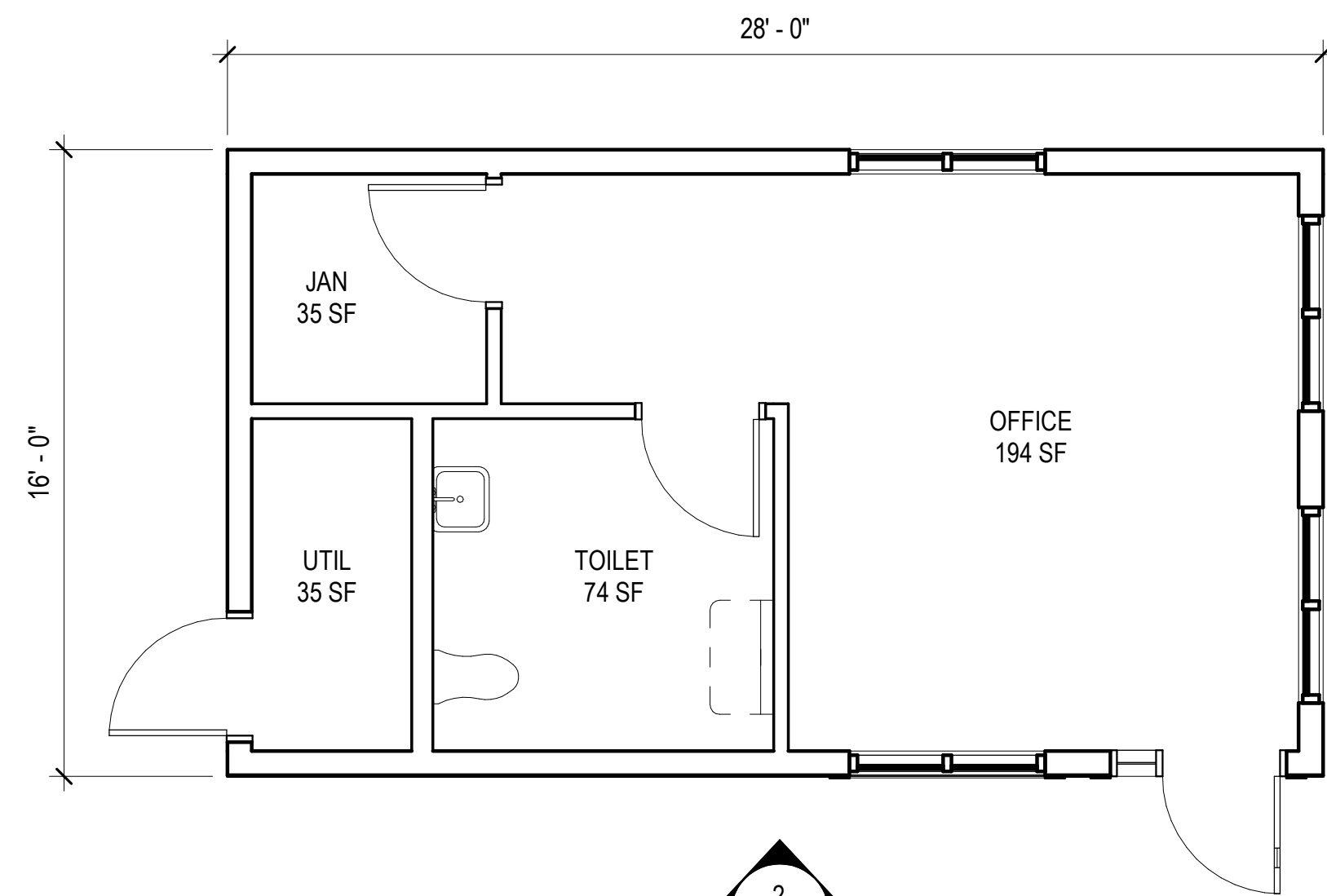
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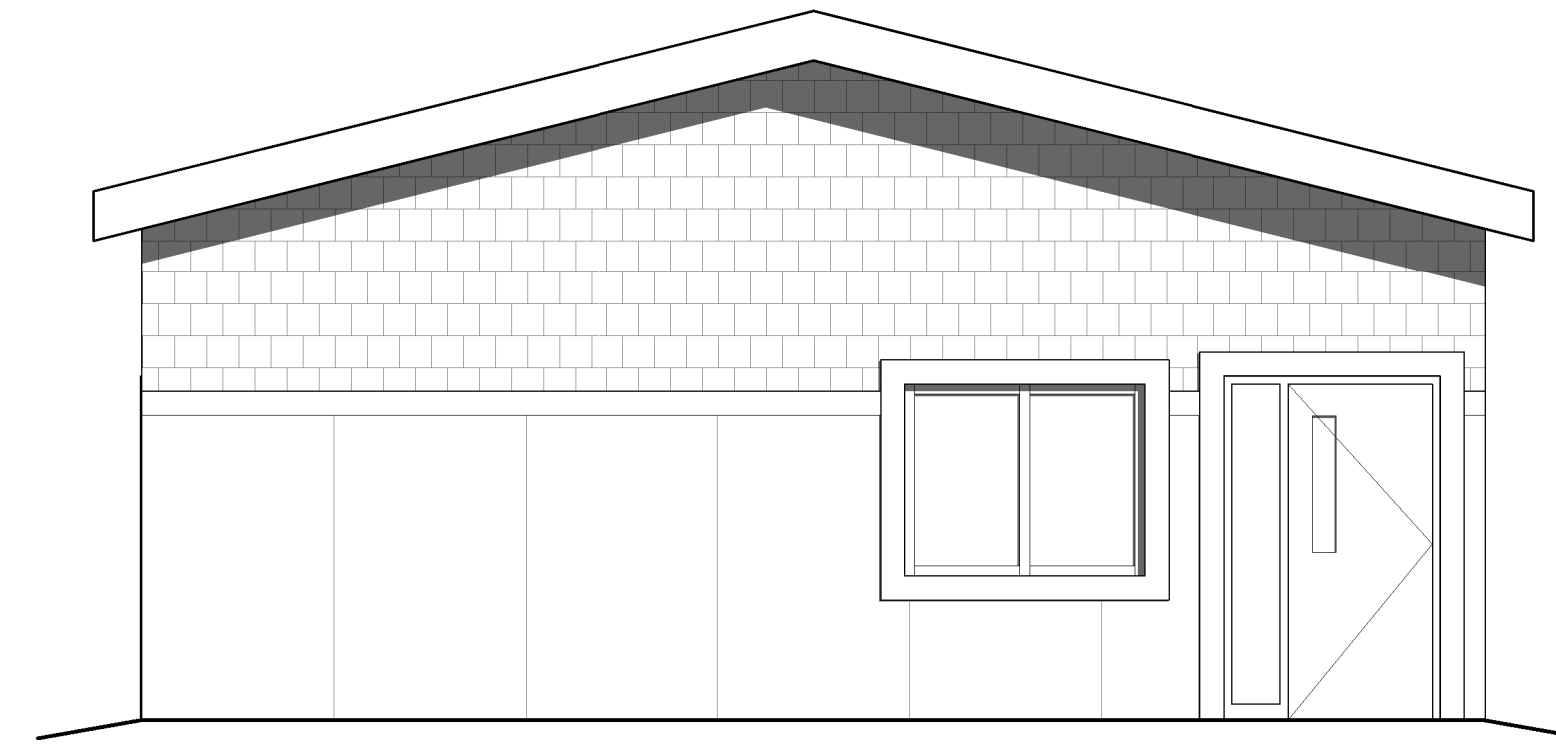
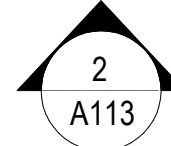
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1
A113 OFFICE PLAN
1/4" = 1'-0" 448 SQFT



2
A113 OFFICE ELEVATION
1/4" = 1'-0"

ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104
DATE: 2024-05-09
DRAWN BY: ACB
CHECKED BY: HK

REVISION	DESCRIPTION	DATE

OFFICE PLAN & ELEVATION

A113

BETTISWORTH NORTH ARCHITECTS & PLANNERS

**BETTISWORTH
NORTH**

CORPORATE NO. AEC219 BETTISWORTH.COM

NOT FOR CONSTRUCTION



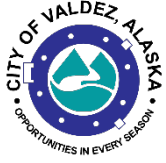
NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT

The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, **June 12, 2024**, at 7:00 pm in the City Council Chambers at 212 Chenega Avenue.

The purpose of the hearing is to take public testimony concerning a Conditional Use Permit application for a Planned Unit Development that would allow a development of 10 duplexes (20 dwelling units) to be located at 700 West Clark Avenue (Lot 5, Evergreen Vista Addition No. 1, Plat 81-4). The applicant is Alaska Corporation for Affordable Housing and the property owner is Mineral Creek Land Co. Inc.

The public is encouraged to attend the hearing to provide comments or may submit comments in writing to the Community Development Department. Submitted comments must be received by 4:00 pm on the day of the meeting to be presented to the Planning & Zoning Commission. Submissions by email may be sent to: communitydevelopment@valdezak.gov.

Anyone having questions concerning this notice, or who would like more detailed information should contact the Community Development Department at 907-834-3401.



City of Valdez

ALASKA

Community Development Department

June 5, 2024

Chelsea Smith
Operations & Development Mgr
4300 Boniface Parkway
Anchorage, Alaska 99504
Sent via email to: csmith@acah.us

Re: Conditional Use Permit Application – 700 West Clark Avenue

Ms. Smith,

I have completed a sufficiency review of your conditional use permit application pursuant to Ordinance 24-01 17.04.060(E)(2). I have found that the following elements of the application are inconsistent with City standards.

Ordinance 24-01 17.09.020(B)(2) states, “Design Excellence: The project is expected to achieve a better design than could be achieved with the strict application of the zoning district standards in terms of building architecture, pedestrian orientation/access, retaining natural features, and implementing the community vision as articulated in the comprehensive plan.” Your application does not demonstrate that design excellence of building architecture will be achieved.

The site plan indicates that five of the proposed duplexes back up to an 8-foot-tall fence. Four of these duplexes have rear shedding roofs. These duplexes are located five feet from the solid fencing. The shedding snow will likely block the bedroom egress windows of these units. The building architecture and the site layout does not achieve the PUD standard concerning design excellence due to likely accumulation of snow against bedroom egress windows. The staff’s findings concerning this standard will be presented to the Planning and Zoning Commission at their upcoming meeting.

Additionally, Ordinance 24-01 17.13.030 requires the submission of a snow storage plan with all permit applications. Although many items that are required to be part of the snow storage plan are included in the submitted site plan and narrative, a separate narrative description of the proposed snow storage plan is not included with the application. I have attached this portion of

the code and I apologize that I did not notice this omission as part of the completeness review of the application.

Please do not hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Bruce Wall". The signature is fluid and cursive, with the first name "Bruce" and last name "Wall" clearly distinguishable.

Bruce Wall, AICP
Senior Planner
City of Valdez | Planning Department
P.O. Box 307, Valdez AK 99686



June 7, 2024

Bruce Wall
Senior Planner
City of Valdez
P.O. Box 307
Valdez, AK 99686
Sent via email to bwall@valdezak.gov

Re: Letter dated June 5, 2024

Mr. Wall,

We appreciate the careful consideration that has already gone into the review of our Conditional Use Permit Application. We would like to offer the following narrative in response to your outlined concerns.

Regarding Ordinance 24-01 17.09.020(B)(2) regarding “Design Excellence:” When originally designing the concept on this lot, triplexes were considered. Triplex configurations would be allowable under the current zoning standards. However, triplex designs severely disadvantage the middle ADA accessible units. These units would have little to no natural light in their living spaces and be required to share walls with two neighbors. In a city that experiences such a vast winter with snow and darkness, it is imperative that all residents experience as much natural daylight as possible.

Our duplex design allows daylight on three sides with the only shared wall being that of the garages, making a more desirable unit. The duplex design also ties in with the residential neighborhoods on two sides of the property, allowing for a more esthetically pleasing extension of their community as opposed to a higher density building configuration.

The passthrough street versus a cul-de-sac design allows for ease of use for emergency vehicles, as there is no need for first responders to coordinate turning their vehicles around in emergency situations.

Building Type BB contains both side and rear facing rooflines. The side-shedding roofline is atop the second story and does not affect any emergency egress, as there are no bedrooms below it on the main level. The rear-shedding roofline is above one of the bedrooms. Since these plans are only at 10% completion, by making a slight modification to have the egress window on the side, rear snow shed will not pose an issue for egress. We anticipate using shingle roofs to control snow shed and we will also put the fence closer to the property line.



With the modifications of the location of the egress window and the fence, any concerns of the site not meeting design excellence should be alleviated.

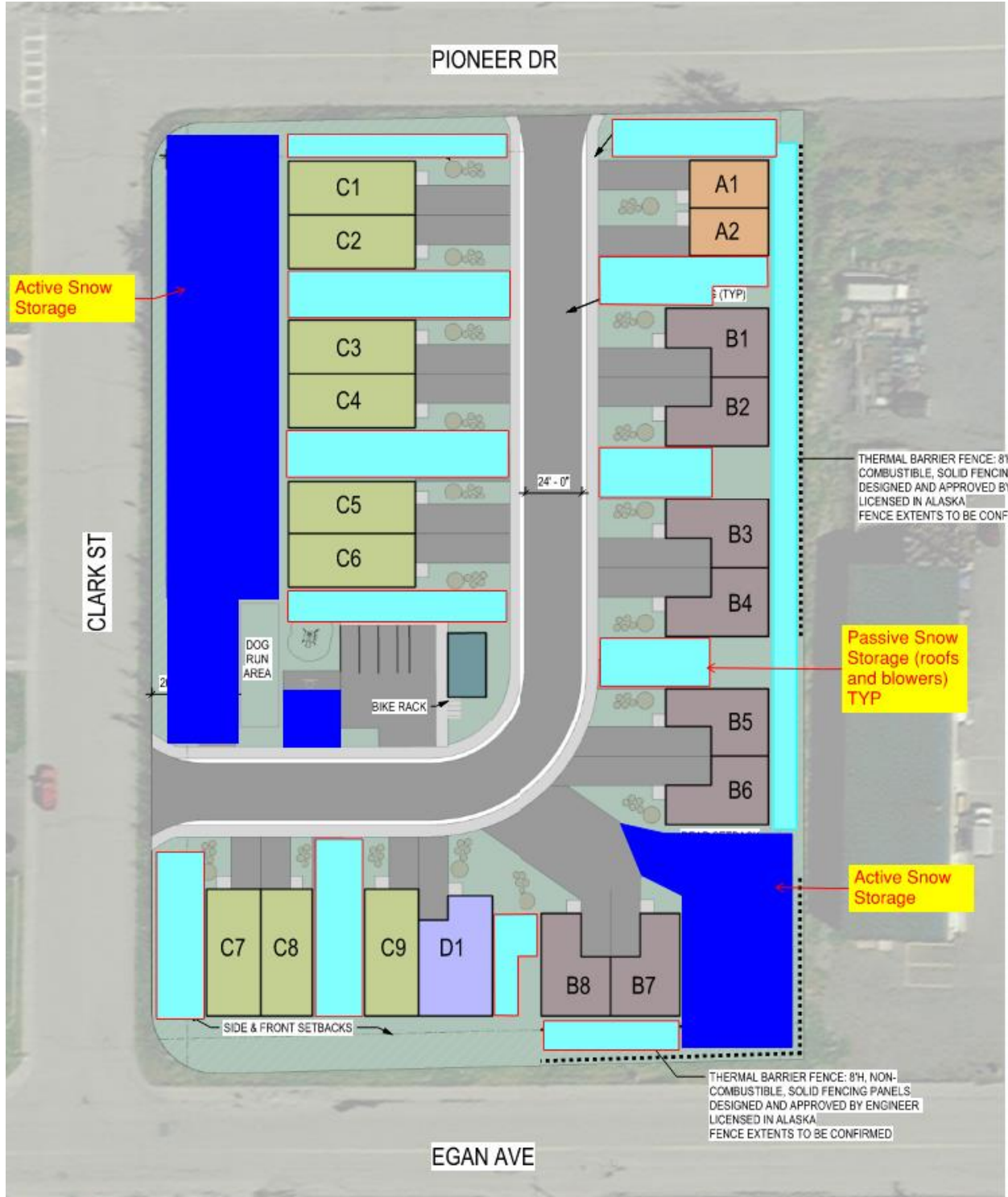
Regarding Ordinance 24-01 17.13.030: The road depicted in the plans is intended to be a private road with no additional responsibility added to the Public Works department of the City of Valdez. It will be the owner's responsibility to maintain snow clearance and unit access in the winter months. Ownership will be purchasing necessary snow removal equipment in order to do so. In addition to the indicated snow storage areas, the parking spaces located in between each pair of buildings may be used as overflow of snow storage, should it become necessary (up to six spaces). This will not impact the parking for the units, as each unit has a garage and space to park an additional vehicle in each driveway. Please see the attached sketch plan.

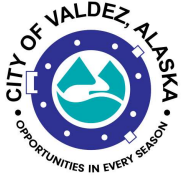
We hope that this explanation provides the clarity needed for your committee's consideration and approval of our Conditional Use Permit application. We look forward to continuing this conversation about how we can bring desirable affordable housing units to your community.

Should you have any additional questions or concerns, please feel free to contact me directly.

Thank you,
DocuSigned by:
Chelsea Smith

F09CB3F39E59446
Chelsea Smith
Operations & Development Manager
907-330-8401
csmith@acah.us





Legislation Text

File #: 24-0241, **Version:** 1

ITEM TITLE:

Approval of Conditional Use Permit 24-03 - A Request from Alaska Corporation for Affordable Housing for the Approval of a Planned Unit Development at Lot 5, Evergreen Vista Addition No. 1, Plat 81-4 (700 West Clark Avenue) and Adopt Findings

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve the request from Alaska Corporation for Affordable Housing for a Planned Unit Development at Lot 5, Evergreen Vista Addition No. 1, Plat 81-4 (700 West Clark Avenue) and adopt findings and conditions.

SUMMARY STATEMENT:

Applicant: Alaska Corporation for Affordable Housing

Property Owner: Mineral Creek Land Co. Inc.

Street Address: 700 West Clark Avenue

Legal Description: Lot 5, Evergreen Vista Addition No. 1, Plat 81-4

Zoning District: General Commercial (G)

Existing Land Use: Vacant

Access: Clark Avenue or Pioneer Drive

Ordinance 24-01 states, "The Planning and Zoning Commission shall evaluate whether the conditional use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request."

Please see the attached staff report for details on the code requirements and staff's evaluation of the application.



FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE May 9, 2024
NAME OF APPLICANT	Alaska Corporation for Affordable Housing
ADDRESS OF APPLICANT	P.O. Box 101020, Anchorage, AK 99510
DAYTIME PHONE	907-330-8401
SIGNATURE	DocuSigned by: Chelsea Smith
LEGAL OWNER	The Port Valdez Company Inc
ADDRESS	13598 Via Varra Road, Ste 203, Broomfield, CO 80020
PHONE NUMBER	303-588-8275
STREET ADDRESS:	700 West Clark Street
LEGAL DESCRIPTION:	Evergreen Vista Addition No 1, Lot 5
CURRENT ZONING	General Commercial
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
Planned Unit Development Approval	
USE REQUESTED	
TEMPORARY	HOW LONG
PERMANENT	YES

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

Please see the attached narrative to address the CUP Criterion and PUD Criterion.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

Why is this site especially suited to the Conditional Use proposed?

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

Attach or include any other information you feel is relevant to this application

Memorandum

Date: May 9, 2024

To: City of Valdez Planning Department
Kate Huber, Planning Director
Bruce Wall, Senior Planner

From: Roy Rountree, Bettisworth North Architects and Planners
Chelsea Smith, Alaska Corporation for Affordable Housing (ACAH)

Project No.: na

Subject: Conditional Use Application
Duplex Housing Planned Unit Development
Evergreen Vista Addition No 1, Lot 5

General:

In 2011, the State of Alaska passed legislation which allowed the Alaska Housing Finance Corporation to establish a subsidiary to further the mission of providing Alaskans access to safe, quality, affordable housing through the acquisition, development, management, or operation of affordable housing.

The Alaska Corporation for Affordable Housing (ACAH) was created as a non-profit organization, with the ability to access resources such as loans, grants, and private funding that are not available to AHFC. ACAH utilizes these resources to develop or acquire properties to increase affordable housing opportunities and bridge the gap that would be more challenging for private developers to fill. Together with the help of effectively employing partnerships, by the close of 2024, ACAH will have helped develop more than 250 units of affordable housing throughout the state.

ACAH is currently in pre-development stages of adding 20 units of affordable housing at 700 W Clark Street, Valdez, Alaska. All units will be rented to households who have 60% or lower of area median income and will be supported through sponsor based rental assistance from AHFC. The construction will be backed through federal funding allocated to ACAH from AHFC's HUD Moving to Work program, Low Income Housing Tax Credits, financing, and anticipated receipt of financial incentives for development offered by the City of Valdez.

The property is adjacent to residential homes on two sides, commercial property on the other two, and diagonally across from the local elementary school. The property will have a property management office, small playground with a basketball court, a dog run area and the rental units will be comprised of

10 duplex-style buildings. They will contain 9 accessible one-bedroom units, 8 two-bedroom units, 1 accessible two-bedroom unit, and 2 three-bedroom units. Tri-plex and larger style buildings were originally considered, however the duplex-style takes into consideration the preservation of the neighboring residential communities while providing desirable units to future residents. Understanding the need for housing in the community, we are pushing for construction to begin late summer of 2024 to be able to deliver units in early 2026.

We are submitting this Conditional Use to all a Planned Unit Development incorporating all the amenities previously described. We have provided site design and unit design documents attached to this application.

Approval Criteria:

1. **Criterion 1: Site Suitability:** The project is roughly 2 acres with a relatively level topography with access to three city streets. The proposed development includes an access off Pioneer Street and secondary access off of Clark Street. The property is well drained with a slight slope down to Egan Street. Onsite drainage will be collected along the internal road and piped to drainage structures in surrounding streets. These will be designed and sized in the next design phase. Yards around the duplex homes will be graded away from the homes to percolation areas.
2. **Criterion 2: Utility, Sanitation, and Public Service Needs.** The development is designed to include connections to City Water, Sewer, and Electrical power that are currently available at the site. The interior roadway is designed to allow Fire truck access through the site with no turnarounds required. We anticipate adding fire hydrants as required for hose distances established in the International Fire Code.
3. **Criterion 3: Zoning District Standards.** The property is zoned General Commercial. Table 17.06.040a lists the allowed use for Planned Unit Development as a permitted use subject to the Conditional Use process. The small management office on the site is permitted in the General Business zoning. The project meets the dimensional and intensity standards defined in Table 17.06.070.a
4. **Criterion 4: Specific Use Standards.** There are no specific use standards that apply to this project.
5. **Criterion 5: Comprehensive Plan Consistency.** Residential and mixed use on this site is supported in the Comprehensive Plan.
6. **Criterion 6: Nuisance Mitigation.** This development will not create any adverse impacts to the following:
 - a. Excessive noise: No impacts anticipated. Residential use.
 - b. Lighting effects: No impacts anticipated. Residential use.
 - c. Vibration effects: No impacts anticipated. Residential use.
 - d. Debris and litter: No impacts anticipated. Units will have individual refuse containers.

- e. Outdoor material storage: None anticipated.
 - f. Traffic: None anticipated in excess of current permitted uses. Residential traffic is anticipated. Additional driveway surfaces and additional guest parking are being designed into the project.
7. Criterion 7: Access and Circulation. Vehicular traffic is accommodated on the site at both Clark Street and Pioneer Drive. This double access arrangement will provide two ways for the residents to enter and exit the project, which is very important considering the potential morning and afternoon parent traffic to the elementary school. The arrangement allows for easy access to Egan Drive as a secondary exit path. Pedestrian traffic is accommodated on site with sidewalks on both sides of the private drive/street connecting all units and management office. The onsite sidewalks will connect to future sidewalks on Pioneer and Clark when these streets are upgraded, although, the development team could entertain a sidewalk connecting to the corner of Clark and Pioneer to accommodate students walking to and from school. Each of these currently has sidewalks on the opposite sides of each street. Cyclists will use the onsite street to gain access to the public streets.

We do not envision this development creating any undue traffic congestion or safety concerns for motorists, pedestrians, or cyclists.

8. Criterion for Planned Unit Developments:

- a. Allowances: We are not requesting any allowances for dimensional or use standards.
- b. PUD Criterion 1 – Open Space: This project is designed with 21% lot coverage. Snow storage areas account for 9% of the lot extents. The resulting open space on this site is 70% open space. This includes a small playground and dog run area.
- c. PUD Criterion 2 – Design Excellence: The project is limited by funding to 20 units of 1, 2, and 3 bedroom units. We are also providing 20 foot separations between each duplex pair, with ample room for future trees, play yards, etc. A higher density of housing is achievable on this site, however, the density we are proposing will allow more open space for family living and snow accommodation in the winter months. We also recognize the realities of successful living in Valdez may include ownership of boats, campers, ATV's etc. and we have provided more auxiliary parking stalls near the residences.

The planning code requires parking at a rate of 1.5 spaces per unit for residential uses. We have provided 51 parking spaces to account for additional vehicles and guest parking on this site. Included in this count is a single car garage for each unit.

- d. PUD Criterion 3 – Impact Mitigation: Please refer the CUP criterion previously stated for our response to impacts to neighboring properties. Due to the project funders (HUD) requirements we have added a 8 foot tall thermal barrier fence along two property frontage to protect humans using the outdoor yards against potential impacts of

neighboring above ground heating fuel tank explosions. (on bus barn and bulk fuel properties)

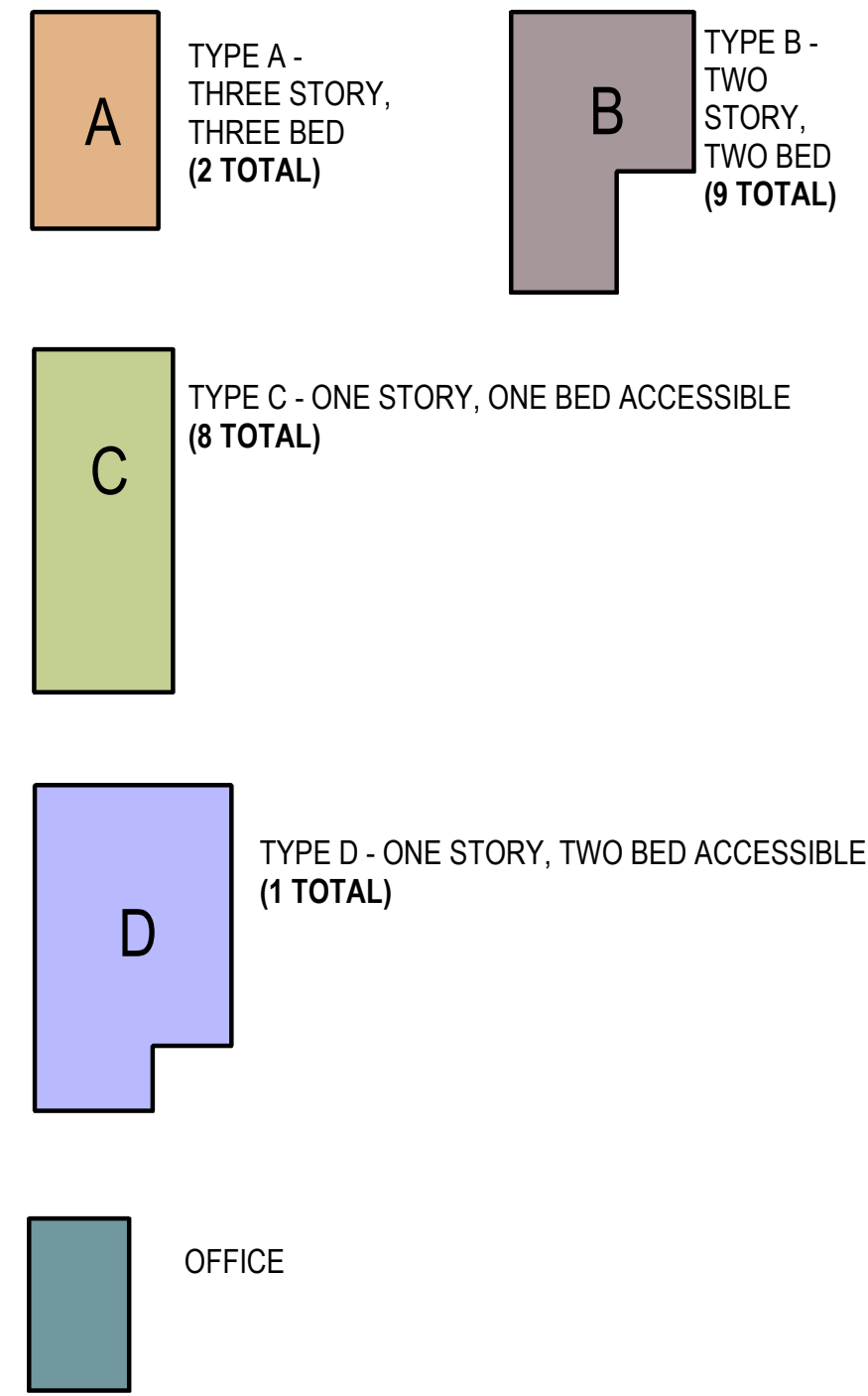
Sincerely,

Roy Rountree, Architect
Bettisworth North Architects and Planners

Attachments: Site plan
Building elevations

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

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VALDEZ TITLE 17 CODE STUDY

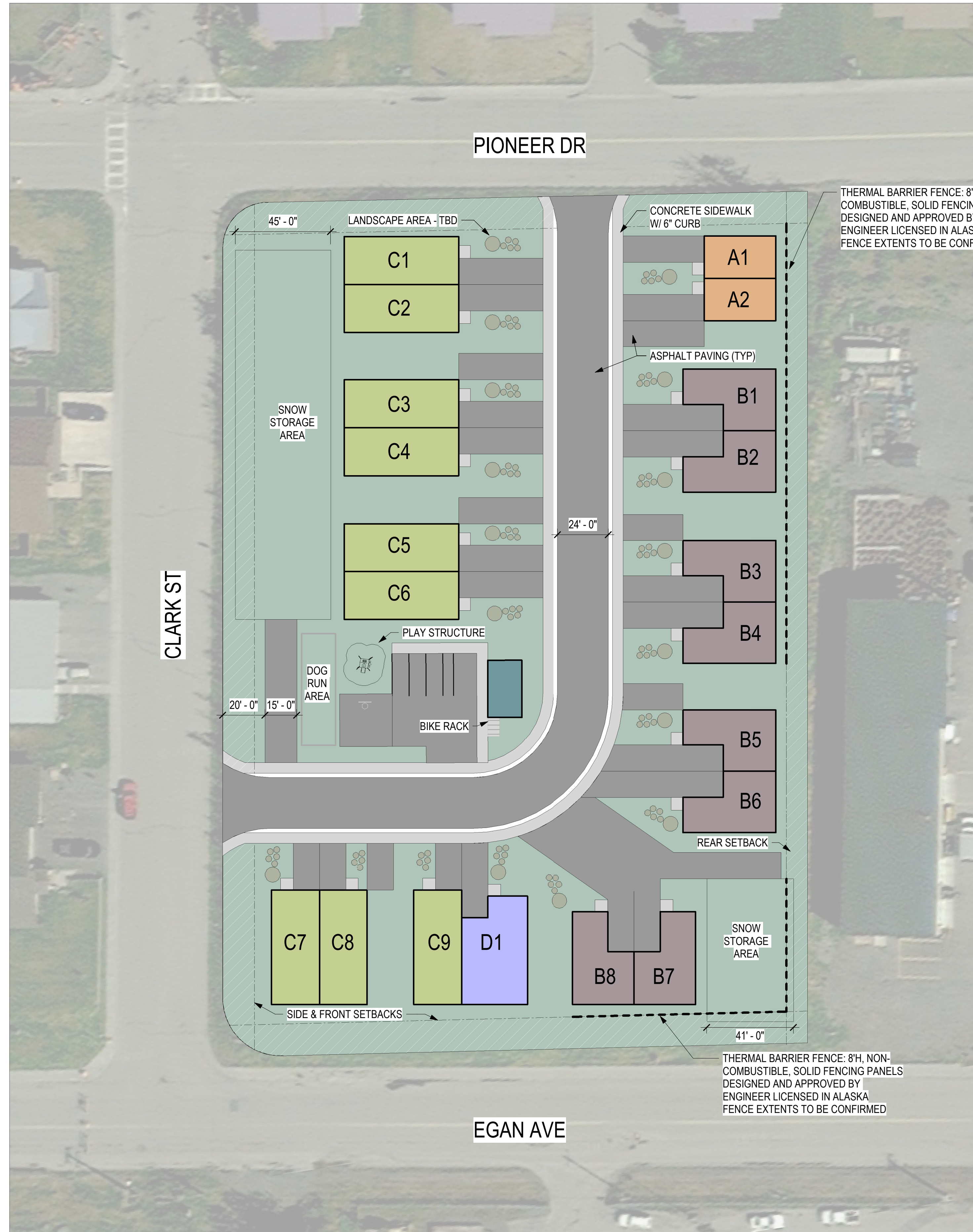
ZONING - G, GENERAL COMMERCIAL

PLANNED UNIT DEVELOPMENT (ALLOWED WITH CONDITIONAL USE)

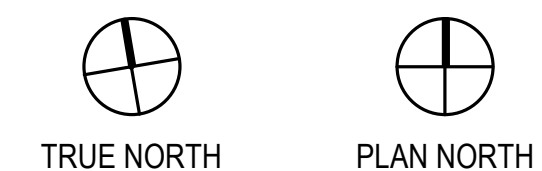
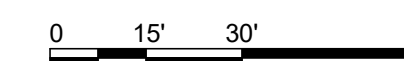
MINIMUM SET BACK REQUIREMENTS
 FRONT = 15'
 SIDE = 10'
 REAR = 10'

SNOW STORAGE PROVIDED:
 TOTAL SITE: 111,187 SF
 SNOW AREA: 10,620 SF (9%)

PARKING:
 SPACES REQ. 1.5 SPACES/UNIT= 30 SPACES (20 UNITS)
 51 PARKING SPACES PROVIDED (INC. GARAGES)



CONCEPT SITE PLAN
 1" = 30'-0"



ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104
 DATE: 2024-05-09
 DRAWN BY: ACB
 CHECKED BY: RR

REVISION	DESCRIPTION	DATE

CONCEPT SITE PLAN

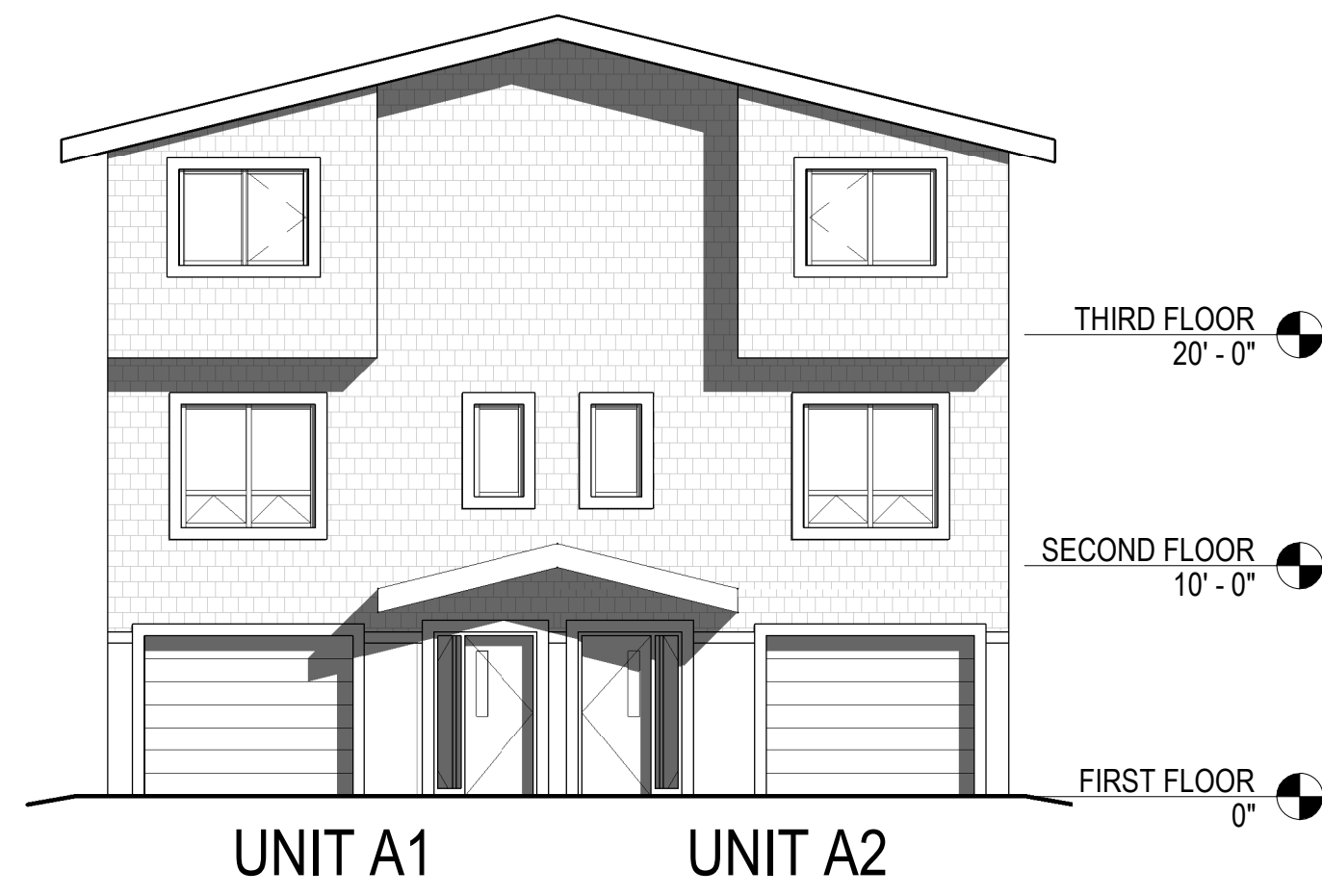
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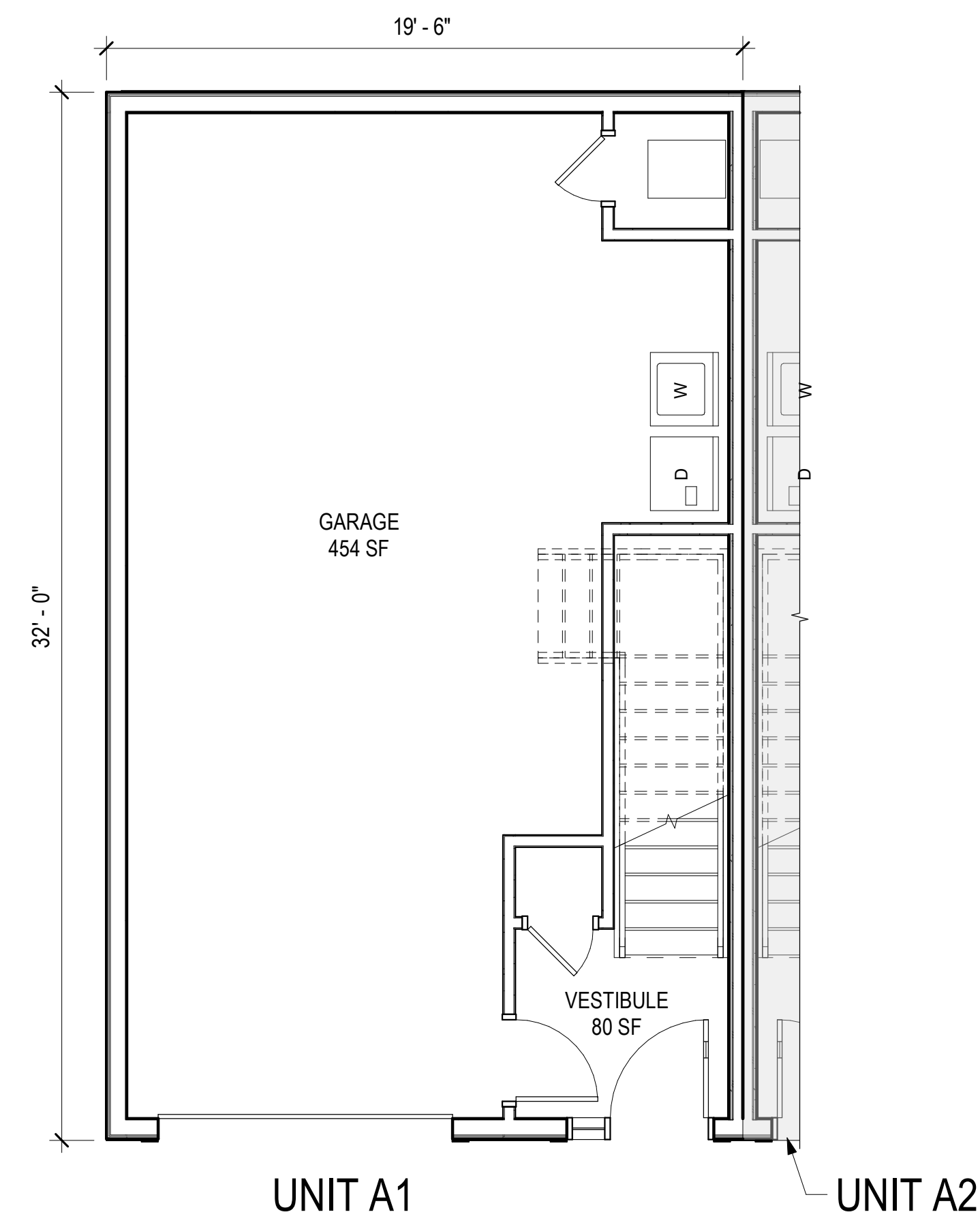
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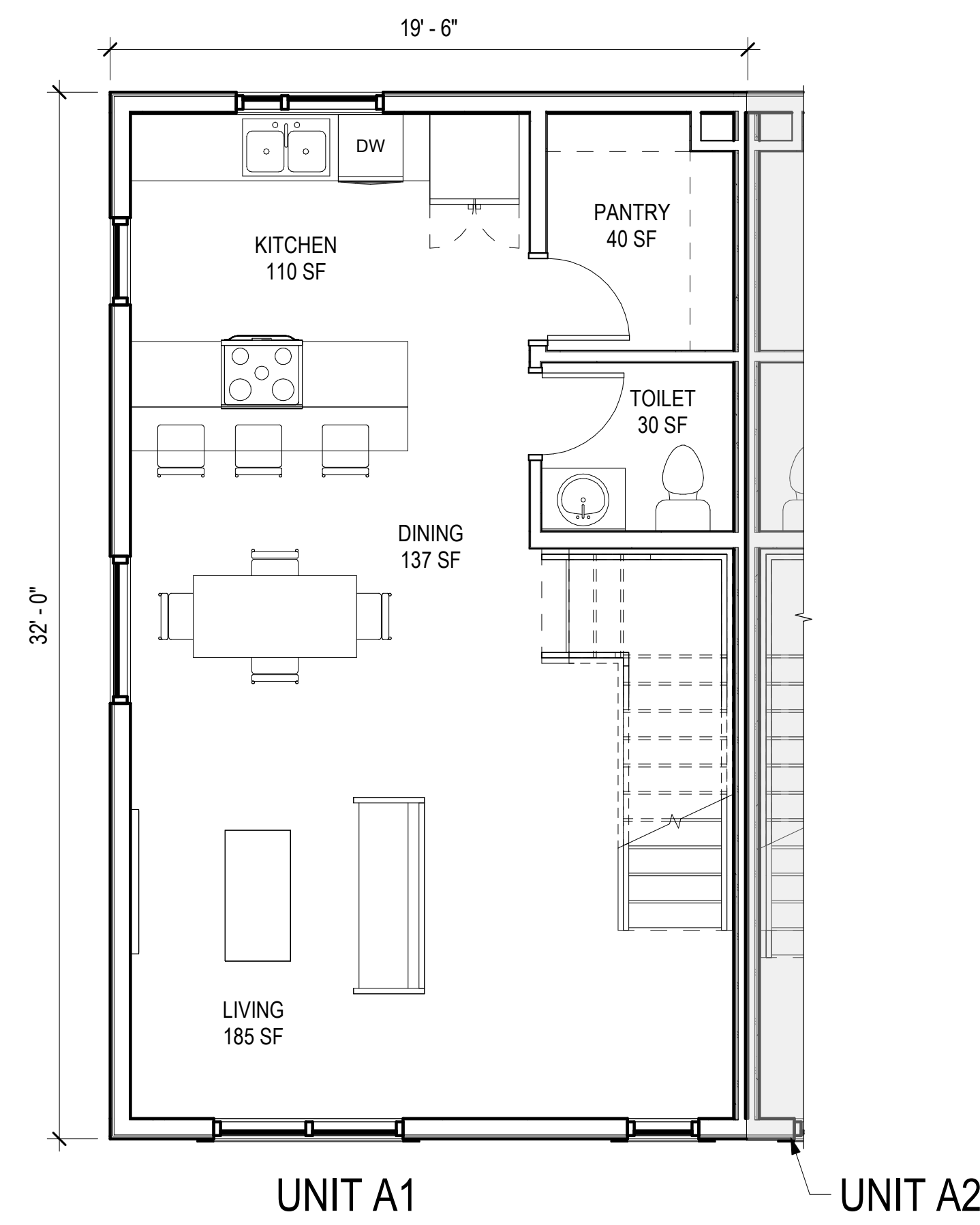
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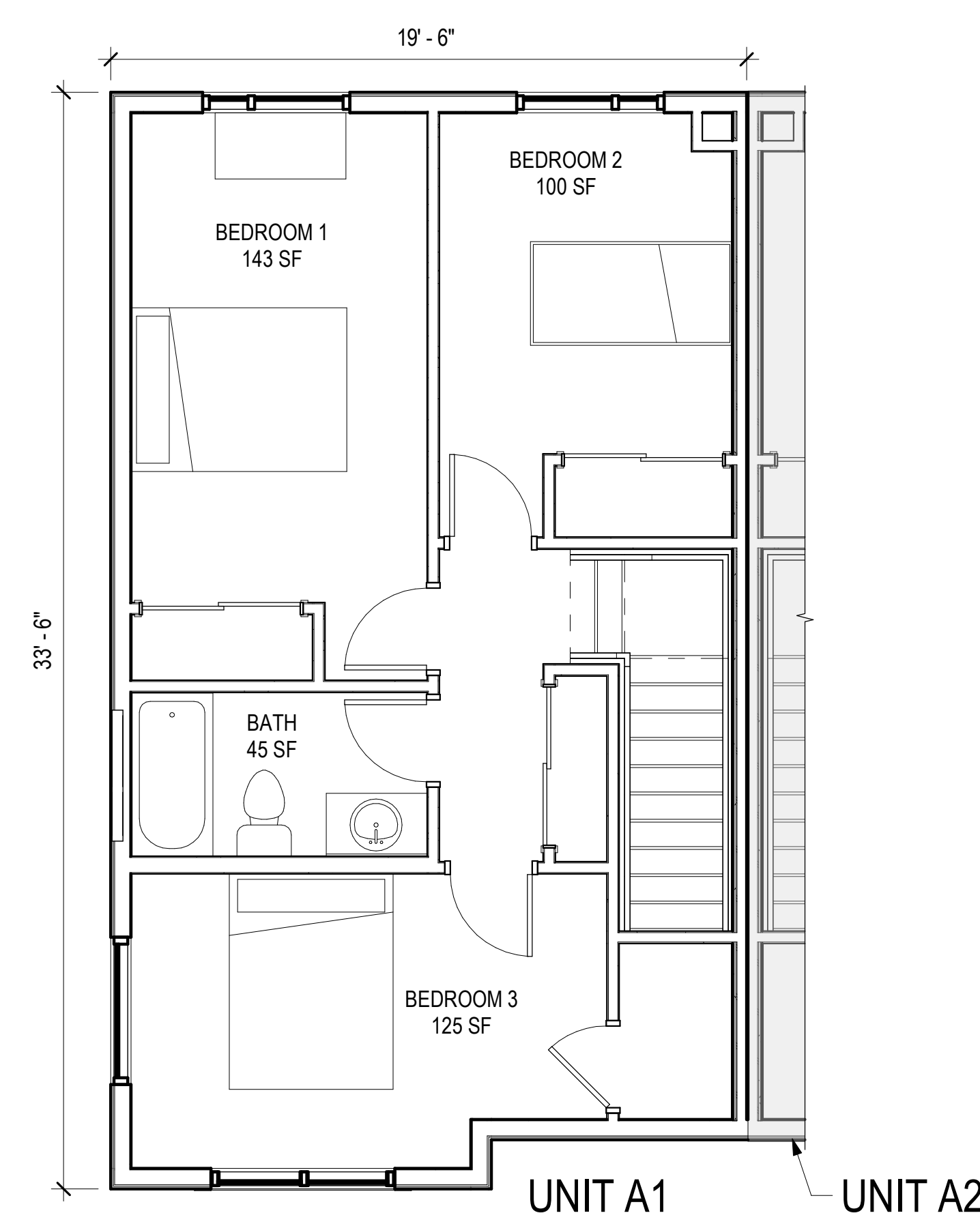
4 A109 **DUPLEX TYPE AA - FRONT ELEVATION**
1/8" = 1'-0"



1 A109 **FIRST FLOOR - UNIT A**
1/4" = 1'-0" 621 SQFT



2 A109 **SECOND FLOOR - UNIT A**
1/4" = 1'-0" 621 SQFT



3 A109 **THIRD FLOOR - UNIT A**
1/4" = 1'-0" 634 SQFT

TOTAL SF = 1,876 SF

CONSULTANT:

PROJECT NO: 24-104
DATE: 2024-05-09
DRAWN BY: ACB
CHECKED BY: HK

REVISION	DESCRIPTION	DATE

DUPLEX TYPE AA FRONT ELEVATION & UNIT A FIRST, SECOND & THIRD FLOOR PLANS

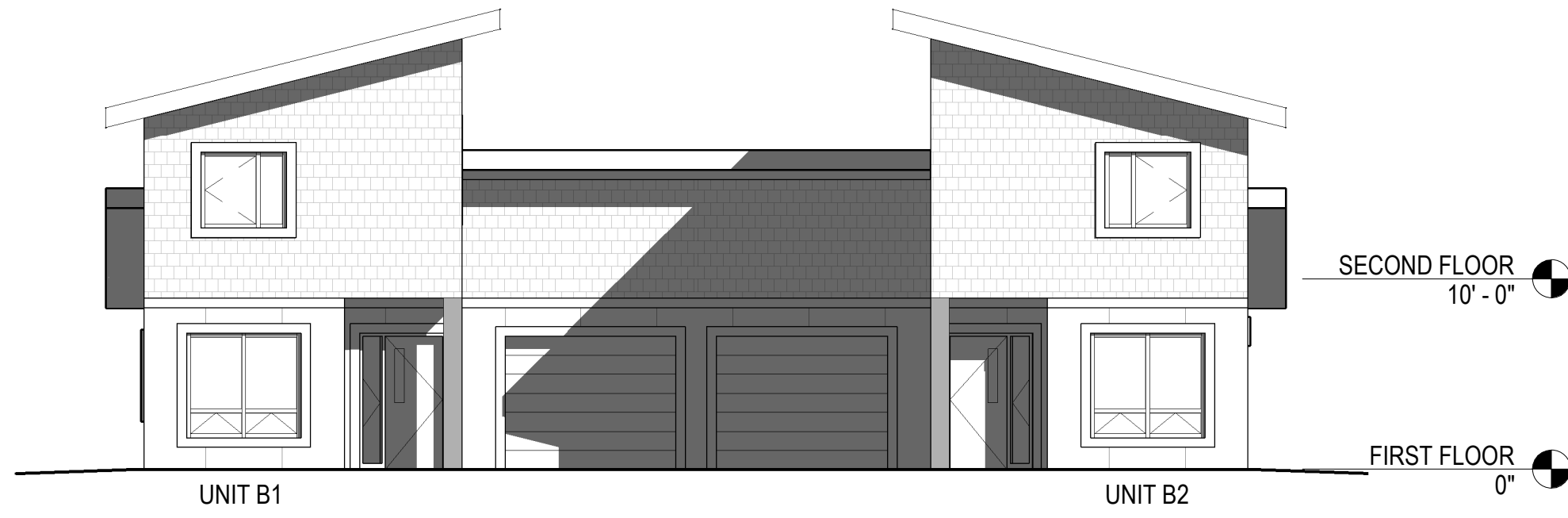
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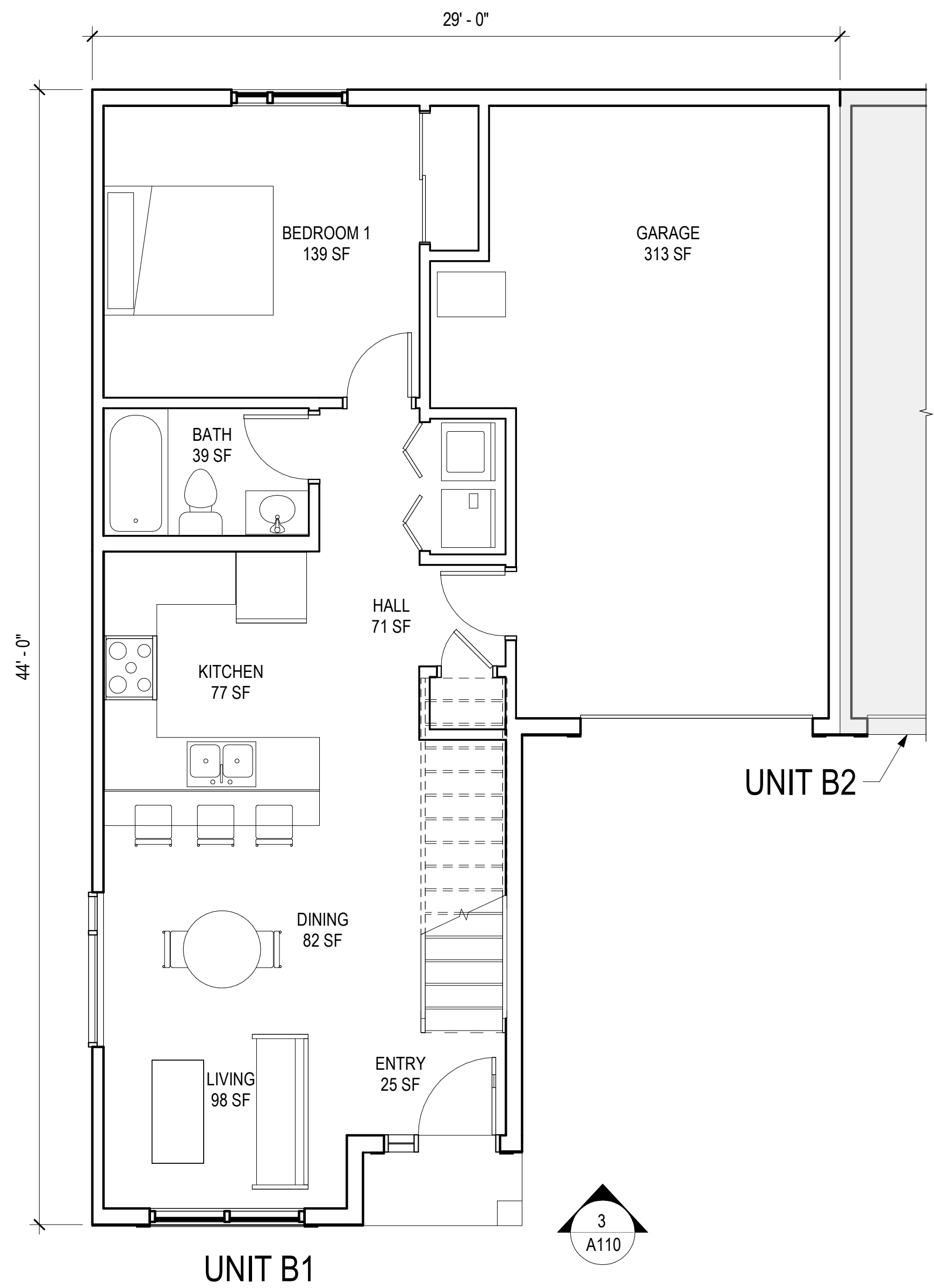
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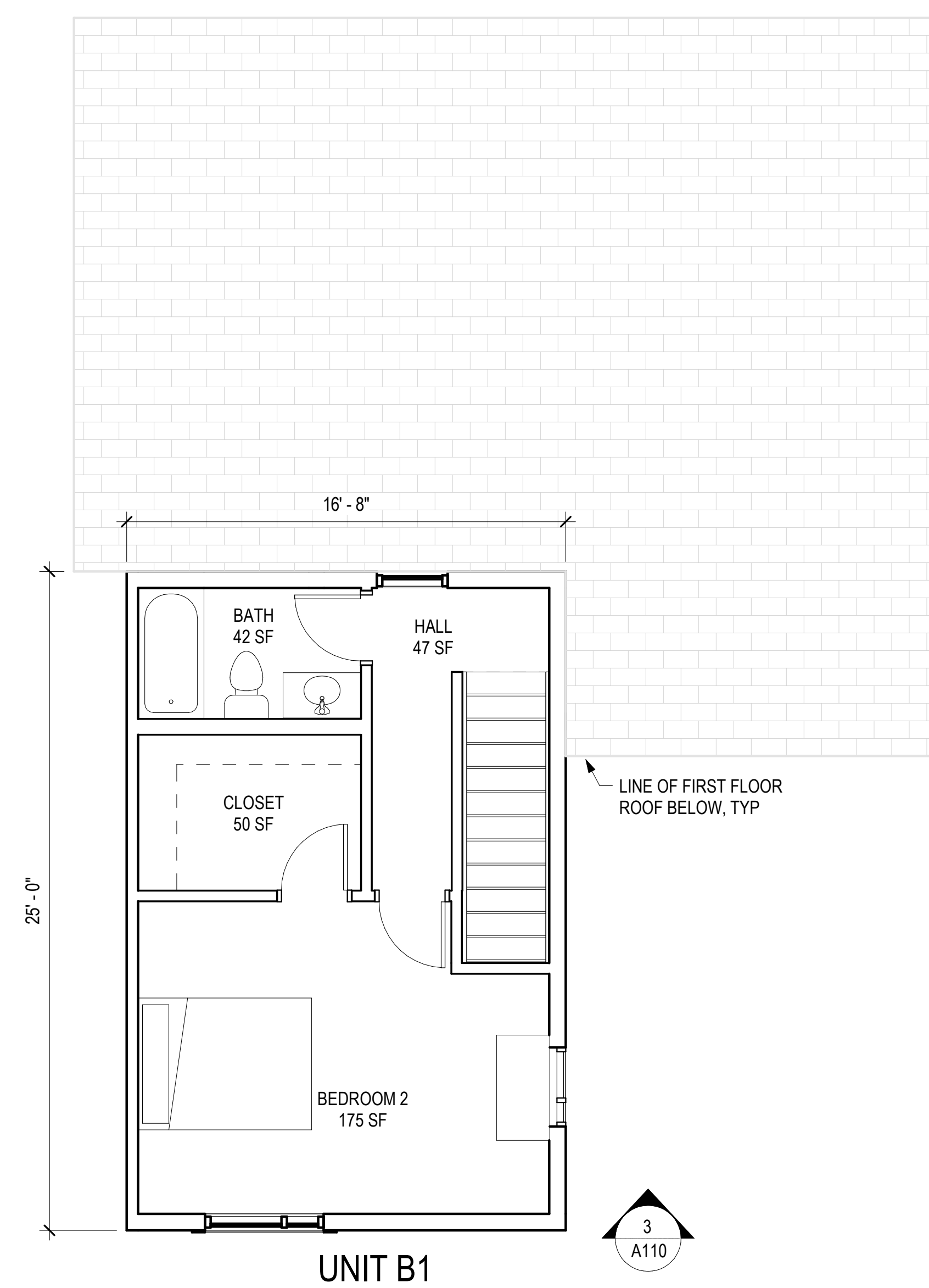
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3 DUPLEX TYPE BB - FRONT ELEVATION
A110 1/8" = 1'-0"



1 FIRST FLOOR - UNIT B
A110 1/4" = 1'-0" 1024 SQFT



2 SECOND FLOOR - UNIT B
A110 1/4" = 1'-0" 416 SQFT

TOTAL SF = 1,440

ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

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DUPLEX TYPE BB FRONT ELEVATION & UNIT B FIRST & SECOND FLOOR PLANS

A110

BETTISWORTH NORTH ARCHITECTS & PLANNERS

**BETTISWORTH
NORTH**

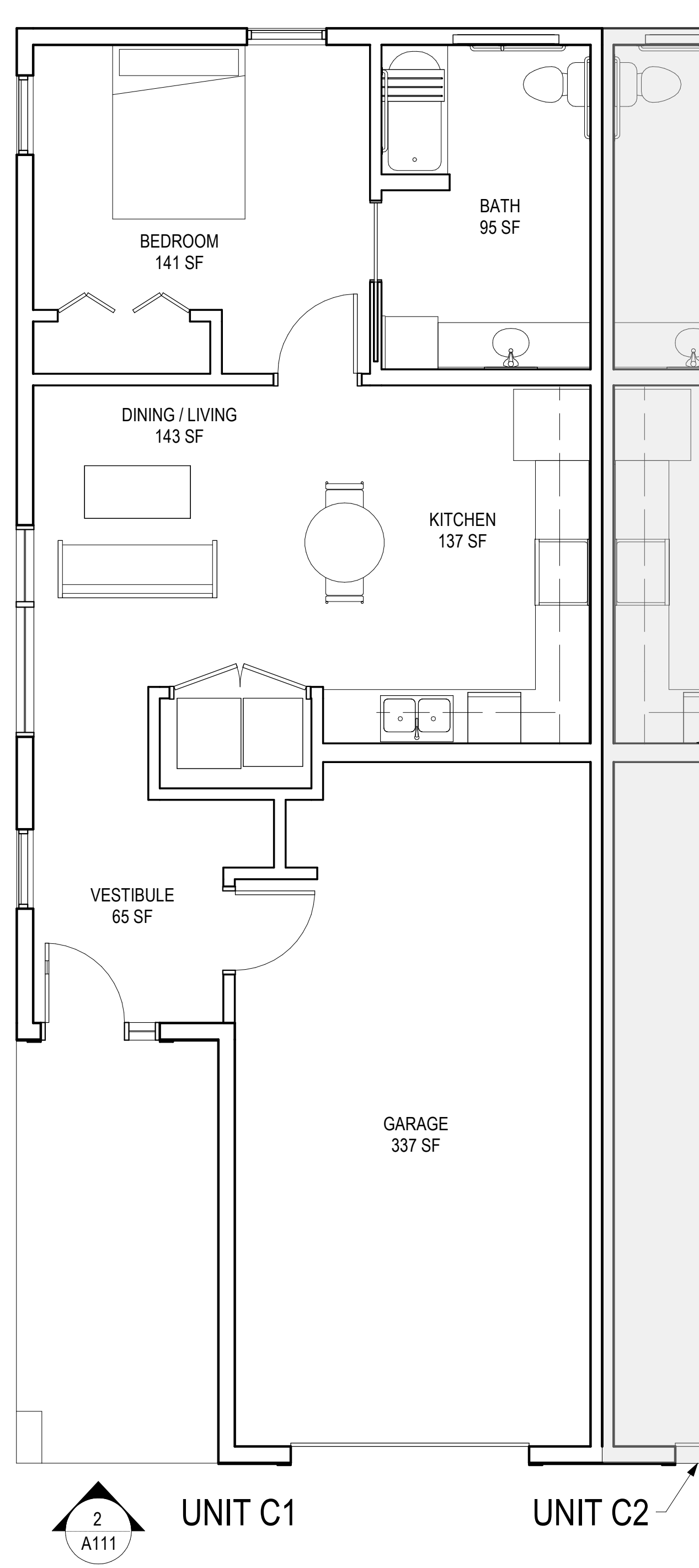
CORPORATE NO. AECC219 BETTISWORTH.COM

NOT FOR CONSTRUCTION

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1
A111
FIRST FLOOR - UNIT C - DUPLEX
1078 SQFT
1/4" = 1'-0"



2
A111
DUPLEX TYPE CC FRONT ELEVATION
1/4" = 1'-0"

TOTAL SF = 1,078

ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

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DUPLEX TYPE CC FRONT
ELEVATION & UNIT C FIRST
FLOOR PLAN

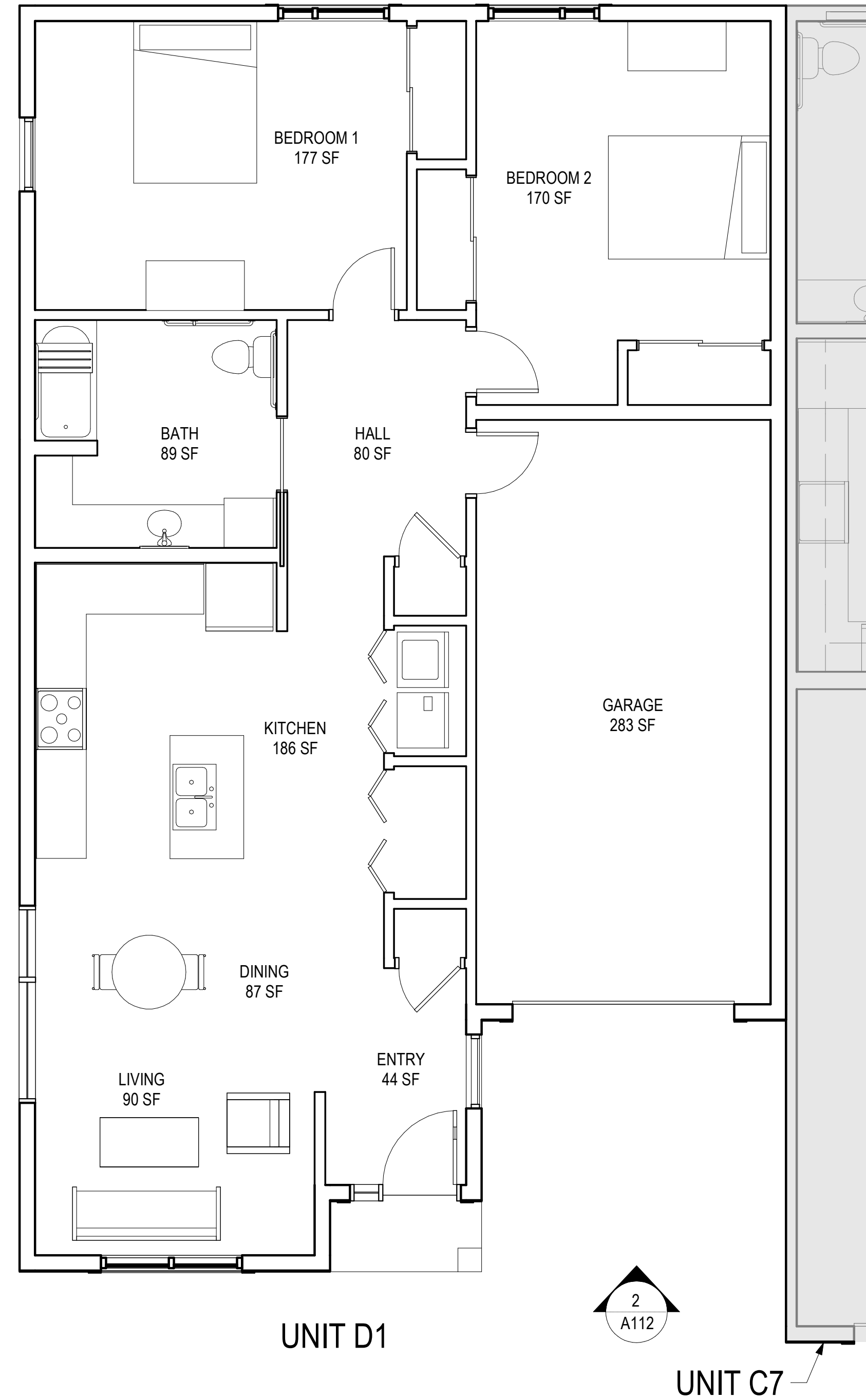
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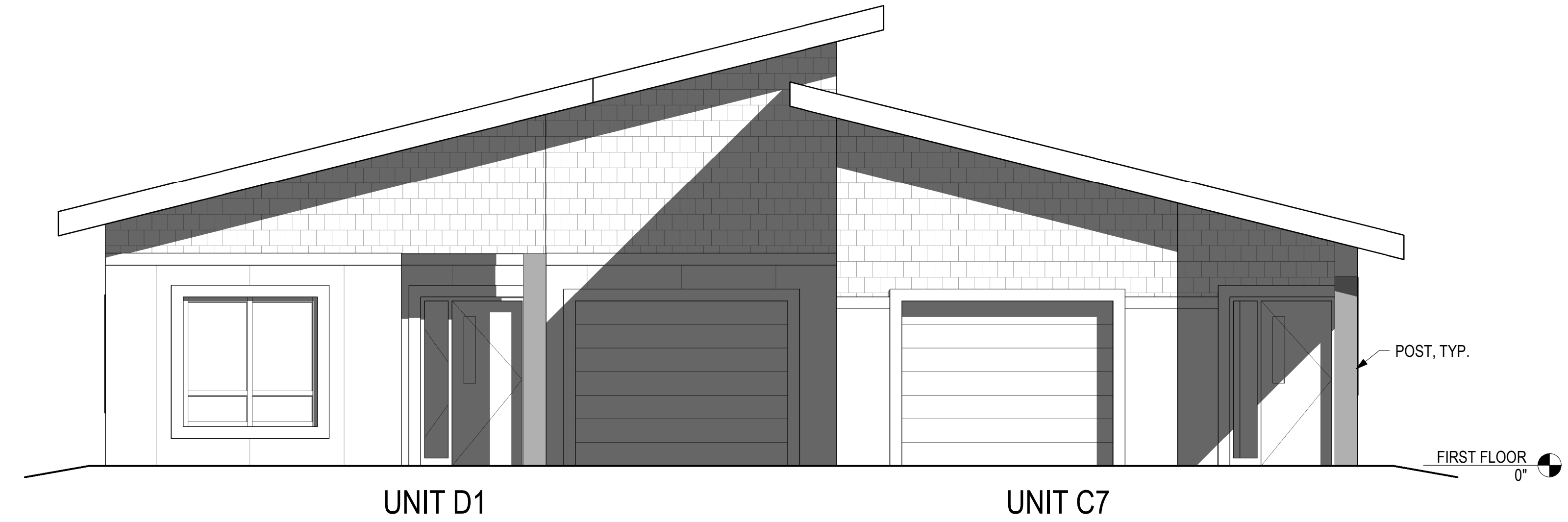
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1 FIRST FLOOR - UNIT D
A112 1/4" = 1'-0" 1471 SQFT



2 DUPLEX TYPE CD FRONT ELEVATION
A112 1/4" = 1'-0"

TOTAL SF = 1471

ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

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CHECKED BY: HK

REVISION	DESCRIPTION	DATE

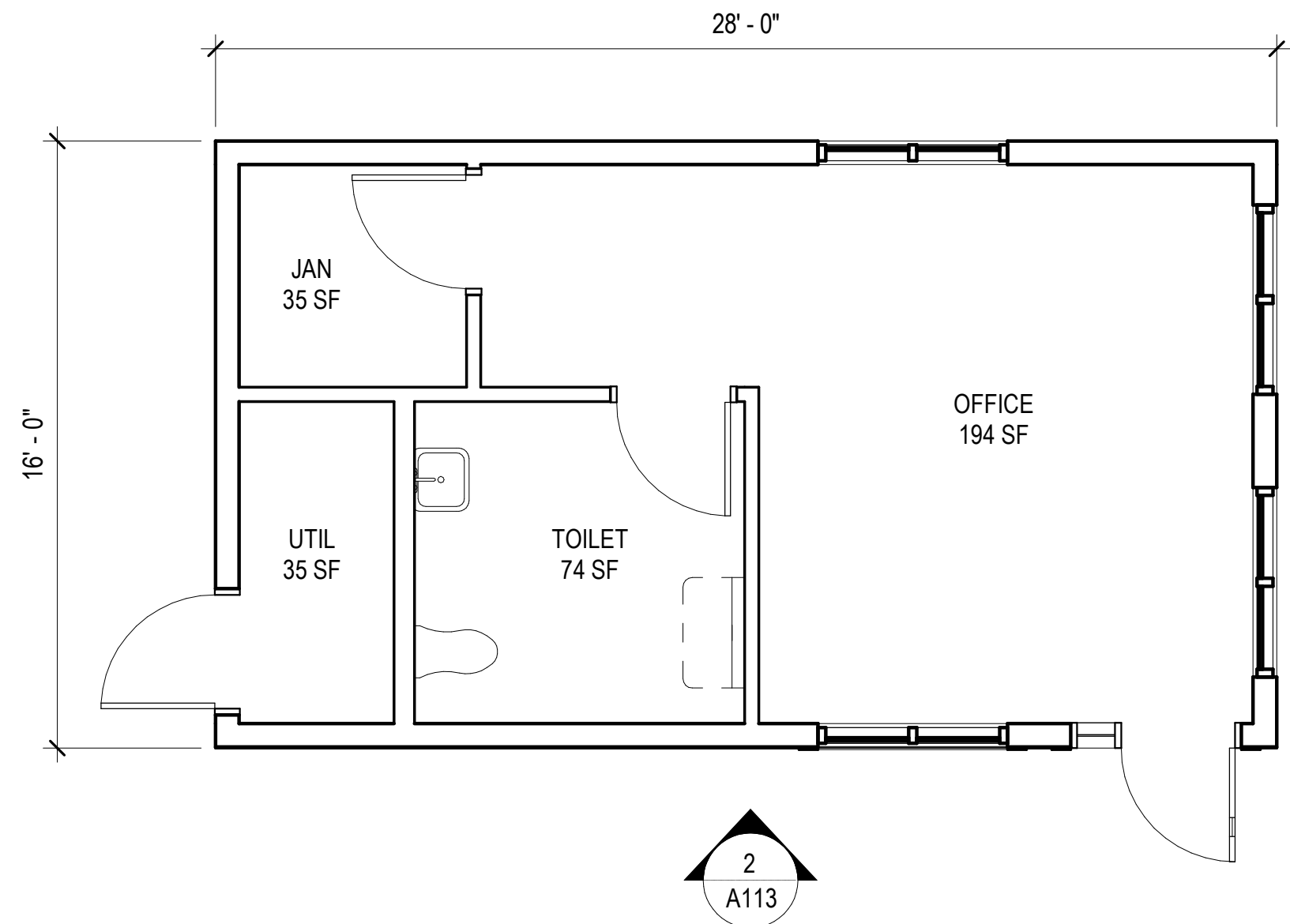
DUPLEX TYPE CD FRONT ELEVATION & UNIT D FIRST FLOOR PLAN

A112

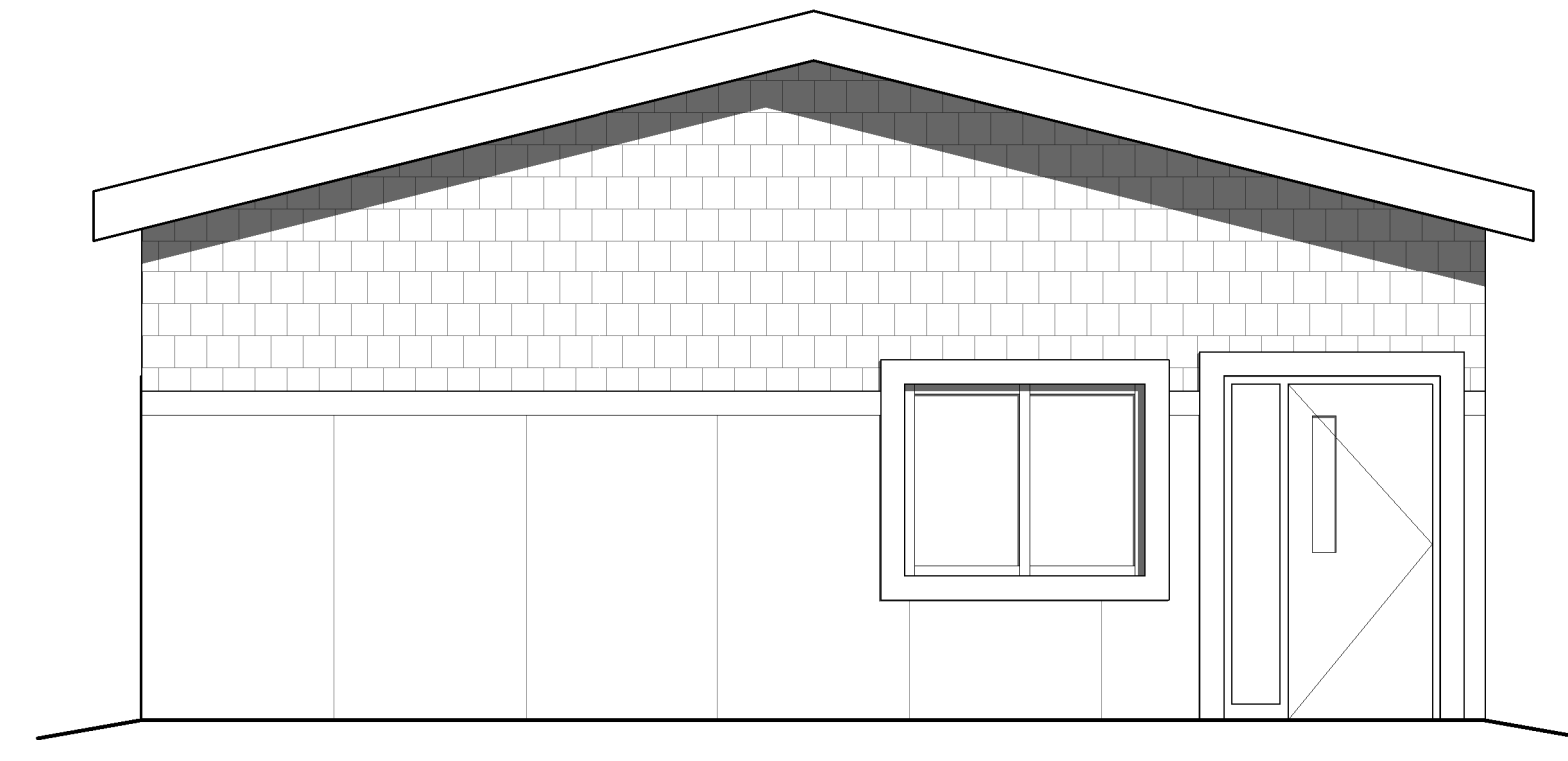
NOT FOR CONSTRUCTION

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

2/29/2024 3:30:07 PM \\bw.local\dfs\ANC-Shared\Current\Projects\24-104 Swell Valdez Housing\2-BIM\Model\24.02.27_updated 3 bed.rvt



1
A113 OFFICE PLAN
1/4" = 1'-0" 448 SQFT



2
A113 OFFICE ELEVATION
1/4" = 1'-0"

ALASKA CORPORATION FOR AFFORDABLE HOUSING
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104
DATE: 2024-05-09
DRAWN BY: ACB
CHECKED BY: HK

REVISION	DESCRIPTION	DATE

OFFICE PLAN & ELEVATION

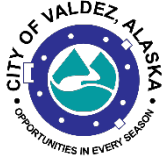
A113

BETTISWORTH NORTH ARCHITECTS & PLANNERS

**BETTISWORTH
NORTH**

CORPORATE NO. AEC219 BETTISWORTH.COM

NOT FOR CONSTRUCTION



City of Valdez

ALASKA

Community Development Department

June 5, 2024

Chelsea Smith
Operations & Development Mgr
4300 Boniface Parkway
Anchorage, Alaska 99504
Sent via email to: csmith@acah.us

Re: Conditional Use Permit Application – 700 West Clark Avenue

Ms. Smith,

I have completed a sufficiency review of your conditional use permit application pursuant to Ordinance 24-01 17.04.060(E)(2). I have found that the following elements of the application are inconsistent with City standards.

Ordinance 24-01 17.09.020(B)(2) states, “Design Excellence: The project is expected to achieve a better design than could be achieved with the strict application of the zoning district standards in terms of building architecture, pedestrian orientation/access, retaining natural features, and implementing the community vision as articulated in the comprehensive plan.” Your application does not demonstrate that design excellence of building architecture will be achieved.

The site plan indicates that five of the proposed duplexes back up to an 8-foot-tall fence. Four of these duplexes have rear shedding roofs. These duplexes are located five feet from the solid fencing. The shedding snow will likely block the bedroom egress windows of these units. The building architecture and the site layout does not achieve the PUD standard concerning design excellence due to likely accumulation of snow against bedroom egress windows. The staff’s findings concerning this standard will be presented to the Planning and Zoning Commission at their upcoming meeting.

Additionally, Ordinance 24-01 17.13.030 requires the submission of a snow storage plan with all permit applications. Although many items that are required to be part of the snow storage plan are included in the submitted site plan and narrative, a separate narrative description of the proposed snow storage plan is not included with the application. I have attached this portion of

the code and I apologize that I did not notice this omission as part of the completeness review of the application.

Please do not hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Bruce Wall". The signature is fluid and cursive, with the first name "Bruce" and last name "Wall" clearly distinguishable.

Bruce Wall, AICP
Senior Planner
City of Valdez | Planning Department
P.O. Box 307, Valdez AK 99686



June 7, 2024

Bruce Wall
Senior Planner
City of Valdez
P.O. Box 307
Valdez, AK 99686
Sent via email to bwall@valdezak.gov

Re: Letter dated June 5, 2024

Mr. Wall,

We appreciate the careful consideration that has already gone into the review of our Conditional Use Permit Application. We would like to offer the following narrative in response to your outlined concerns.

Regarding Ordinance 24-01 17.09.020(B)(2) regarding “Design Excellence:” When originally designing the concept on this lot, triplexes were considered. Triplex configurations would be allowable under the current zoning standards. However, triplex designs severely disadvantage the middle ADA accessible units. These units would have little to no natural light in their living spaces and be required to share walls with two neighbors. In a city that experiences such a vast winter with snow and darkness, it is imperative that all residents experience as much natural daylight as possible.

Our duplex design allows daylight on three sides with the only shared wall being that of the garages, making a more desirable unit. The duplex design also ties in with the residential neighborhoods on two sides of the property, allowing for a more esthetically pleasing extension of their community as opposed to a higher density building configuration.

The passthrough street versus a cul-de-sac design allows for ease of use for emergency vehicles, as there is no need for first responders to coordinate turning their vehicles around in emergency situations.

Building Type BB contains both side and rear facing rooflines. The side-shedding roofline is atop the second story and does not affect any emergency egress, as there are no bedrooms below it on the main level. The rear-shedding roofline is above one of the bedrooms. Since these plans are only at 10% completion, by making a slight modification to have the egress window on the side, rear snow shed will not pose an issue for egress. We anticipate using shingle roofs to control snow shed and we will also put the fence closer to the property line.



With the modifications of the location of the egress window and the fence, any concerns of the site not meeting design excellence should be alleviated.

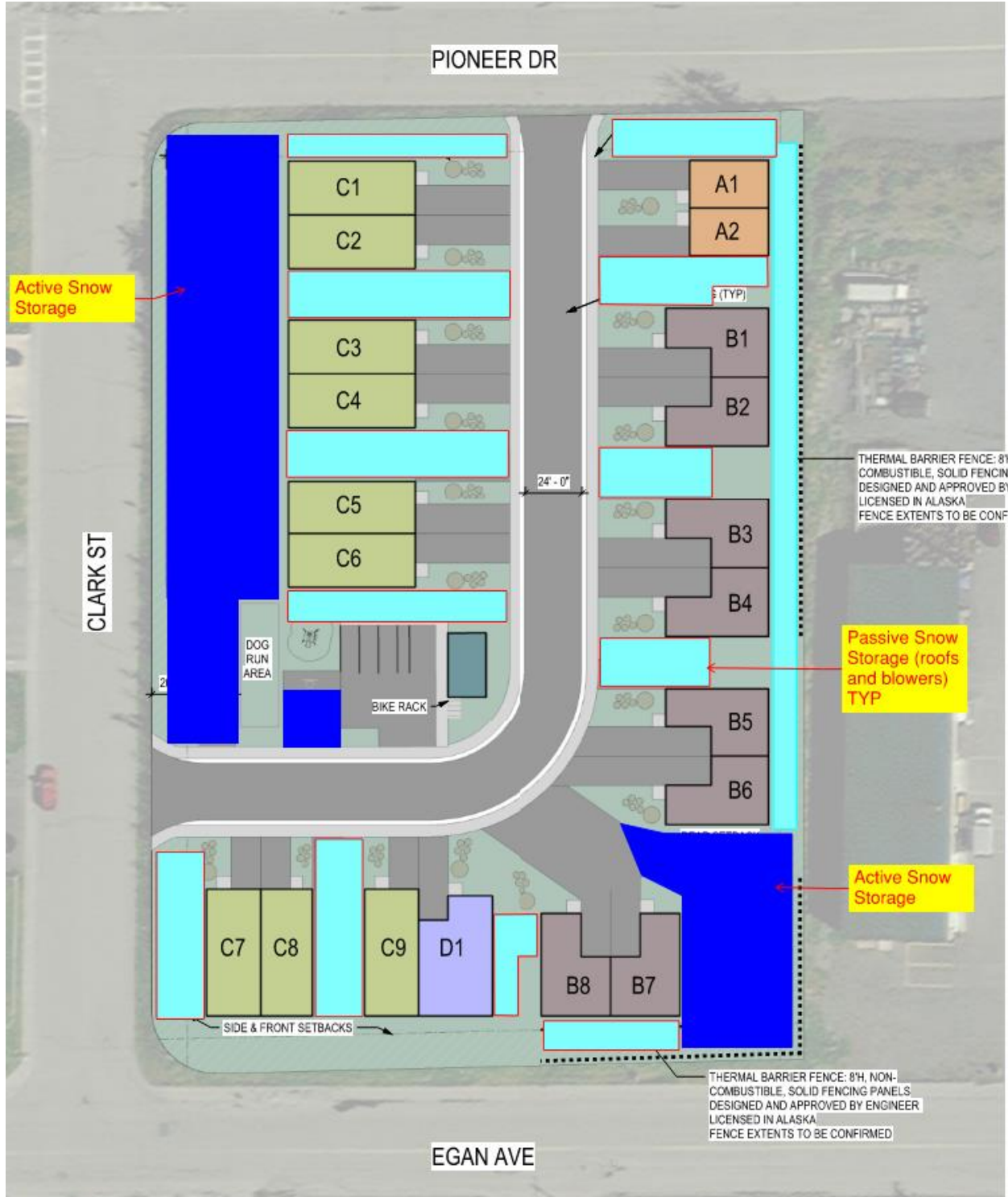
Regarding Ordinance 24-01 17.13.030: The road depicted in the plans is intended to be a private road with no additional responsibility added to the Public Works department of the City of Valdez. It will be the owner's responsibility to maintain snow clearance and unit access in the winter months. Ownership will be purchasing necessary snow removal equipment in order to do so. In addition to the indicated snow storage areas, the parking spaces located in between each pair of buildings may be used as overflow of snow storage, should it become necessary (up to six spaces). This will not impact the parking for the units, as each unit has a garage and space to park an additional vehicle in each driveway. Please see the attached sketch plan.

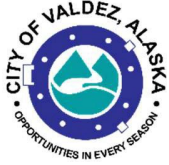
We hope that this explanation provides the clarity needed for your committee's consideration and approval of our Conditional Use Permit application. We look forward to continuing this conversation about how we can bring desirable affordable housing units to your community.

Should you have any additional questions or concerns, please feel free to contact me directly.

Thank you,
DocuSigned by:
Chelsea Smith

F09CB3F39E59446
Chelsea Smith
Operations & Development Manager
907-330-8401
csmith@acah.us





Conditional Use Permit – Proposed Findings and Proposed Conditions

Date: June 12, 2024
File: CUP 24-03
To: Planning & Zoning Commission
From: Bruce Wall, Senior Planner
Conditional Use: Planned Unit Development (PUD)

General Information

Applicant: Alaska Corporation for Affordable Housing
Property Owner: Mineral Creek Land Co. Inc.
Street Address: 700 West Clark Avenue
Legal Description: Lot 5, Evergreen Vista Addition No. 1, Plat 81-4
Zoning District: General Commercial (G)
Existing Land Use: Vacant
Access: Clark Avenue or Pioneer Drive

Ordinance 24-01 17.02.030

“Conditional use” means a provision which allows for flexibility within this chapter by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional conditions and safeguards are applied to ensure their compatibility with permitted principal uses.

"Planned unit development" means a group or combination of uses developed as a functional unit, the plan of which may not conform to the regulations established in any one or more zoning districts with respect to lot size, mixture of uses, dimensional standards, or required open space.

"Dwelling - Attached Duplex (up to 2 units per building)" means a dwelling that is attached to one other dwelling unit of equal size (excluding accessory dwelling units) located on a single lot.

Project Description

The subject property is zoned General Commercial. (See attached map for the zoning of the surrounding properties.) The applicant would like to construct 10 duplexes (20 dwelling units) on the property. Attached Duplex Dwellings are not an allowed use in the General Commercial district; however, Planned Unit Developments are allowed in the General Commercial district with a Conditional Use Permit. The applicant chose to request a Conditional Use Permit for a Planned Unit Development for their project. Alternatively, they could have requested a rezone of the property.

The applicant's narrative states:

"The property is adjacent to residential homes on two sides, commercial property on the other two, and diagonally across from the local elementary school. The property will have a property management office, small playground with a basketball court, a dog run area and the rental units will be comprised of 10 duplex-style buildings. They will contain 9 accessible one-bedroom units, 8 two-bedroom units, 1 accessible two-bedroom unit, and 2 three-bedroom units. Triplex and larger style buildings were originally considered, however the duplex-style takes into consideration the preservation of the neighboring residential communities while providing desirable units to future residents."

Findings

Procedural Findings

- a) On May 9, 2024, the Community Development Department received a conditional use permit application from Alaska Corporation for Affordable Housing for a Planned Unit Development.
- b) The applicant supplemented the application on May 23, 2024 and on June 7, 2024.
- c) The Community Development Department reviewed the application and determined that it was complete, in accordance with Ordinance 24-01 17.04.060(E)(1).
- d) A public hearing was scheduled for June 12, 2024, to consider the Conditional Use Permit.
- e) Notice of the meeting was published on the City of Valdez website on May 29, 2024, in accordance with Ordinance 24-01 17.04.060(E)(5) and 17.04.180(C)(1).
- f) Notice of the meeting was published in the Copper River Record on June 6, 2024.
- g) Notice of the publication was published in KVAK's e-blast newspaper on June 3, 2024 and June 10, 2024.
- h) Notice of the meeting was mailed on May 29, 2024, to the 33 property owners within 300 feet of the subject properties, in accordance with Ordinance 24-01 17.04.060(E)(5) and 17.04.180(C)(2).
- i) A document holder was posted on Clark Avenue with public notice flyers on May 29, 2024, in accordance with Ordinance 24-01 17.04.060(E)(5) and

17.04.180(C)(3).

1. Criterion 1: Site Suitability. The subject site shall be suitable to support the proposed conditional use and its associated structure(s) and site improvements. The Planning and Zoning Commission shall consider topography, slope and soil stability, geophysical hazards, surface and subsurface drainage, and water quality conditions on and around the subject site and the probable effects of the proposed conditional use upon these factors. Ordinance 24-01 17.04.060(C)(1)
 - a) The narrative submitted by the applicant states, “The project is roughly 2 acres with a relatively level topography with access to three city streets. The proposed development includes an access off Pioneer Street and secondary access off of Clark Street. The property is well drained with a slight slope down to Egan Street. Onsite drainage will be collected along the internal road and piped to drainage structures in surrounding streets.” “Yards around the duplex homes will be graded away from the homes to percolation areas.”
 - b) The property has a 1.7% slope with the highest point in the northeast corner and the lowest point in the southwest corner of the property.
 - c) The property is not located in a Special Flood Hazard Area or in a tsunami inundation zone.
 - d) The geography of the site is suitable for the proposed use.

2. Criterion 2: Utility, Sanitation, and Public Service Needs. The conditional use and the associated site improvements shall be adequately served by utilities, emergency responders, and a sanitation facility to ensure long-term safety for its occupants and surrounding populations. The Planning and Zoning Commission shall consider whether adequate sewer/sanitation, storm drainage, potable water, fire protection, public safety, access, and electrical power exist to serve the proposed use and associated structures/site improvements. Ordinance 24-01 17.04.060(C)(2)
 - a) The narrative submitted by the applicant states, “The development is designed to include connections to City Water, Sewer, and Electrical power that are currently available at the site. The interior roadway is designed to allow Fire truck access through the site with no turnarounds required. We anticipate adding fire hydrants as required for hose distances established in the International Fire Code.”
 - b) Notice of the application was provided to the following: Valdez Fire, Valdez Police, Valdez Public Works, Valdez Capital Facilities, Copper Valley Electric Association, Copper Valley Telecom, GCI, and Valdez City School District.
 - c) The Public Works Department provided comments regarding snow storage and removal. Those comments addressed snow storage access, snow storage locations, street width, and proximity of homes.
 - d) The Capital Facilities Department agreed with the comments from the Public Works Department and also “recommended that the waterline in the subdivision be looped from Pioneer to W. Egan to ensure no freeze-up.”

- e) This proposal does not dedicate any right-of-way to the public. The proposed street serving the duplexes will remain privately owned and the owner is responsible for the maintenance of the infrastructure on the property.
 - f) The application materials demonstrate that the utility, sanitation, and public service needs will be met.
3. Criterion 3: Zoning District Standards. With the exception of Planned Unit Developments (PUDs), the proposed conditional use and its associated site improvement(s) shall comply with the dimensional standards of the zone in which it is located. Notwithstanding, those zoning standards may be adjusted pursuant to a separate variance and/or administrative adjustment application. Ordinance 24-01 17.04.060(C)(3)
- a) The narrative submitted by the applicant states, “The property is zoned General Commercial. Table 17.06.040a lists the allowed use for Planned Unit Development as a permitted use subject to the Conditional Use process. The small management office on the site is permitted in the General Business zoning.”
 - b) The subject property is located in the General Commercial district.
 - c) The General Commercial district does not require minimum setbacks other than the Building and Fire Code requirements regarding firewalls and separation of buildings. The General Commercial district allows a 40-foot maximum building height for primary structures and a 20-foot height for accessory structures.
 - d) These dimensional standards are not applicable to approved Planned Unit Developments; however, the building and fire code requirements will be enforced administratively at the time of building permit application.
4. Criterion 4: Specific Use Standards. The proposed conditional use and its associated site improvement(s) shall comply with the applicable specific use standards pursuant to Chapter 17.08. Ordinance 24-01 17.04.060(C)(4)
- a) The narrative submitted by the applicant states, “There are no specific use standards that apply to this project.”
 - b) Ordinance 24-01 does not contain any specific use standards for Planned Unit Developments or for duplexes.
5. Criterion 5: Comprehensive Plan Consistency. The proposed conditional use and its associated site improvement(s) shall be consistent with the Comprehensive Plan's goals, policies, and maps in terms of land uses, development character, and scale. Ordinance 24-01 17.04.060(C)(5)
- a) The narrative submitted by the applicant states, “Residential and mixed use on this site is supported in the Comprehensive Plan.”
 - b) The Future Land Use Map in Plan Valdez, the comprehensive plan for the City of Valdez, depicts the subject property within the Mixed-Use Center place type.
 - c) The narrative in the comprehensive plan for the Mixed-Use Center place type states, “As places of economic activity, provides the weekly and convenience

- shopping needs for Valdez residents and integrates housing options to offer residents the ability to live, shop, and work in close proximity.”
- d) Single-family attached dwellings are listed as a supporting land use within the Mixed-Use Center place type.
 - e) Comprehensive Plan Goal 2.3 - Promote, protect, and build quality housing states, “Quality housing is housing that meets community needs including a range of incomes, housing types, and locations; and is built with longevity in mind.” It further states, “Various housing options will enable residents to find suitable local housing regardless of income level.”
 - f) The comprehensive also states, “From an economic perspective, the community’s most important focus should be to increase the availability of housing stock, especially to create more rental housing and entry-level housing for the Valdez workforce.”
 - g) The proposed conditional use and its associated site improvement(s) are consistent with the Comprehensive Plan's goals, policies, and maps in terms of land uses, development character, and scale.
6. Criterion 6: Nuisance Mitigation. The proposed conditional use and its associated site improvement(s) shall provide mitigation measures to address potential nuisances relating to excessive noise, lighting, vibration, traffic, debris and litter, and outdoor material storage. Ordinance 24-01 17.04.060(C)(6)
- a) The narrative submitted by the applicant indicates that the development will not create any adverse impacts as specified in the code.
 - b) It is not anticipated that that the proposed use will create any nuisances related to excessive noise, lighting, vibration, traffic, debris and litter, or outdoor material storage.
7. Criterion 7: Access and Circulation. The proposed conditional use and its associated site improvement(s) shall provide adequate site access for motor vehicles, pedestrians, and cyclists. Applications shall not be approved where the proposed use would create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists. Ordinance 24-01 17.04.060(C)(6)
- a) The narrative submitted by the applicant states, “Vehicular traffic is accommodated on the site at both Clark Street and Pioneer Drive. This double access arrangement will provide two ways for the residents to enter and exit the project, which is very important considering the potential morning and afternoon parent traffic to the elementary school. The arrangement allows for easy access to Egan Drive as a secondary exit path. Pedestrian traffic is accommodated on site with sidewalks on both sides of the private drive/street connecting all units and management office. The onsite sidewalks will connect to future sidewalks on Pioneer and Clark when these streets are upgraded, although, the development team could entertain a sidewalk connecting to the corner of Clark and Pioneer to accommodate students walking to and from school. Each of

these currently has sidewalks on the opposite sides of each street. Cyclists will use the onsite street to gain access to the public streets.”

- b) The proposed use and its associated site improvements will provide adequate site access for motor vehicles, pedestrians, and cyclists.
 - c) The proposed use will not create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists.
8. PUD Criterion 1 - Open Space: The project design and spatial layout results in additional open space than could otherwise be achieved with the strict application of the zoning district standards. Open space that meets the standards of 17.09.010(E) is required. Ordinance 24-01 17.09.020(B)(1)
- a) The narrative submitted by the applicant states, “This project is designed with 21% lot coverage. Snow storage areas account for 9% of the lot extents. The resulting open space on this site is 70% open space. This includes a small playground and dog run area.”
 - b) The subject property is not located in a residential district; therefore, the requirements of Ordinance 24-01 17.09.010(E)(1) are not applicable.
 - c) The subject property does not contain any known wetlands, streams, lakes, rock outcroppings, native forest land, or high-value animal habitat; therefore, the requirements of Ordinance 24-01 17.09.010(E)(2) are not applicable.
 - d) The proposed development meets the open space requirements of Ordinance 24-01 17.09.010(E).
9. PUD Criterion 2 - Design Excellence: The project is expected to achieve a better design than could be achieved with the strict application of the zoning district standards in terms of building architecture, pedestrian orientation/access, retaining natural features, and implementing the community vision as articulated in the comprehensive plan. Ordinance 24-01 17.09.020(B)(2)
- a) The narrative submitted by the applicant states, “We are also providing 20-foot separations between each duplex pair, with ample room for future trees, play yards, etc. A higher density of housing is achievable on this site, however, the density we are proposing will allow more open space for family living and snow accommodation in the winter months. We also recognize the realities of successful living in Valdez may include ownership of boats, campers, ATV’s etc. and we have provided more auxiliary parking stalls near the residences.”
 - b) The General Commercial zoning district does not allow duplexes without an approved PUD. The design of the project provides a good transition from the adjacent single-unit attached dwellings, single-unit detached dwellings and the adjacent light industrial uses.
 - c) The project implements the community vision articulated in the comprehensive plan as detailed above in Criterion 5.
 - d) The project will achieve a better design than could be achieved with the strict application of the zoning district standards.

10. PUD Criterion 3 - Impact Mitigation: The project applies buffering, vegetation, and building placement considerations as methods to mitigate potential adverse impacts onto neighboring properties that may be caused by a reduction in the required building setbacks, or an increase in building height. Ordinance 24-01 17.09.020(B)(3)

- a) The narrative submitted by the applicant states, “Due to the project funders (HUD) requirements we have added a 8 foot tall thermal barrier fence along two property frontage to protect humans using the outdoor yards against potential impacts of neighboring above ground heating fuel tank explosions. (on bus barn and bulk fuel properties)”
- b) There will not be any adverse impacts onto neighboring properties caused by a reduction in the required building setbacks, or an increase in building height because the applicant has not requested a reduction in the required building setbacks, or an increase in building height.

The Planning and Zoning Commission shall conduct a public hearing to review the conditional use application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, adopt findings of fact (from staff or establishing their own), and take action on the application. The Commission may approve, approve with conditions, or deny the application.

Conditions

1. The conditional use permit is granted for Lot 5, Evergreen Vista Addition No. 1, Plat 81-4 for a Planned Unit Development for 10 duplexes.
2. The conditional use permit is effective upon approval.
3. The conditional use permit must be utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must actually commence within the stated period and must be diligently prosecuted to completion.
4. The use must be consistent with the submitted application and site plan. Any change to the plans must be submitted to the Community Development Department and processed pursuant to Ordinance 24-01 17.04.060(F).

From: John Witte
Sent: Monday, June 3, 2024 3:47 PM
To: Bruce Wall
Cc: Nathan Duval
Subject: RE: Conditional Use Permit Application - Clark Avenue Duplexes

Bruce,

Thank you for the opportunity to review and provide comments on the proposed housing development. After evaluating the plans, the Public Works Department has identified several key considerations regarding snow storage and removal:

1. **Snow Storage Access:** The current placement of snow storage areas does not allow our equipment to easily access them. We recommend situating the snow storage lot at the end of the street for optimal accessibility.
2. **Snow Storage Locations:** Storing snow on the backside of homes without road access will not suffice for our operators to remove snow effectively. It's crucial to place snow storage areas where they can be easily reached by our equipment.
3. **Street Width:** We recommend that streets be at least 30 feet wide to ensure that snow removal operations can continue even if a vehicle is parked on the roadway. This width will provide sufficient space for our equipment to maneuver without obstruction.
4. **Proximity of Homes:** While this concern doesn't impact our department directly, we observed that the homes are spaced very closely together. This could pose issues with snow shed from the roofs, potentially affecting the safety and accessibility of the area during winter months.

We appreciate your attention to these matters and are available for further discussion to ensure the development is well-prepared for effective snow management.

John Witte
Public Works Director
Phone: 907.385.4473 Cell: 907.312.0939

From: Nathan Duval
Sent: Tuesday, June 4, 2024 7:13 PM
To: Bruce Wall; John Witte
Cc: Kate Huber
Subject: RE: Conditional Use Permit Application - Clark Avenue Duplexes

Bruce,

The Capital Facilities comments echo Public Works' comments. I would not recommend accepting these streets as conceptually presented; the layout is not conducive to our means and methods of snow removal and it is unlikely that our means or process will evolve to make it conducive in the future. I would go so far as to recommend to note this on the plat or somewhere at the recorder's office to memorialize the position.

I would recommend that the waterline in the subdivision be looped from Pioneer to W. Egan to ensure no freeze-up.

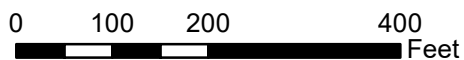
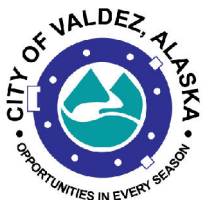
I too share the concern with the separation of the buildings. This is a concept, but side yard setback dimensions need to be scrutinized if the gable roofs shed toward one another.

For the record, I do support the intent of the development but have concerns with the items listed above.

Nathan Duval | *Assistant City Manager / Capital Facilities Director - City of Valdez* | Office (907) 835-5478 Ext. 1 | Mobile (907) 202-0683 | Fax (907) 835-5574 | **EMAIL:** nduval@valdezak.gov

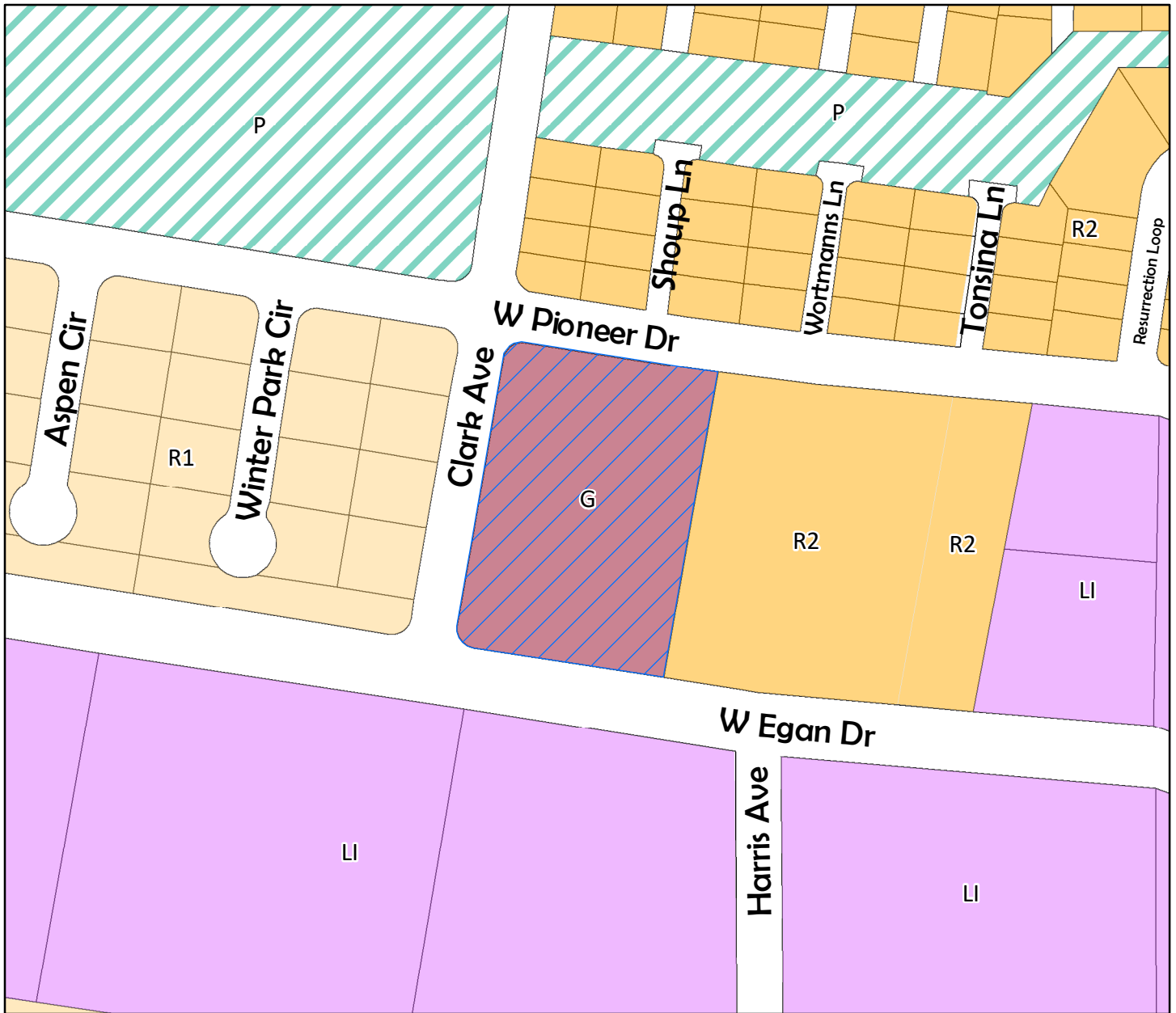


Conditional Use Permit for a
Planned Unit Development to Allow
the Development of 10 Duplexes
P & Z Commission Meeting - June 12, 2024
2023 Aerial Photo



Date: 6/6/2024

 Subject Property




Conditional Use Permit for a
Planned Unit Development
P & Z Commission Meeting - June 12, 2024




 Subject Property

Current Zoning

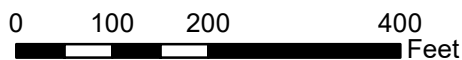
 Moderate Density Residential (R1)

 High Density Residential (R2)

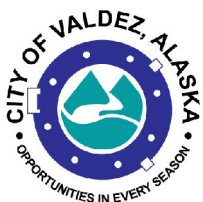
 General Commercial (G)

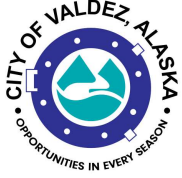
 Light Industrial (LI)

 Public Lands District (P)



Date: 6/6/2024





Legislation Text

File #: 24-0242, **Version:** 1

ITEM TITLE:

Com Dev Director's Report: PRICE Grant Draft Application

SUBMITTED BY: Kate Huber, Community Development Director

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

N/A - Report Only

SUMMARY STATEMENT:

Community Development Department staff have prepared a draft grant application for the HUD Preservation and Reinvestment Initiative for Community Enhancement (PRICE) program.

The draft is available on the City of Valdez Public Notice Website for public review.

The purpose of this work session is to provide additional information about the application packet and get preliminary feedback from the Planning & Zoning Commissioners. The Community Development Director will provide a presentation detailing the application.

More information can be obtained from the Community Development Department by emailing PRICE@valdezak.gov or calling 907-834-3401.

The PRICE program will provide \$235 million in funding for communities across the country to preserve and revitalize manufactured housing units and support accessibility modifications, repairs, and replacement of deteriorating manufactured housing units - especially to increase accessibility and access for persons with disabilities, facilitate aging in place for older adults and increase access to affordable housing for low-income households. The program seeks to increase housing supply and affordability for people of modest means nationwide, including in urban, suburban, rural, and tribal areas.

Another important focus of the program that is relevant to Valdez is to increase resilience to extreme weather, natural hazards, and disaster events, support energy efficiency, and protect the health and safety of manufactured housing residents.

Due to the age of most mobile/manufactured housing units in Valdez, and the HUD eligibility

requirements, the city's application will focus on replacement of local units. If funded, the first phase of the program will allow no interest loans to qualifying applicants to purchase manufactured homes that will be shipped in by the city. The manufactured homes will be more suitable for local conditions and hazards including snow, wind and seismic events. Preference will be given to low-income applicants and will consider the condition of the mobile home being replaced.

A second part of the program will make manufactured homes available to low-income applicants seeking housing. This element is being designed with the intention of filling vacant spaces in existing manufactured home parks within Valdez.



City of
VALDEZ

PRICE Application Open House

Community Development Department



HUD PRICE Program

- New Program from U.S. Department of Housing and Urban Development
- PRICE – Preservation & Reinvestment Initiative for Community Enhancement
- Grant funding available for the preservation and revitalization of manufactured housing
- Supports communities in their efforts to maintain, protect, and stabilize manufactured housing and eligible manufactured housing communities (MHCs)



HUD PRICE Program Goals

- Increase housing supply and affordability for people of modest means nationwide, including in urban, suburban, rural, and tribal areas
- Preserve and revitalize existing manufactured housing and manufactured housing communities
- Increase resilience to extreme weather, natural hazards, and disaster events, support energy efficiency, and protect the health and safety of manufactured housing residents



HUD PRICE Program Goals

- Promote homeownership opportunities and advance resident-controlled sustainable communities through new and revitalized units of manufactured housing that will remain affordable
- Support accessibility modifications, repairs, and replacement of deteriorating manufactured housing units – especially to increase accessibility and access for persons with disabilities, facilitate aging in place for older adults and increase access to affordable housing for low-income households



HUD PRICE Program Available Funding

- Main Program - \$235 million in available funding
- Anticipated 25 awards
- Minimum Request of \$500,000 and Maximum Request \$75,000,000

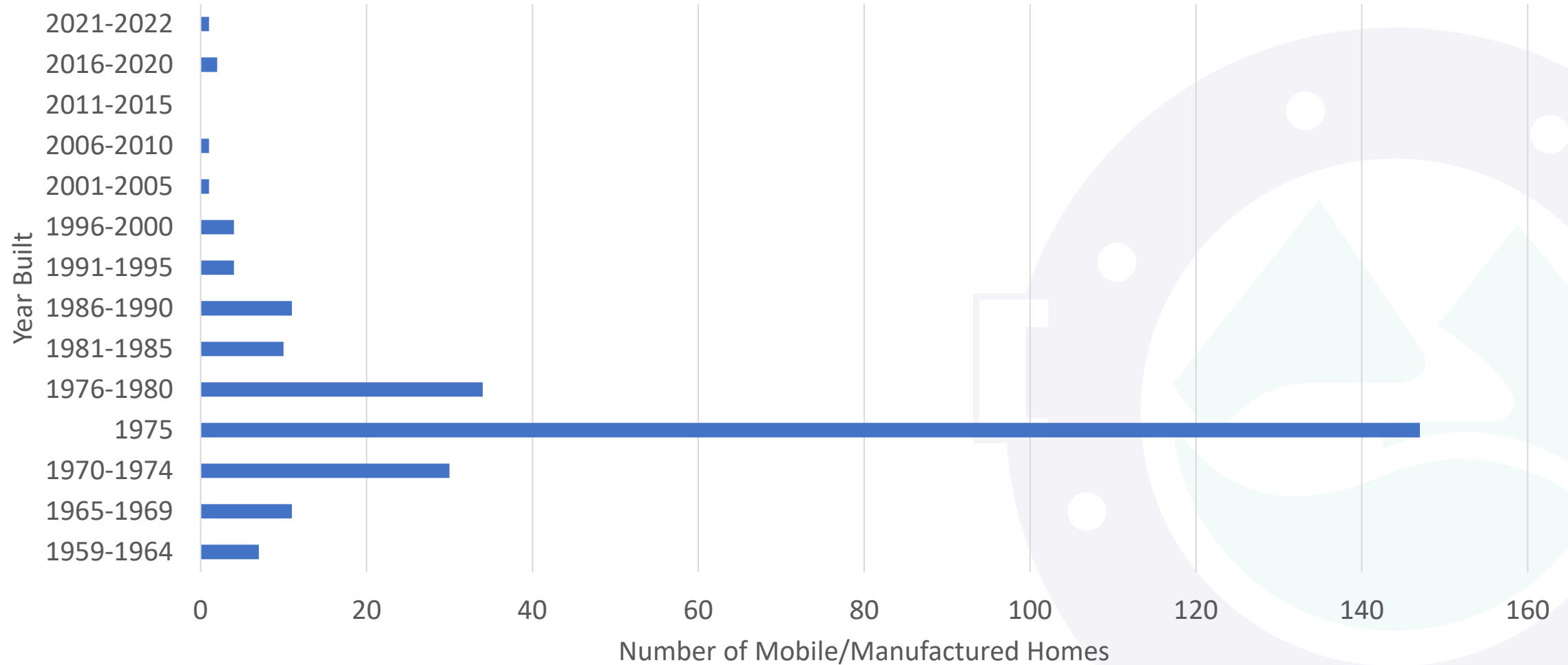


Valdez Mobile/Manufactured Homes

	Within MHC	Outside MHC	Total
Owner Occupied	150	102	252
Tenant Occupied	77	71	148
Total	227	173	400



Year of Manufacture





Valdez PRICE Application

- The City of Valdez has prepared a draft application to the HUD PRICE Main Program grant
- Proposing the Valdez Mobile Home Replacement Program
- Part I - Mobile Home replacement for low- and moderate-income residents with modern manufactured homes
- Part II - New manufactured homes for low-income residents in need of housing
- 140 Manufactured Homes total in current proposal



HUD PRICE Program

- Emphasis on units designed for Valdez conditions
- Foundations required for new manufactured homes outside of Manufactured Home Parks
- Proposing grant funding for cost of manufacture, shipping, foundations/anchors, arctic entry, demo and disposal of replaced unit (when applicable)
- City would purchase and provide units via a low- to zero-interest loan.
- Loan forgiveness provided on sliding scale based on income



HUD PRICE Program

- Project Total - \$29,715,821
- Requesting \$27,815,821 from HUD in draft application
- COV match optional – currently proposed \$1.9 Million from the Land Development Reserve Fund



HUD PRICE Program

- Letters of support received from Valdez Native Tribe, Valdez City Schools, and Advocates for Victims of Violence
- Public Outreach Coordination with VNT, Food Bank, Senior Center/Meals on Wheels
- Further discussion/collaboration needed with Mobile Home Park Operators



Application Timeline

- Community Development developed Application and released to public on 05/17
- Public review and comment 05/17-06/01
- City Council Work Session on Tues. 05/28 at Noon
- City Council Public Hearing/Application Approval Resolution – 06/18/24 at 7pm
- COV Grant Application Due ~~06/05/2024~~ **07/11/2024**




Public Comment

- Application available on COV Public Notice Website or paper copies at City Hall.
- Public review and comment 05/17-06/01
- Submit Comments via email to PRICE@valdezak.gov
- Submit Comments in writing or in person at City Hall at the Community Development Window.
- Call 907-834-3401 for assistance.









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Manufactured Home Communities

Name	Address	Spaces	Mobile Homes	Vacancy
Johnson Trailer Court	140 S Meals Avenue / 140 Galena Drive	13	9	4
Mineral Creek Court	411 W Egan Drive	27	19	8
Alderwood Mobile Home Park	140 Airport Road	101	62	39
Glacier View Trailer Court	400 Atigun Drive	21	10	11
Valdez Mobile Home Park	315 Atigun Drive	225	127	98
	Total:	387	227	160

Actual Vacancies are less than the number shown because some existing homes are occupying more than one space.

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Executive Summary
City of Valdez

The City of Valdez is located in south central Alaska, on the northeast tip of Prince William Sound. The permanent resident population of the city is 3,972 (2020), although the summertime population triples thanks to tourists and seasonal employment. The city occupies 275 square miles of land and 55 square miles of water.

Due to its amount of effort required to bring supplies to Valdez, housing is limited, and affordable housing even more so. A large percentage of Valdez's low- and moderate-income families rely on mobile home housing. This also serves as critical housing stock during the summer months when Valdez sees seasonal employees return for the fishing and tourist seasons. Mobile home units are also a common "starter" home for first-time homebuyers. Thus, because mobile homes serve as one of the few affordable housing options in Valdez, there is more demand than there is supply.

Adding to this situation is the fact that most of the mobile homes currently within Valdez were built prior to 1980. They do not meet current HUD standards, and quite frankly, they barely count as shelter during Valdez's winter months. These structures have very little insulation, and residents spend an exorbitant amount of money on trying to keep these mobile units warm when temperatures drop into the single digits and the community nears its annual average snowfall of 330 inches. Additionally, these units are not built to withstand a significant seismic event nor are they typically secured to a permanent foundation. In a state that has 11% of the world's recorded earthquakes and typically experiences one "great" earthquake (magnitude 8.0 or larger) every 13 years, these inadequate units pose a serious risk to health and safety.

The City of Valdez is seeking HUD Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Main Competition funds to rectify the current situation of unsafe mobile home units and a severely limited supply of units. The City requests \$24,344,669.70 in order to purchase approximately 140 manufactured housing units. These units will replace the same number of pre-1978 units that are currently occupied. Additionally, this project proposed to install a permanent foundation for units located outside of manufactured home communities (MHCs) and an earthquake anchor system for the units located within MHCs. The City estimates that 35 foundations will be installed and the remainder of the units will utilize an earthquake anchor system. Lastly, the City will include as part of the project a partnership with local nonprofits, including the Valdez Native Tribe to increase awareness of the program and encourage eligible residents to apply and submit feedback.

The proposed project is estimated to take 60 months, but given the isolated nature of Valdez may take the full performance period of 72 months. The City has already identified potential suppliers to purchase the units from directly and has begun conversations with local nonprofits to increase interest in the program.

Exhibit B - Threshold Eligibility and Other Submission Requirements
City of Valdez

The City of Valdez fully meets all of the threshold eligibility requirements as specified in the PRICE Competition Notice of Funding Opportunity. As identified in Section III.A of the NOFO, Valdez is a city or township government (city) and therefore eligible to apply. Additionally, the City is in good standing with HUD and has never had any charges, cause determinations, lawsuits, or letters of fundings as discussed in section III.D.1. Additionally, the City of Valdez has an active System for Award Management Account (SAM.gov) and Universal Identifier. It is not delinquent on any federal debts; has no debarments or suspensions; will comply with the Mandatory Disclosure Requirement; understands the Pre-selection Review of Performance; meets the Sufficiency of Financial Management System requirement; agrees to not issue False Statements; and complies with the Prohibition Against Lobbying Activities. The City confirms that it has the necessary processes and systems in place to comply with the Award Term.

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CHARTER OF THE CITY OF VALDEZ

Summary of Contents

Editor's Note. This Charter is printed herein exactly as passed on February 21, 1961; except, that a uniform system of capitalization and punctuation has been employed; and except, that historical citations which appear at the end of sections indicate the ordinances which have amended such sections since the original ordinance was adopted.

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¹ Section 1.11. “Notice to city of claim for injuries” deleted per May 2, 1989 election.

² Section 9.3., 9.4., and 9.5. deleted per May 2, 1989 election.

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Chapter I.

GENERAL PROVISIONS

Section 1.1. Continuation of Existing Corporation. The City of Valdez shall continue as a municipal corporation under the name: “The city of Valdez.”

Section 1.2. Form of Government. The government of the city shall be that commonly known and designated as the council-manager form.

Section 1.3. Boundaries. The boundaries of the city shall be the boundaries as established and on file in the records of the clerk at the time this Charter becomes effective or as such boundaries may be changed thereafter in the manner authorized by law.

Section 1.4. Powers of the City. In this Charter no mention of a particular power shall be construed to be exclusive or to restrict the scope of the powers which the city would have if the particular power were not mentioned. The Charter shall be liberally construed to the end that the city may have all powers necessary or convenient for the conduct of its municipal affairs, including all powers that cities may assume pursuant to the provisions of the state constitution.

Section 1.5. Powers of the City. The city may exercise all powers not prohibited by law or by this Charter.

Section 1.6. Definitions and Construction. Except as otherwise specifically defined herein or indicated by the context, words used in this Charter shall have their ordinary dictionary meanings.

- (a) “Board” includes the word “commissioner.”
- (b) “Capital improvement” means a public improvement of a permanent nature.
- (c) “City” means the City of Valdez.
- (d) “Code” means the Code of Ordinances of the City of Valdez, including all amendments and additions.
- (e) “Council” means the city council of the City of Valdez.
- (f) “Elector” means a qualified elector, as defined in article V of the Alaska Constitution, who is registered as required by the Code.
- (g) “By law” as used in this Charter denotes applicable federal law, the Constitution and statutes of Alaska, the applicable common law, this Charter and the code of ordinances of the City of Valdez.
- (h) “Local improvement” means public improvement specially beneficial to the property affected, and the abatement of such unsafe, unsightly, unhealthful or unsanitary conditions as the council shall determine to be a public nuisance.
- (i) “Person” extends and applies to bodies politic and corporate, and to partnerships and associations as well as to individuals.
- (j) “Public improvement” means improvements to or in connection with the streets, sidewalks, parks, playgrounds, buildings, sewer systems, water system, harbor facilities, and any other real property or appurtenances thereof of the city used by the public.
- (k) “Public utility” includes all common carriers in the public streets, water, sewage disposal, electric light, central heating, gas, electric power, telephone systems, garbage collections, garbage disposal and reduction plants, docks, and such other and different enterprises as the law or the council may determine to be or designate as public utilities.

- (l) “Publish” or “Published” includes the setting forth of any matter for public notice in the manner provided by law, or, where there is no applicable law, publishing at least once in one or more newspapers of the city qualified by law for the publication of legal notices and posting on the official city bulletin board designated as such by the city council.
- (m) “Sign” or “signature” includes the facsimile of a signature when authorized by the council.
- (n) All words indicating the present tense are not limited to the time of the adoption of this Charter, but may be extended to and include the time an event or requirement occurs to which any provision is applied.
- (o) The singular includes the plural, the plural includes the singular, and the masculine gender extends to and includes the feminine gender and the neuter.
- (p) “Shall” is mandatory, “may” is permissive.
- (q) “Emergency” means a situation in which exists a necessity to preserve public peace, health or safety.
(10-3-95)

Section 1.7. Records to be Public. Any records relating to the general governmental affairs of the city shall be public records unless otherwise provided by law. They shall be kept in city offices, except when required for official reasons or for purposes of safekeeping to be kept elsewhere. They shall be available at city offices for inspection, copying or reproduction at reasonable times. Such records, or copies duly certified by the clerk, shall be prima facie evidence of their contents.

Section 1.8. Quorum. A quorum of any board created by or under authority of this Charter shall, unless otherwise provided, consist of a majority of the number of its members.

Section 1.9. Sundays and Holidays. Except as otherwise provided in this Charter whenever the date fixed by law or ordinances for the doing or completion of any act falls on a Saturday, Sunday or legal holiday, such act shall be done or completed on the next succeeding business day.

Section 1.10. Penalties for Violations. Violations of this Charter, the Code, or any ordinance of the city shall be set by ordinance. (10-7-80)

Section 1.11. Repealed by May 2, 1989, election.

Section 1.12. Chapter and Section Headings. The chapter and section headings used in this Charter shall not be considered a part of the Charter for the purpose of judicial construction or otherwise.

Section 1.13. Severability of Charter Provisions. If any portion of this Charter is held to be invalid, such invalidity shall not affect the remainder of the Charter; and to that end, this Charter is declared to be severable.

Chapter II.

OFFICERS

Section 2.1. City Officers. (a) The elective officers of the city are the mayor and six council members.

(b) The appointive officers of the city are the city manager, the city clerk, and the city attorney.

(c) The administration officers are all officers of the city other than elective officers and appointive officers. (Reso. No. 9126, § 1; Reso. No. 6929, § 2.)

Section 2.2. Eligibility for Elective City Office. (a) To be eligible to file a nominating petition for election to a city office, a person shall be an elector of the city and shall have been a resident of the city or of territory annexed to the city, or shall have had a combination residence in the city and in the annexed territory for a period of not less than one year immediately preceding the date of the filing of such petition.

(b) A person appointed to fill a vacancy in an elective office must have such qualifications at the time of his appointment.

(c) The council shall be the judge of the election and of the qualifications of its members.

Section 2.3. Persons Ineligible for City Office or Employment. A person who holds or has held an elective city office shall not be eligible for appointment to an office or for employment for which a salary is paid by the city until one year has elapsed following the term for which he was elected or appointed. An exception may be made with the approval of four or more members of the council.

Section 2.4. Notice of Election or Appointment. The city clerk shall mail to each person elected or appointed, a certificate of election or appointment within five days from the time of election or appointment.

Section 2.5. Compensation of Officers. The compensation for the service of each city officer and employee shall be the amount fixed by the council.

Section 2.6. Compensation of Mayor and Councilmen. The compensation of the mayor and councilmen shall be determined by ordinance. No increase in the compensation of the mayor and councilmen shall take effect until the council meeting following the first general city election after the increase is ordered.

Section 2.7. Oath of Office. Every officer of the city before entering upon his duties shall take the oath or affirmation required by section 5 of article XII, Constitution of the State of Alaska. The council may require designated employees to take such oath before entering upon their employment. Oaths of office shall be filed with the city clerk.

Section 2.8. Surety Bonds. In order to protect the city and the public, the council may require appropriate surety bonds of officers and employees. The premium of such bonds shall be paid by the city.

Section 2.9. Giving of Surety by Officers and Employees Forbidden. No officer or employee shall give or furnish any bail bond or recognizance, nor shall he be the agent of any bondsman in connection with any bond which may be required by law or by the council.

Section 2.10. Vacancies in Office. (a) A city office shall become vacant upon the occurrence of any of the following:

- (1) The expiration of the term of office;
- (2) The death of the incumbent;
- (3) A resignation when approved by the council;

- (4) A removal from office in the manner provided by law;
 - (5) Ceasing to possess at any time the qualifications or eligibility required by this Charter for election or appointment to office;
 - (6) Final conviction of a felony involving moral turpitude, or an offense involving a violation of an oath of office;
 - (7) A judicial determination that the incumbent is of unsound mind;
 - (8) A decision of a competent tribunal declaring the election or appointment of the incumbent void;
 - (9) Failure to take the oath or make the affirmation, or file the bond required for the office within ten days from the date of election or appointment or within such other time, not exceeding twenty days thereafter, as the council may fix;
 - (10) Any other event which, by law, creates a vacancy.
- (b) The council shall provide in the Code for creating vacancies in elective offices because of failure to perform the duties of office. Such provisions shall be self-executing.

Section 2.11. Resignations. Resignations of offices shall be made in writing and filed with the city clerk, who shall immediately notify the proper officials concerned.

Section 2.12. Removal from Office. (a) The council may remove, by an affirmative vote of at least four members, the city manager, the city clerk, the city attorney, and members of boards, regardless of term of office. The person so removed from office shall have the right to a public hearing before the council concerning the cause for his removal.

(b) City employees and administrative officers shall be protected from arbitrary discharge by Code provision. (10-3-95; Ord. No. 6929, § 2.)

Section 2.13. Recall. An elective officer may be recalled. The vacancy thereby created shall be filled in the manner prescribed by law.

Section 2.14. Filling Vacancies. (a) If a vacancy occurs in an elective office, except in the case of recall, the council shall fill the vacancy by appointment within thirty days thereafter. If the vacancy occurs less than twenty-four hours prior to the last date and time set for filing nominating petitions for offices to be filed at the next regular meeting of the council next following such regular city election, it shall not be filled until the first regular meeting of the council next following such regular city election. Each such appointment shall be for a term ending at the next regular council meeting following the next regular city election.

(b) If a vacancy occurs in an appointive office, such vacancy shall be filled within forty-five days thereafter in the manner provided for making the original appointment. Such time may be extended, for not more than an additional ninety days, by the council resolution setting forth the reasons therefor.

Section 2.15. Delivery of Office to Successor. Whenever an officer or employee leaves an office or employment for any reason, he shall deliver forthwith to his successor in the office or to the mayor, all property of the city such as books, working papers, moneys and effects, which are in his custody, possession or control.

Chapter III.

THE CITY COUNCIL

Section 3.1. The City Council. The elective officers of the city shall consist of the mayor and six council members. The mayor and each council member shall be elected from the city at large. The council shall exercise all of the legislative and policy-making powers of the city and shall provide for the performance of all duties and obligations imposed upon the city by law. (5-3-16; Reso. 16-5; Reso. No. 9126, § 1.)

Section 3.1.1. The City Council Bulletin Board. The city council shall designate and maintain an official bulletin board, appropriately identified and centrally located.

Section 3.2. Terms of Office. The term of office for each council member and mayor shall be three years and shall commence at the next regular council meeting following the election. The terms of two council members shall expire each year, except that in each third year, counting from 2019, the terms of the Mayor and two council members shall expire. When appointments are made to fill vacancies in the manner provided by section 2.14(a) of this Charter, appointees shall qualify for and assume the duties of office within ten days after appointment unless such time be extended for not more than sixty (60) days by the council. (5-3-16; Reso. 16-5; Reso. No. 9126, § 1.)

Section 3.3. Organization of the Council. The council shall meet at the first regular meeting following each regular city election and do such acts as may be required for its organization and the conduct of its business. The council shall elect a mayor pro tempore who shall act as mayor during the absence or disability of the mayor and if a vacancy occurs in the office of mayor within twelve (12) months or less remaining in the term, the mayor pro tempore shall become mayor for the completion of the unexpired term. If a vacancy occurs with more than twelve months remaining in the term, the unexpired portion of the term shall be filled at a regular or special election to be held within ninety days. The council shall provide in the code for the prompt and temporary reconstitution of the council in the event that its membership is reduced to less than a quorum. (Reso. No. 9126, § 1.)

Section 3.4. The Mayor. (a) The mayor shall possess all powers and shall exercise all duties provided or required of him by law or by the council.

- (b) He shall be the presiding officer of the council.
- (c) He shall be a member of the council with all the powers and duties of that office.
- (d) He shall advise the council concerning the affairs of the city and make recommendations thereof.
- (e) In emergencies, he shall have the powers conferred by law upon peace officers and shall exercise such powers as chief executive officer to prevent disorder, to preserve the public peace and health, and to provide for the safety of persons and property.
- (f) He shall make all required appointments subject to prior approval of the council.
- (g) He shall not possess the veto power.
- (h) The mayor shall have a voice and vote in all the council's proceedings. He shall be the official head of the city for all ceremonial purposes. He shall perform such other duties as may be prescribed by this Charter or as may be imposed by the city council consistent with his office. (Reso. No. 9126, § 1.)

Section 3.5. The Mayor Pro Tempore. The mayor pro tempore shall succeed to the office of mayor when a vacancy occurs in that office. He shall have and exercise the powers and duties of the mayor when the mayor is absent or unable to perform the duties of his office. When a doubt exists concerning the ability of the mayor to perform the duties of his office, the council shall, by resolution, determine whether the mayor pro tempore shall act in the place of the mayor. Such determination shall stand until the council determines that such disability or inability ceases.

Section 3.6. Meeting of the Council. (a) The council shall meet in the established council chambers or in such other place as may be established in the Code, and shall hold at least two regular meetings in each month. In the selection of its meeting place, consideration shall be given to the reasonable accommodation of the public.

(b) Special meetings of the council shall be held at the regular meeting place of the council. Special meetings shall be called by the city clerk on the written request of the mayor, or of any two members of the council.

(c) In the event the mayor declares in writing that a state of emergency exists, then at least 6-hours written notice shall be given designating the time and purpose of a special meeting. In all other events at least 24-hours written notice shall be given designating the time and purpose of a special meeting. Such notice shall be served personally on each member of the council or left at his usual place of residence or business by the city clerk or someone designated by him. A copy of such notice shall also be delivered at the place of business of each newspaper printed and published in the city, but this requirement shall not be jurisdictional to the holding of any such meeting; also, three copies of such notice shall be posted in public places, one of these being on the official bulletin board as designated by the council.

(d) An affidavit of service of any notice required by this section shall be made a part of the journal of a special meeting.

(e) No business shall be transacted at any special meeting of the council except that stated in the notice of the meeting.

(f) All regular and special meetings of the council shall be public meetings and the public shall have a reasonable opportunity to be heard.

(g) After its agenda is otherwise completed, the council may recess to executive session from which the public may be excluded. No subjects may be considered at the executive session except those mentioned in the motion calling for the executive session, unless related to the main question, and no action may be taken on any matter discussed in the executive session until that matter is placed on the agenda unless otherwise provided for by law. Only those matters permissible under state law, or which are required by city Charter or ordinance to be confidential, may be considered in executive session.

(h) Four members of the council shall be a quorum for the transaction of business. In the absence of a quorum, any number less than a quorum may adjourn a meeting to a later date.

(i) The council shall determine its own rules and order of business and shall keep a journal of all its proceedings. This journal of each meeting of the council shall be signed by the clerk and countersigned by the mayor. The vote upon all matters considered by the council shall be taken by "yes" or "no" votes which shall be entered upon record, except that, where the vote is unanimous, it shall be necessary only so to state.

(j) The council may compel attendance at its meetings of any officers or employees of the city. It may punish for nonattendance in such manner as it may prescribe in the Code.

(k) No member of the council may vote on any question upon which he has a substantial direct or indirect financial interest. Otherwise, each member of the council shall vote on each question before the council for determination, unless excused therefrom by the affirmative vote of all remaining members able to vote on the question. If a question is raised under this section at any council meeting, such question shall be determined before the main question shall be voted on, but the council members affected may not vote on such determination.

(l) The affirmative vote of a majority, of the entire council shall be necessary to adopt any ordinance, resolution or motion.

(m) Any and all official city business shall be conducted at a regular or special meeting held in the usual place designated for such meetings. (10-5-95; 10-7-80; 5-2-89)

Section 3.7. Powers of the Council to Appoint Citizen Boards. (a) The council may establish by ordinance, boards or commissions as in its judgment are required and may grant to them such powers and duties as are consistent with the provisions of this Charter.

(b) There shall be a city planning and zoning commission which shall consist of a minimum of five members, who shall be appointed by the council. The commission shall elect its chairman from among the appointive members.

(1) The term of the appointive members shall be three years. Any vacancy during the un-expired term of an appointive member shall be filled by the council for the remainder of the term.

(2) The city planning and zoning commission shall have the authority to prepare and submit to the council for its approval a master plan for the physical development of the city, including the general location, character and extent of streets, bridges, parks, waterways, and other public ways, grounds and spaces, together with the general location of public buildings and other public property, public utilities, and the extent and location of any public housing or slum clearance projects. The commission shall recommend such modifications of said plan, from time to time, as it deems in the city's interest.

(3) It shall prepare and recommend to the council a comprehensive zoning ordinance, or propose amendments or revisions thereof, with such provisions as the commission shall deem necessary or desirable for the promotion of the health, safety, morals and general welfare of the inhabitants of the city, and shall exercise such functions with respect to land subdivisions, planning, and zoning as may be prescribed by ordinance not inconsistent with the provisions of this Charter. (10-2-01; 10-5-95)

Chapter IV.

CITY LEGISLATION

Section 4.1. Introduction, Consideration, Style and Recording of Code Provisions. (a) Each proposed Code provision introduced by the council in written form shall contain the enacting clause “Be it ordained by the Council of the City of Valdez” and all ordinances proposed by the voters under their power of initiative, “Be it ordained by the People of the City of Valdez.”

(b) No Code provision shall be introduced and passed at the same meeting unless an emergency is declared by an affirmative vote of not less than six members of the council.

(c) Each Code provision shall be recorded by the city clerk.

(d) The city clerk shall enter and identify in the Code all Code provisions adopted by the council. Such entry shall be prima facie evidence of the due and proper adoption of all Code provisions.

(e) The mayor shall verify each Code provision and authenticate it on the record by his signature.

(f) All official proceedings of the city may be placed in evidence in all courts and tribunals by a copy thereof certified as true by the city clerk, under the seal of the city, in addition to other methods provided or permitted by law. (10-5-95)

Section 4.2. Publication of Code Provisions. Each Code provision shall be published by posting on the official city bulletin board for not less than thirty days and by publication of the title only at least once in one or more newspapers of the city qualified by law for the publication of legal notices. (4-1-83)

Section 4.3. Effective Date of Taxation Code Provisions. No Code provision which provides for or establishes a tax shall become effective for at least thirty days after adoption by the council.

Section 4.4. Time Limit for Prosecution of Charter or Code Violations. No prosecution for the violation of this Charter or of the Code shall be commenced after the expiration of two years following commission of the offense, unless the accused has fled or remained beyond the boundaries of the city. The period of time during which the accused remains outside the municipal boundaries shall not be counted.

Section 4.5. Due Process to be Accorded. All proceedings relative to the arrest, custody and trial of persons accused of any violation of this Charter or of the Code shall be conducted so as to accord due process of law to the accused.

Section 4.6. Initiative and Referendum. A Code provision may be initiated or a referendum may be had on any act of the council in the manner and subject to the limitations set forth by law.

Section 4.7. Code Provisions Adopted by the Initiative. (a) A Code provision adopted by the initiative procedure may not be amended or repealed by the council for a period of two years after the date of the election at which it was adopted.

(b) Should two or more Code provisions adopted at the same election have conflicting provisions, the one receiving the largest affirmative vote shall prevail.

Section 4.8. Council Action. The filing with the mayor of a sufficient referendary petition within thirty days after the passage of the act of the council to which such petition refers shall automatically suspend the operation thereof, pending repeal by the council or final determination by the electors.

Section 4.9. Building and Zoning Regulations. To provide for the health, safety and welfare of citizens within the city, the council shall provide for comprehensive building and zoning regulations.

Section 4.10. Abatement of Nuisances. The council shall provide in the Code for the declaration and abatement of nuisances which may be offensive or tend to endanger the health and welfare of the public, and for the assessment of the cost thereof against the property upon, or in respect of which the nuisance exists.

Section 4.11. Port and Harbor Jurisdiction. The council shall regulate the use and development of all waters and submerged lands which are subject to the jurisdiction of the city.

Section 4.12. Other Municipal Services. The council shall provide for the furnishing of such municipal services as it deems necessary for the protection of the health, safety, welfare and morals of the public. When the interests of the city so require, the council may authorize plans or agreements for reimbursing the city in consideration of furnishing any of such services to tax-exempt persons or agencies, whether private or governmental.

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Chapter V.

THE ADMINISTRATIVE SERVICE

Section 5.1. The Council to Provide for the City Administration. The council shall provide in the Code for the organization of the administrative offices and departments of the city and shall prescribe their duties and functions.

Section 5.2. Emergency Administration. In order to assure continuity of city services and administration in periods of emergency resulting from war or disaster, the council shall provide in the Code for the prompt and temporary succession to the powers and duties of administrative officers and departments when such officers and departments are unable to carry on their respective powers and duties.

Section 5.3. Administrative Officers and Employees—Appointment, Terms and Compensation. (a) The city manager, the city clerk and the city attorney shall be appointed by the council. They shall hold office for indefinite terms at the pleasure of the council.

- (b) All other administrative officers, except members of city boards and commissions, shall be appointed by the city manager.
- (c) Members of city boards shall serve for the terms provided by law.
- (d) The council shall provide in the Code for the employment of city personnel on the basis of merit and fitness.
- (e) There shall be no discrimination on the grounds of race, color, age, sex, religion or national origin, or because of the person's physical or mental disability, marital status, changes in marital status, pregnancy or parenthood in the selection, discharge and fixing the terms and conditions of employment of city personnel. (10-5-95; Reso. No. 6929, § 2; 5-2-89)

Section 5.3a. City Manager. (a) The city manager shall be chosen solely on the basis of his demonstrated administrative qualifications, with particular emphasis on his training and experience as a professional municipal administrator. He shall be a resident of the city during his tenure in office.

- (b) He shall be the chief administrative officer of the council and shall perform the duties of his office under the authority of and shall be accountable to the council. His duties shall be prescribed in the Code by the council and may include duties in addition to those set forth in this Charter.
- (c) He shall supervise and coordinate the work of the administrative officers and departments of the city, except those of the city attorney and the office of the city clerk, and shall act as coordinator between these officers and the other administrative officers.
- (d) He shall prepare and recommend to the council the annual budget proposals of the city.
- (e) He shall enforce the Code and other acts of the council and administer all city contracts.
- (f) He shall employ or be responsible for the employment of all city employees except as where set forth herein and shall supervise and coordinate the personnel policies and practices of the city.
- (g) The offices of city manager and city clerk may be held by a single person should council so elect.
- (h) Except for the purposes of inquiry, the council and its members and mayor, or other official of the city, shall deal with the administrative service solely through the city manager, and neither the council nor any member thereof, nor the mayor, nor other city official, shall give orders to any subordinate of the city manager, either publicly or privately. Neither the city council nor any of its members nor the mayor shall dictate the appointment of any person to office or employment by the city manager, except as permitted by state law, or in any manner interfere with the city manager or prevent him from exercising his own judgment in the appointment of officers and employees in the administrative service. (Reso. No. 04-53, § 1; Reso. No. 6929, § 2.)

Section 5.4. City Clerk. (a) The city clerk, or his authorized representative shall be clerk of the council. He shall attend all meetings of the council and shall keep a record of its proceedings.

- (b) He shall record and certify all actions of the council.
- (c) He shall have power to administer all oaths required by law.
- (d) He shall be custodian of the city seal and the official records of the city.
- (e) He shall give to the proper officials ample notice of the expiration or termination of any term of office and when necessary, the conditions or requirements of all bonds, franchises, contracts or agreements.
- (f) He shall be the registrar of the city and shall be responsible for the calling and supervision of all city elections, unless otherwise provided by law.
- (g) He shall perform such other duties in connection with his office as may be required of him by law or by the council.
- (h) He shall hire, as necessary, a deputy city clerk, whose selection shall be ratified by the city council. (Reso. No. 04-53, § 1.)

Section 5.5. City Attorney. (a) The city attorney shall act as the legal advisor of and be responsible to the council. He shall advise the city clerk concerning legal problems affecting the city administration.

- (b) He shall perform such other duties as may be prescribed by the council.

Section 5.6. City Fiscal Agent. The council shall provide in the Code for the collection, receipt and custody of taxes, moneys and things of value belonging to the city and for an administrative officer who shall be responsible therefor.

Section 5.7. Employee Benefit Plans. Any benefit plans provided for officers and employees by the council shall be actuarially sound. Membership in any retirement system which may be adopted by the city shall constitute a contractual relationship. Accrued benefits of any retirement system shall not be diminished or impaired.

Chapter VI.

BUDGET PROCEDURE AND GENERAL FINANCE PROVISIONS

Section 6.1. Fiscal Year. The fiscal year of the city shall be as established by the council, unless otherwise provided by law.

Section 6.2. Budget Statement of City. During or prior to the sixth week preceding the first day of the fiscal year, a budget proposal for the next fiscal year of the city shall be prepared. Such budget proposal shall set forth the recommendations for and an analysis of the anticipated income and expenditures of the city during the next fiscal year, together with comparative figures showing the estimated corresponding amounts for the current year and comparisons with the previous year. The proposed expenditures set forth in the budget proposal shall not exceed the expected revenues of the city. Unencumbered funds remaining at the end of the current fiscal year may be reallocated for the purposes set forth in the budget proposal.

Section 6.3. Budget Adoption Procedure. (a) The budget proposal shall be reviewed by the council and shall be available for public inspection in the office of the city clerk.

(b) The council shall direct that a public hearing on the budget proposal be held not less than one week before its final adoption. A notice of the public hearing shall be published at least one week prior to the date of hearing.

(c) At a regular meeting held not less than ten days prior to the end of the fiscal year, the council shall, by resolution, adopt a budget for the following fiscal year and make an appropriation of the money needed therefor.

(d) If the council does not adopt a budget prior to the third day preceding the commencement of the next fiscal year, the budget proposal shall become an appropriation and the budget for the fiscal year without further council action.

Section 6.4. Budget Control. (a) Unencumbered appropriation balances may be transferred within a department by the council at any time on its own initiative; the council may transfer unencumbered balances from one office, department or agency to another.

(b) There shall be submitted periodically to the council information comparing estimated and actual revenues and expenditures to the end of the preceding month.

Section 6.5. Withdrawal of Funds. (a) All funds drawn from the treasury shall be drawn pursuant to the authority and appropriation of the council.

(b) The council shall prescribe the method for the disbursement of city funds.

Section 6.6. Independent Audit. An independent audit shall be made of all accounts of the city at least annually and more frequently if deemed necessary by the council. The annual audit shall be made by a certified public accountant firm employed by the council and shall be completed within one hundred eighty days following the close of the fiscal year. An analysis of the audit shall be published by the council. (Reso. 08-40 § 1; 10-2-01)

Section 6.7. Permanent Fund. (a) There is established as a separate account, the Valdez permanent fund. All amounts received by the city from the sale of Marine Terminal Revenue Bonds for its own use and expenditure, as well as any other funds that may subsequently be so designated by the city council, shall be placed in the fund. Each year on the first business day of the city's fiscal year, one and one-half percent (1.5%) of the permanent fund's market value, as determined on the last day of the last accounting year that has been certified by an annual audit, shall be transferred into the general fund for appropriation for operational and capital expenses of the city. The remaining funds and any other funds appropriated for deposit in the permanent fund shall not be spent, but shall be held perpetually in trust for the benefit of the present and future generations of Valdez residents. The fund shall be administered in accordance with the provisions of this section.

(b) Funds placed or deposited in the permanent fund are fund principal which shall be invested in perpetuity only in investments specifically designated in this section, regardless of other provisions of law dealing with permissible investments of city funds.

(c) The assets of the fund may be invested in the following:

(1) Publicly traded equity investments, including but not limited to preferred and common stock and investment company shares;

(2) Debt instruments that have been issued by domestic and non-domestic entities including but not limited to the U.S. government, its agencies and instrumentalities;

(3) Obligations secured by reserves paid in by the United States or agencies or instrumentalities of the United States or corporations in which the United States is a shareholder or member;

(4) Bank certificates of deposit which are secured as to the payment of principal and interest in accordance with Alaska law; and

(5) Corporate obligations of prime or equivalent quality as recognized by a nationally recognized rating organization;

(6) Domestic and foreign common stocks and preferred stocks of publicly traded companies, provided that the total exposure to stocks shall be diversified among issuers and will not exceed sixty-five percent (65%) of the market value of the permanent fund;

(7) Real estate investments in a portfolio of institutional quality properties (as defined in the investment policy), held in a collective investment vehicle, and managed by a registered investment advisor; provided, that total exposure to real estate investments shall not exceed fifteen percent (15%) of the market value of the permanent fund.

(d) Investment policy shall be formulated by the city council. In formulating investment policy, the council shall consider maximum income and appreciation, consistent with prudent levels of risk and diversification, governed by the prudent investor rule. If an allocation in section 6.7(c) is exceeded, corrective action shall be taken in a reasonable time in accordance with the policy adopted by the city council or its designee.

(e) The council has the power to:

(1) Delegate the power to invest the fund to the city manager or other city official, and require reports relating to the investment as it prescribes;

(2) Hire other persons as necessary to assist the council in the exercise of its powers; and

(3) Take whatever other actions are reasonably necessary in furtherance of the purpose of this section. (Reso. 07-59, § 1; 6-6-06; Reso. No. 97-27, § 1; 7-19-77.)

Chapter VII.

TAXATION

Section 7.1. Taxation by Ordinance. The council shall provide in the Code for the annual assessment, levy and collection of city taxes. Council may provide for differential taxation based upon differences in kind or level of services provided within service areas established by ordinance.

Section 7.2. Exemptions. The power of taxation shall never be surrendered. No exemptions from taxation shall be allowed, except such as are expressly provided by law. Private leaseholds, contracts or interests in land or property owned or held by the United States, the state or its political subdivisions, shall be taxable to the extent of the interests.

Section 7.3. Assessment Day. The taxable status of property shall be determined as of the first day of January, or such other date as may subsequently be required by law, which shall be the assessment day. Values on the assessment roll shall be determined according to the facts existing on the assessment day for the year for which the assessment roll is made, and no change of the status of any property after that day shall be considered by the council when acting as a board of equalization. Standards of appraisal shall be followed by the council when established as a board of equalization.

Standards of appraisal shall be followed by the council when established by law.

Section 7.4. Security for Taxes on Real Property. The city shall have a first lien upon all real property against which taxes are assessed for the taxes and any collection charges, penalties and interest which may accumulate thereto, which lien shall continue until the taxes are paid.

Section 7.5. Protection of City's Real Property Tax Liens. The city may protect its lien for taxes upon real property by sale at tax sale, or by purchasing the real property at any tax sale or other public sale, or by direct negotiation with the owner. Any such procedure shall be deemed to be for a public purpose. When the city has acquired an interest in real property to protect a tax lien thereon, the owner of any interest in such real property may redeem the same by paying the delinquent city taxes and all accrued charges, penalties and interest thereon. After the city has held any tax delinquent real property for one year, it may hold the same for public use or sell it at public auction to the highest bidder.

Section 7.6. Security for Taxes on Personal Property. City taxes on personal property shall be a debt to the city from the persons to whom they are assessed. If any person to whom such taxes are assessed fails or refuses to pay the taxes, or if the collecting officer reasonably believes that any person will not pay such taxes, the taxes and accrued charges, penalties and interest may be collected by a personal action in the name of the city against the person to whom assessed in a court of competent jurisdiction, or by distraint and sale of any personal property of the person assessed. Neither of the remedies herein given shall be exclusive of the other at any time.

Chapter VIIA.

SERVICE AREAS

Section 7A.1. Purpose. Service areas may be established to provide services not provided on an area-wide basis or to provide a higher level of service than that provided on an area-wide basis.

Section 7A.2. Establishment. (a) The council by ordinance may establish, alter, consolidate or abolish service areas. The council by ordinance may add or eliminate services to a service area. The ordinance shall contain the following:

- (1) Boundaries and area to be included;
 - (2) Service to be provided or be eliminated; and
 - (3) Other provisions the council includes.
- (b) If a petition of protest is filed with the council before the effective date of the ordinance adopted under this section, the ordinance shall be submitted to the qualified voters residing in the service area or proposed service area and if ratified shall take effect upon certification of the election. The petition shall contain signatures of at least ten percent or 100 of the qualified voters residing in the service area or proposed service area, whichever is the lesser. Each new service or each service to be eliminated shall be placed separately on the ballot and shall require ratification by a majority of the qualified voters voting on the question. There shall be no election under this subsection to eliminate a service to be provided on an area-wide basis.

Chapter VIII.

SPECIAL ASSESSMENTS AND IMPROVEMENTS

Section 8.1. General Power Relative to Special Assessments and Public Improvements. (a) The council shall have the power to make public improvements, including local improvements, within the city and, to the extent permitted by law, outside the city. The council may determine the necessity for any public improvement, and may determine that the whole or any part of the cost thereof, including the cost of plans, specifications, administration, engineering, architectural, and legal expenses, and of the acquisition of property in connection therewith, shall be levied by special assessments upon the property specially benefited thereby. When more than one lot or parcel of land is to be specially benefited, the project shall be considered as a special assessment district.

(b) Any special assessment for local improvements against property benefited shall be in proportion to, and shall not exceed, the value of the benefit received from the local improvements. The council shall establish the method of apportioning such benefits.

(c) If protests as to the necessity of a local improvement are made by the owners of property which will bear fifty percent or more of the estimated cost of the improvement, the public improvement shall not proceed until the objections have been reduced to less than fifty percent, except upon approval of at least five members of the council.

Section 8.2. Detailed Procedure to be Fixed in the Code. The procedure for local improvements may be commenced by the council either on its own initiative or upon receipt of a petition in the manner provided in the Code. The council shall prescribe in the Code the complete special agree-procedure for local improvements and for agreements for furnishing capital improvements and the extension thereof in lieu of assessment. For local improvements, such Code provisions shall include and require the following:

- (1) The procedure for filing petitions for local improvements;
- (2) A survey and report concerning the need for, desirable extent of, and estimated cost of each proposed local improvement;
- (3) A public hearing by the council on the necessity for the local improvement;
- (4) A resolution of the council determining to proceed or not to proceed with the proposed local improvement;
- (5) A public hearing by the council on the special assessment roll for the local improvement;
- (6) Publication of notice of each hearing required by this section in a newspaper published within the city and by first class mail to persons whose names appear on the current assessment roll as owners of real property within the special assessment district;
- (7) A resolution confirming the special assessment roll for the local improvement.

Section 8.3. Expenditures before Funds for Improvement are Available. No expenditures, other than for administrative, engineering and legal work for any local improvement, the cost of which is to be borne by special assessments on the property benefited, shall be made unless the cash is on hand or bonds have been authorized to finance the cost thereof.

Section 8.4. Correction of Invalid Special Assessments. If any special assessment procedure of the council shall be irregular or invalid for any reason, the council may correct the same at any time within ninety days after the confirmation of the special assessment roll or after final determination of any litigation thereon, whether before or after the completion of the local improvement to which the special assessment applies. If payments of special assessments have been made under the irregular or invalid procedure, such payments shall be credited to payments required under the corrected procedure, or in the alternate, the council may provide in the Code for the payment of refunds.

Section 8.5. Limitations on Suits and Actions. No special assessment procedure shall be contested by any action at law or in equity, unless commenced within sixty days after the confirmation of the special assessment roll therefor. If no such action be so commenced, the procedure for such local improvement shall be conclusively presumed to have been regular and complete.

Section 8.6. Lien for and Collection of Special Assessments. (a) The city shall have a first lien upon all real property against which special assessments are assessed, and any such lien shall be of the same character, effect and duration, and shall be enforceable in the same manner as the lien for city taxes.

(b) The council shall provide procedure in the Code for the collection of special assessments and the collection charges, penalties and interest which shall be added for the delayed or delinquent payment thereof.

Section 8.7. Receipts from Special Assessments. Accounts for special assessment rolls shall be created and kept separate from all other city accounts. Moneys collected from special assessments shall be used solely to pay the cost of the improvements to which they apply and to the principal of and interest on indebtedness of the city.

Section 8.8. All Real Property Liable for Special Assessments. All real property, including such as is exempt from taxation by law, shall be liable for the cost of local improvements assessed in accordance with this chapter, unless specifically exempted from special assessments by law.

Chapter IX.

INTERGOVERNMENTAL RELATIONS

Section 9.1. Agreements for Transferring Powers. Agreements, including those for cooperative or joint administration of any function or power, may be made by the council with any local government, with the state, or with the United States unless otherwise provided by law. The council may transfer to the borough of which the city is a part any city power or function unless prohibited by law. Such transfer shall not take effect for ninety days following approval by the council. The council may at any time revoke the transfer.

Section 9.2. Cooperation with Other Governments. The city may cooperate with the United States, with the state or its political subdivisions, or with other states and their political subdivision on matters of common interest. For this purpose the council may make all necessary appropriations.

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Chapter X.

ELECTIONS

Section 10.1. Regular City Elections. A regular city election shall be held annually on the first Tuesday in October or such other date as the council may provide in the Code. The date of holding regular city elections may not be changed by the council at any time less than one year prior to the date of the first regular city election affected.

Section 10.2. Special City Elections. The council shall provide in the Code for the calling of special elections. Not less than thirty days' notice shall be given of each special election. The notice shall be published and state the purpose of the election.

Section 10.3. Qualifications of Electors. (a) A person may vote in a municipal election only if the person:

- (1) Is a United States citizen who is qualified to vote in state elections;
- (2) Has been a resident of the municipality for 30 days immediately preceding the election;
- (3) Is registered to vote in state elections in the precinct in which that person seeks to vote in municipal elections;
and
- (4) Is not disqualified under Article V of the state constitution. (10-7-80; 5-2-89)

Section 10.4. Election Procedure. All elections of city officers shall be nonpartisan. The council shall provide by ordinance for:

- (1) The nonpartisan nomination of candidates for elective city offices;
- (2) The printing and custody of ballots;
- (3) The appointment and payment of necessary election personnel;
- (4) The conduct of city elections;
- (5) The counting and canvassing of ballots cast;
- (6) The procedure for the recounting of ballots cast in the event a recount is demanded;
- (7) The declaration of results of elections;
- (8) All other matters necessary for the holding of city elections.

Section 10.5. Tie Vote. In event of a tie vote, the council shall determine the successful candidate by lot. Such determination shall be final.

Chapter XI.

MUNICIPAL BORROWING

Section 11.1. General Authorization to Borrow Money. (a) The city shall have the power to borrow money for any public purpose and to issue its evidences of indebtedness therefor. Such evidence of indebtedness shall include, but not be limited to those enumerated in the following three categories:

- (1) Bonds for capital improvements authorized by the council and ratified by a majority of the electors qualified under section 10.3(b) and who vote thereon, voting at any regular or special election;
 - (a) General obligation bonds, the principal and interest of which are payable from taxes levied upon the taxable real and personal property in the city, and from any other sources of revenue and for the payment of which the full faith and credit of the city are pledged without limitation as to rate or amount;
 - (b) Special assessment bonds, which are issued in anticipation of the payment of special assessments, or any combination of two or more special assessments, which bonds shall be both an obligation of the special assessment district or districts and a general obligation of the city;
 - (c) General obligation bonds which are also secured by the revenue from a revenue-producing utility, such bonds being issued for the acquisition, construction or improvement of the utility;
- (2) Revenue bonds which are secured only by the revenue-producing public utilities and do not constitute a general obligation or debt of the city. Such revenue bonds shall be authorized by the council and ratified by a majority of the electors qualified under section 10.3(a);
- (3) Those bonds and other obligations which may be authorized by the council and do not require ratification by the qualified electors of the city;
 - (a) Revenue or tax anticipation notes which may be issued in anticipation of the collection of any revenues, including taxes, in or during the current fiscal year of the city, for the purpose of meeting appropriations during the year;
 - (b) Disaster bonds or notes to be issued in case of fire, flood, wind, explosion, war damage, volcanic action, earthquake or other calamity for the preservation and rehabilitation of municipal capital improvements, in a sum not to exceed two percent of the assessed value of all the real and personal property in the city, and due in not more than ten years;
 - (c) Notes for loans from accumulated reserves of the city on a definite plan for the repayment thereof and of interest thereon as provided by the council;
 - (b) Bonds or notes on which a vote of the electorate is not required may be authorized by the council. No such bonds or notes shall be issued, however, until not less than thirty days have passed from the date of council authorization. The purpose of this section is to provide the electors of the city an opportunity to exercise their right of referendum. Disaster bonds or notes may be issued immediately upon receiving proper authorization by the council.
 - (c) Each bond or other evidence of indebtedness shall contain on its face a statement specifying the purpose for which it is issued. No officer of the city shall use the proceeds thereof for any other purpose, except that whenever the proceeds of any bond issue or a part thereof remain unexpended and unencumbered for the purpose for which said bond issue was made, the council shall authorize the use of such unexpended and unencumbered funds only in accordance with the following order or priority:
 - (1) For the retirement of such bond issue;
 - (2) If such bond issue has been fully retired, then for the retirement of other bonds or obligations of the city;

- (3) For any other public improvement purpose or purposes of a like nature;
- (4) If such funds cannot be used as above permitted, then in any other manner determined by the council.
- (d) No bond or other evidence of indebtedness of the city, regardless of type or purpose, shall bear interest, either directly or indirectly, at a rate exceeding the maximum permitted by law.
- (e) All bonds and other evidences of indebtedness of the city shall be signed by the mayor and countersigned by the clerk under the seal of the city. Interest coupons shall be executed with the facsimile signature of the clerk.
- (f) A complete and detailed record of all bonds and other evidences of indebtedness shall be kept by an officer designated in the Code. Upon the payment of any bond or other evidences of indebtedness, the same shall be marked "paid," or otherwise cancelled on its face.

Section 11.2. Limitations Upon Borrowing Power. (a) The outstanding general obligation indebtedness of the city incurred for all public purposes shall not at any time exceed fifteen percent of the assessed value of all the real and personal property in the city exclusive of present bonded indebtedness of the city for Alaska Public Works projects, completed as of the date of January 1, 1961. The restrictions imposed by law on contracting debt shall not apply to debt incurred through the issuance of revenue bonds when the only security is the revenues of the enterprise, nor to bonded indebtedness to be paid from special assessments on benefited property, nor to refunding indebtedness. In determining the debt limit of the city, there shall be deducted from the amount of the outstanding bonded indebtedness any amounts credited to or on deposit for debt retirement and any portion of reserve funds or accounts pledged to the payment of the principal amount of any outstanding bonded indebtedness. Money may be borrowed for reasons of disaster, as permitted by section 11.1(b), beyond the limit imposed by this section, and the council shall, at the time of the authorization of such indebtedness, provide for the fulfillment of other requirements of law relative to incurring such indebtedness.

- (b) Except when delay is caused by litigation, or when a bond issue has been authorized to be issued in two or more parts or series, if any bonds are not sold, the authorization of any unsold bonds may be voided at any time by a council resolution. If any bonds are not sold within ten years after authorization, such authorization shall be null and void as to the bonds which remain unsold.
- (c) The limitation on outstanding general obligation indebtedness contained in subsection (a) of this section shall not apply to general obligation bonds issued for acquiring, constructing or improving and equipping a municipally owned utility or other revenue generating enterprises additionally secured by a pledge of the revenue derived from operation. (5-2-89)

Chapter XII.
CONTRACTS

Section 12.1. Authority of Council. (a) The power to authorize the making of contracts on behalf of the city is vested in the council, subject to such exceptions as are provided by city ordinance.

(b) All contracts, except as otherwise provided in section 12.2 hereof, shall be authorized by the council and shall be signed on behalf of the city by the mayor and the city clerk, after having been approved as to form by the city attorney. (5-3-16; Reso. 16-11)

Section 12.2. Procurement Procedures. The council shall establish by ordinance the procedure for the contracting for, or procurement of, supplies, materials, equipment, or contractual services. Such procedures shall include a provision for centralized purchasing on behalf of the city. The procedures shall also provide the dollar limit within which such contracting or procurement may be made without securing competitive bids, and the dollar limit within which contracting or procurements may be made without specific council approval. Such procedure shall also provide for the making of emergency purchases and contracts which shall not be subject to Section 12.3(c) of this chapter when an emergency exists. (5-3-16; Reso. 16-11)

Section 12.3. Limitations on Contractual Power. (a) The council shall have power to enter only into contracts which, by the terms thereof, will be fully executed within a period of five years. This limitation shall not apply to contracts concerning interests in real property. Any contract other than a franchise, which will not be fully executed within a period of five years shall first receive the approval of a majority of the qualified electors of the city who vote thereon. This restriction shall not apply to any contract for services with a public utility or with other governmental units, nor to contracts for debt secured by the bonds or notes of the city.

(b) The council shall provide in the Code the procedure whereby the city may purchase, sell, lease or dispose of real property. No action of the council to sell, lease or dispose of any city interest in real property shall be final until the resolution to do so has been on file in the office of the city clerk for thirty days and notice of such filing published concurrently on the official bulletin board as designated by the council.

(c) Except as authorized by section 12.2, each contract for the construction of public improvements or for the purchase or sale of personal property shall be let only after opportunity for competitive bidding and after appropriate notice thereof of not less than two weeks. All bids shall be opened in public at the time and place designated in the notice of letting. The council may reject any or all bids. If, after opportunity for competitive bidding, no bids are received or bids received are not satisfactory to the council, it may negotiate for a contract in the open market. The council may waive any and all irregularities.

(d) The council may approve contracts for engineering, architectural, legal, medical and other professional services for the city without competitive bidding. Such contracts shall not exceed two years, except for completion of work in progress under architectural or engineering contracts.

Section 12.4. Business Dealings with City. The council shall provide in the Code the procedure whereby an officer or employee of the city, who intends to have business dealings with the city whereby he may derive income or benefits other than those provided as remuneration for his official duties or the duties of his employment, shall file with the city clerk a statement, under oath, setting forth the nature of such business dealings and his interest therein, not less than ten days before the date when action may be taken by the council or by any officer or agency of the city upon the matter involved. Such statement shall be sufficient for continuing transactions of a similar or like nature for one year from the date of its filing.

Chapter XIII.

PUBLIC UTILITY SERVICES

Section 13.1. General Powers Respecting Municipal Utilities. The city shall have all the powers not prohibited by law to acquire, own, operate, promote and regulate public utilities, either within or beyond its corporate limits, and may also sell utility services beyond its corporate limits.

Section 13.2. Rates. (a) The council may provide by ordinance for the establishment of utilities and may provide for their regulation, promotion, control and the fixing of the rates to be charged, so that each utility will be financially self-sustaining, if possible.

(b) No agreements shall be made for utility services outside of the city which will return to the city less net revenues than it realizes for the same services within the city. Increased rates for utility service outside of the city may be established by the council.

(c) Transactions pertaining to the ownership and operation of each municipal utility shall be recorded in a separate group of accounts, which shall be classified in accordance with generally accepted accounting practices. An annual report shall be prepared to show the financial position of each city utility and the results of its operation. Such reports shall be available for inspection at the office of the city clerk.

Section 13.3. Collection of Municipal Utility Rates and Charges. The council shall provide in the Code for the collection of rates and charges for public utility services furnished by the city. When any person fails or refuses to pay to the city any sums due on utility bills, the service upon which such delinquency exists may be discontinued and suit may be brought for the collection thereof.

Section 13.4. Disposal of Municipal Utility Plants and Utility Property. The council may sell, lease or otherwise dispose of a municipal utility or of property and interest in property used or useful in the operation of a utility only after a proposition to do so is approved by three-fifths of the electors of the city voting on the proposition.

Section 13.5. Public Utility Franchises. The city may grant a franchise to any person for the use of the streets, alleys, bridges, easements and other public places of the city for the furnishing of any public utility service to the city and its inhabitants. Public utility franchises and renewals, amendments and extensions thereof shall be granted only by contract. Public utility franchises shall include provisions for fixing rates and charges, and may provide for readjustments thereof at periodic intervals. With respect to any public utility franchise granted after the effective date of this Charter, whether or not so provided in the granting contract, the city may:

- (1) Terminate the same for the violation of any of its provisions, for the misuse or nonuse thereof, for failure to comply with any provision thereof, or any regulation imposed under authority of this Charter or of the Code;
- (2) Require proper and reasonable extension of plant and the maintenance thereof at the highest practicable standard of efficiency;
- (3) Establish reasonable standards of service and quality of products, and prevent unjust discrimination in service or rates;
- (4) Require continuous and uninterrupted service to the public in accordance with the terms of the franchise throughout the entire period thereof;
- (5) Impose other regulations determined by the council to be conducive to the health, safety, welfare and convenience of the public;
- (6) Require the public utility to permit joint use of its property and appurtenances located in the streets, alleys, bridges, easements and public places by the city and other utilities, insofar as such joint use may be reasonably practicable and upon payment of reasonable rental therefor; and, in the absence of agreement, upon application by

the public utility, provide for arbitration of the terms and conditions of such joint use and the compensation to be paid therefor;

(7) Require the public utility to pay any part of the cost of improvement or maintenance of streets, alleys, bridges, easements and public places, that arises from its use thereof, and to protect and save the city harmless from all damages arising from such use; and

(8) Require the public utility to file with the city clerk reports concerning the utility and its financial operation and status and to file with the city clerk such drawings and maps of the location and nature of its facilities as the council may request.

Section 13.6. Limitations on the Granting of Franchises. No franchise shall be granted by the city for a term exceeding twenty years and no exclusive franchise shall ever be granted. Each franchise shall include a provision requiring the franchise to take effect within one year after the adoption of the ordinance granting it. An irrevocable franchise and any extensions to or amendments to such a franchise may be granted by the city only upon approval of at least three-fifths of the votes cast with respect to such proposition at a general or special election in the city. Such irrevocable franchise shall be subject to the conditions set forth in section 13.5. An irrevocable franchise may be approved by the council for referral to the electorate, only after a public hearing has been held thereon and after the grantee named therein has filed with city clerk his unconditional acceptance of all terms of franchise. No special election for such purpose may be ordered by the council, unless the estimated expense of holding such election has first been paid to the fiscal officer of the city by the grantee. In case a balance remains in the amount paid, after the expenses of the election are deducted therefrom, such balance shall be repaid to the grantee.

Section 13.7. Procedure for Granting Franchises. All franchises and any renewals, extensions and amendments thereto, shall be granted only by ordinance. Every contract granting a franchise, license or right to occupy or use streets, alleys, bridges, public places or easements, shall remain on file with the city clerk for public inspection, in its final form for at least thirty days before the final approval thereof, or the approval thereof for referral to the electors of the city. In the case of renewals of franchises for terms of ten years or longer, the renewal of said franchise must be approved by a majority of all qualified voters two years before the expiration date of such franchise.

Section 13.8. Sale or Assignment of Franchises. The grantee of a franchise may not sell, assign, sublet or allow another to use the same, unless the council gives its consent. Nothing in this section shall limit the right of the grantee of any public utility franchise to mortgage his property or franchise, nor shall it restrict the rights of the purchaser upon foreclosure sale, to operate the same, except that such mortgagee or purchaser shall be subject to the terms of the franchise and provisions of this Charter and the Code.

Section 13.9. Plans of Facilities in Streets and Public Places. The council may require in the Code that, as a condition to the placing or installment thereof, each public utility conducting a business in the city shall file with the city clerk a duplicate copy of layout plans of pipes, conduits, wires and other facilities and appurtenances which are to be placed on, under or above the surface of the city's streets, alleys, bridges, easements and public places.

Chapter XIV.

REVISION AND AMENDMENT

Section 14.1. Revision of Charter. This Charter may be revised in the manner provided by law.

Section 14.2. Amendment of Charter. This Charter may be amended by proceedings commenced by the vote of five members of the council or by an initiatory petition.

Section 14.3. Amendment of Charter by Council Action. When an amendment is proposed by the council it shall be submitted at the time of any election to be held in the city not less than sixty days after its proposal by the council, or at a special election called by the council for the purpose of voting thereon. Such amendment of the Charter shall become effective if approved by a majority of qualified voters voting on the question.

Section 14.4. Amendment of Charter by Initiatory Petition. An initiatory petition for the amendment of this Charter shall state the proposed amendment, shall set forth all sections of the Charter to be amended thereby in full, shall be signed by the number of electors required for the initiation of Code provisions, and shall be filed with the council. If the petition therefor is proper and in order, the council shall submit the proposed amendment to the electors of the city at the next regular city election which is to be held after ninety days following the filing of the petition. Amendment of the Charter shall become effective if approved by a majority of qualified voters voting on the question.

Section 14.5. Scope of Amendments. Each proposed amendment of this Charter shall be confined to one subject, but need not be limited to a single section. Should a subject embrace more than one related proposition, each proposition shall be separately stated to afford an opportunity for the electors to vote for or against each such proposition.

Section 14.6. Publication of Proposed Amendments. Each proposed amendment of this Charter shall be published not less than two weeks nor more than four weeks before the election on its ratification.

Section 14.7. Filing of Ratified Amendment. Two copies of each amendment ratified by the electors of the city shall be filed with the secretary of state, one with the recorder of the district in which the city is located, and one in the archives of the city, and shall thereupon become a part of the organic law of the city, unless a later effective date is specified by the council prior to the election of its ratification. Thereafter, the courts shall take judicial notice of the city Charter as amended.

Section 14.8. Industrial Development Bonds. Chapters XI, XII and XIII of this Charter shall not apply to any borrowing evidenced by obligations which are industrial development bonds as defined in the Internal Revenue Code, or to any property or interest therein constructed, purchased, leased or otherwise acquired with the proceeds of the borrowing, or to the sale, lease, sublease or other disposition of the property or interest therein, or to contracts with respect to the borrowing or the property or interest therein, provided that the borrowing is not repayable from taxes levied upon the taxable real and personal property in the city and is not a charge against the general credit or taxing power of the city. The council shall establish by ordinance the procedures for such borrowing and other matters. (9-16-75.)

SCHEDULE

Section 1. Purpose and Status of Schedule Chapter. This schedule chapter is to provide an orderly transition from a city organized and possessing powers delegated to it by statutory law, to a constitutional home rule charter city. It shall constitute a part of this Charter only to the extent and for the time required to accomplish that end.

Section 2. Prior Legislation Preserved. The Code of Ordinances of the Town of Valdez and all resolutions and rules of the council, to the extent that they are consistent with this Charter, shall continue in full force, until repealed or amended. When this Charter requires the council to adopt or provide any Code provision, any existing provision which meets such requirement shall suffice.

Section 3. Election to Adopt Charter. (a) This Charter shall be submitted to a vote of the qualified electors of the Town of Valdez at the city election to be held on the 21st day of February, 1961, between the hours of 8:00 o'clock a.m. and 8:00 o'clock p.m. All provisions for the submission of the question of adopting this Charter at such election shall be made as provided by law and the Code.

(b) If a majority of the qualified voters voting on the question is in favor of the adoption of this Charter, the town clerk shall perform all acts required by law to make this Charter effective.

(c) If so adopted, this Charter shall take effect and become law at 12:00 o'clock a.m. on the 27th day of February, 1961.

Section 4. City Officers. Each person who is holding an elective or appointive city office on the effective date of this Charter shall continue to perform the duties of his office in a manner consistent with this Charter, until superseded as in this Charter provided, without the requirement of any additional oath or bond. The mayor elected October 1960 shall become a full-fledged councilman. Until otherwise provided under authority of this Charter, the compensation of each office shall continue under and be subject to this Charter.

Section 5. Council to Organize Following Adoption of Charter. If this Charter is adopted, the council shall convene in the council chambers on the 27th day of February, 1961, at 8:00 o'clock p.m., and shall organize as in this Charter provided.

Section 6. Transition of Government. The council shall resolve and provide for all matters necessary for the inauguration of the city government under this Charter and the transition from the former government of the city.

Section 7. Vested Rights and Liabilities. No right or liability of the City of Valdez existing on the effective date of this Charter shall be affected in any manner by the adoption of this Charter.

Agreed upon by the members of the Charter Commission of the Town of Valdez, Alaska, assembled in the Town of Valdez this 3rd day of January, 1961, in the year of our Lord the One Thousand Nine Hundred and Sixty, and of the admission of the State of Alaska into the Union of the United States of America, the second:

MAX. H. WELLS, Chairman

MARVIN BEALS

JACK DE VAULT

ROBERT DITMAN

GEORGE GILSON

WILLIAM GROWDEN

OWEN JOHNSON

FRANCIS KRCH

HELEN L. LONG

DRAFT

**Exhibit C – Need
City of Valdez**

DRAFT

Need. There is an incredible need in the Valdez, Alaska community for affordable housing. Mobile and manufactured housing makes up a notable portion of our housing stock – roughly 23% or nearly a quarter of all housing units. There are approximately 400 mobile and manufactured housing units in Valdez, 173 of which are located on privately owned lots within residential subdivisions, and 227 of which are located within manufactured home communities (MHCs). The majority of these units were placed in the 1970s and 1980s and will be eligible for replacement under this proposal.

Estimated existing number of manufactured homes

173 Mobile / Manufactured Homes outside of MHCs.	92% Pre-HUD
227 Mobile / Manufactured Homes within of MHCs.	61% Pre-HUD
400 Total. Age is known on 354 homes.	79% Pre-HUD

The project area for our proposal includes the entirety of the City of Valdez. Within the municipal boundary, we will focus on the five existing manufactured home communities, as well as privately held lots with existing mobile homes.

Valdez was primarily developed in 1967 after the original townsite was destroyed during the 1964 Great Alaska/Good Friday Earthquake and subsequent tsunami. The community relocated and planned for a new townsite, including a large portion designed specifically for mobile homes (Mineral Creek Subdivision). An additional subdivision designed for mobile homes was developed in the early 1980s (Robe River Subdivision.)

Because the City of Valdez is 18.5 miles long, the manufactured home communities (MHCs) in Valdez are spread out. Some are located within the core of downtown and in an outer area of town, along the Richardson Highway. Some of these communities were originally developed to serve as workforce housing for a specific need (trans-Alaska pipeline installation and development or the response to the 1989 Exxon-Valdez oil spill) but eventually privatized and became the largest source of affordable housing for the community.

Data from the 2020 US Census demonstrates that the lowest income residents of Valdez live in the areas of town with the highest concentration of mobile homes. Of the four census block groups within the City of Valdez, Group #2 contains three MHCs, including the two largest. The mobile homes in these three communities compromise 47% of the housing units in this block group and half of all the mobile homes in Valdez. This block group has some of the lowest household income in the city.

Census Block Group	1	2	3	4
Income in the past 12 months below poverty level. ¹	0.0%	14.0%	1.8%	0.0%
Household income below \$35,000. ²	11.0%	33.9%	7.8%	1.5%

1. 2022 ACS 5-Year Estimates B19000
2. 2022 ACS 5-Year Estimates B17010

Because most mobile homes in Valdez are beyond the intended lifespan of the unit, and due to the local weather conditions, residents living in mobile homes in our community face a variety of health challenges. These can include mold and poor air quality, and lack of insulation and poor heating. Pre-HUD mobile homes may also pose a variety of safety risks to occupants by virtue of the absence of HUD regulation when these mobile homes were manufactured and deterioration of the mobile homes as a result of their age and harsh local weather conditions

The most recent Providence Valdez Medical Center 2023 Community Health Needs Assessment conducted by our local hospital and medical clinic, highlighted affordable housing issues in their report, calling out the sub-standard living conditions that are common for residents of mobile homes in their report:

“While the community is a relatively wealthy one, there are people that are couch surfing and people that are living in sub-standard housing, like mobile homes or trailers, that may lack heating and running water. Affordable housing is key to workforce development and needed to recruit and retain workers in health care, education, and other sectors. The cost of housing prevents people from moving to Valdez, even if offered well-paying job.”

A 2020 Housing Gap Analysis completed by the McDowell Group for the City of Valdez demonstrated the need for additional housing units:

“Reasonably priced and available housing are underpinnings of economic and community well-being. Many indicators suggest the local housing inventory is not meeting this basic need effectively. The findings in this study point most clearly to a negative impact on population growth in recent years. The vast majority of residents in Valdez rate the town’s housing availability and affordability as poor or very poor (more than 81% for both). Almost one-third of respondents (31%) report they are somewhat or very likely to move from Valdez within the next five years. In addition, nearly a third (30%) of Valdez residents surveyed reported having family, friends, or work colleagues who would like to move to Valdez but cannot due to lack of housing.”

“Interviewees frequently discussed Valdez’s unusually large number of mobile homes and the deteriorating quality of this housing stock. More than half (61%) of mobile homes were reported to be over 40 years old and three in ten mobile home households report problems with mold.”

The City of Valdez does not meet the Distress Criteria. However, the Census Tract in which Valdez resides (Tract 02261000300) is identified as Partially Disadvantaged according to the Climate and Economic Justice Screening Tool. Within this census area lies the Tatitlek Native Village, which is Federally Recognized and considered disadvantaged. There are a significant number of homes that lack indoor plumbing as well.

Resilience in Disaster Prone Areas. While not identified by FEMA as a Community Disaster Resilience Zone, the City of Valdez faces significant threat of natural hazards and disasters.

The Valdez community has unique natural hazards that pose a serious safety risk to residents living in mobile and manufactured housing. These hazards include heavy precipitation and snow loads, wind loads, flood, tsunami, and seismic risk. Residential structures in Valdez must be engineered and designed to withstand these hazards. The aging mobile and manufactured housing stock in our community presents a critical life-safety risk because these structures are not designed to withstand our harsh weather conditions. Every winter, mobile and manufactured housing must have snow shoveled from the roof to avoid dangerous levels of snow load that can collapse these structures. This risk is borne especially to poor, disabled, and elderly mobile and manufactured home residents who may not be able to keep pace with critical snow removal of our over 300” of average annual snowfall to keep their homes from collapsing.

The Valdez community is extremely isolated. Situated at the end of the Richardson Highway, there is a single road access point into the community. The Richardson Highway experiences closures annually due to avalanches in Thompson Pass, just outside of Valdez. These incidents routinely cut off road access to the community and in turn regular deliveries of food and supplies. Climate projections for the area show greater precipitation projected throughout the year, with the most substantial increases occurring from September through May and a potential increase in the frequency and intensity of strong storms. Creeks, streams and rivers surround and flow throughout Valdez, which is situated at approximately 100 feet above sea level, on the Port of Valdez – a deepwater fjord of Prince William Sound. This makes Valdez especially prone to flooding, high ground water, and tsunami hazards.

With the projected increase in severe weather events, the community is at an increased risk for the impacts of wind hazards, avalanche disruptions, and heavier snow loading due to increased precipitation and the likelihood of snow events alternated with rain events. These projections only increase the necessity for the most vulnerable Valdez residents to have safe, high-quality and resilient housing.

One of the most obvious natural hazards is heavy snowfall; Valdez sees an average of 330 inches of snowfall every year. This poses risks to residents and particularly those living in manufactured housing that is substandard or dated as these units are not made to retain heat as needed nor to withstand to the weight presented by large amount of snowfall. Additionally, Valdez is always at risk of a large seismic event. Many of the city’s mobile home structures are not secured to a permanent foundation, which increases the risk of serious injury or death to a resident living in manufactured housing when the next big earthquake does occur. Alaska experiences one “great” earthquake (magnitude 8.0 or larger) every 13 years, and residents of Valdez fear that another devastating earthquake will impact Valdez sooner rather than later. In 1964, a 9.5 Mw earthquake occurred on Good Friday and completely ripped apart streets, and destroyed homes, buildings and infrastructure. The ground under the city was deemed unstable, and the entire city was moved to the current location.

The Valdez-Cordova Census Area is 54th when it comes to “Expected building loss rate” due to natural hazards, but is in the 99th percentile for “Expected population loss rate” when it comes to fatalities and injuries resulting from natural hazards each year.

Barriers. Barriers to manufactured housing preservation and revitalization in Valdez include insufficient access to materials and shipping logistics for this very rural city as well as low financing availability to purchase units.

Like so much of Alaska, it is logistically difficult and expensive to get materials, including home construction materials, to Valdez. The city is 305 road miles east of Anchorage and 364 road miles south of Fairbanks. The length of road miles tells an incomplete story and omits the often icy and otherwise dangerous road conditions. This is a major factor behind the lack of affordable housing options in Valdez, including the limited availability of post-1980 manufactured housing.

For Valdez residents who are interested in purchasing a new manufactured home, the cost of shipping is prohibitive. The estimated cost to ship a single manufactured home into Valdez from a manufacturer in the lower 48 is over \$44,000. This makes new manufactured housing inaccessible to lower- and middle-income households in the community.

The 2020 Census data shows that 14% of those who live in areas with predominantly manufactured housing have annual incomes below the poverty line. 33.9% of those households have annual incomes below \$35,000.00. These households do not have the funds needed to revitalize their homes, despite the needed repairs and aging state of the unit. The majority of manufactured home dwellers live in units that are not on a fixed foundation. For low-income households these necessary repairs to ensure safety of their homes are out of reach.

Exhibit D - Soundness of Approach
City of Valdez

DRAFT

Project Description, Management, and Impact. The Valdez Mobile Home Replacement Program is designed to serve low- and middle- income, economically vulnerable community members who live in mobile and manufactured housing, both inside and outside of manufactured home communities. The program will be broken into two phases. Phase I will include replacement of existing pre-1980 mobile and manufactured home units throughout the community, increasing the quality and hazard resilience of housing in our community. Phase II will be for the addition of new manufactured home units for low-income residents in need of housing, creating a path to homeownership and the opportunity to build wealth.

Most mobile homes in Valdez were built prior to 1976 and would benefit greatly from replacement, as the units have exceeded their life expectancy of 30-50 years. The program will be based on eligibility requirements that prioritizes applicants of lower income and from underserved communities. For Phase I replacement, the application review criteria will also consider the condition of the existing mobile home, prioritizing those with the greatest need for replacement. The City will purchase and transport new manufactured homes from a manufacturer that produces units built to withstand the local conditions and unique hazards of the Valdez area.

The goals of the Valdez Mobile Home Replacement Program are as follows:

- To increase the quality and affordability of housing available to low- and moderate-income residents of Valdez.
- To maintain the affordability of the program manufactured homes into the future.
- To replace existing aged and ill-equipped mobile homes with modern manufactured homes designed for local hazards and conditions.
- To increase the resiliency of the Valdez community by replacing vulnerable housing with units that more resistant to snow, rain, earthquakes, and flood hazards.
- To prioritize applications for lower income households and Valdez residents that may face barriers to opportunity, including Alaska Native Tribal Members and other minority groups.
- To create a realistic path to home ownership and wealth building for low- and median income Valdez residents.

Valdez Mobile Home Replacement Program – Phase I:

In Phase I of the program, the City of Valdez will purchase and transport approximately 90 new manufactured homes to Valdez to replace existing older mobile homes in the community. The new manufactured homes will be designed to withstand the unique natural hazards of our community. The city will work with manufacturers and engineers to ensure the units are designed to adequately handle our snow loads and seismic and wind conditions. For new units that are placed within MHCs, an earthquake anchoring system will be required. The new units placed outside of MHCs will require an approved, permanent foundation. Pre-1980 mobile and manufactured homes in Valdez will be eligible for replacement. The program eligibility requirements will prioritize replacement of the oldest units, those in the poorest condition and those owned and occupied by the lowest income residents or members of an underserved community. The program is designed to allow the new manufactured homes to be customized in

order to match the size and capacity of the unit selected for replacement. This will ensure that the program recipients, particularly those meeting the low-income requirements or from an underserved community, will receive an equivalent home in size but of greater quality.

Valdez Mobile Home Replacement Program – Phase II

In Phase II of the program, The City of Valdez will purchase and transport approximately 50 new manufactured homes to Valdez and make them available for low-income residents who demonstrate a need for housing. with the intent to offer those individuals a path to manufactured home ownership. The focus will be to utilize the many vacant spaces in local MHCs to accommodate these new housing units, however applicants with available private property for the manufactured home will be considered, as well. Available private property must be owned by the applicant and be eligible for the placement of a manufactured home. (All residential and neighborhood mixed-use zoned properties in Valdez meet this requirement.) This phase of the program will address the need for housing for the most at-risk members of our community and serve to revitalize MHCs by filling vacant spaces with modern, high-quality units. Applicants who are currently tenants in existing pre-1980 mobile homes will be prioritized in the program eligibility requirements, but this phase will be open to all low-income residents with a need for housing.

Program Structure – Phases I & II.

For approved applicants, the City of Valdez will sell the new manufactured home to the recipient at its actual cost via a no-interest loan. Options for loan repayment and forgiveness will be determined on a sliding scale based on the income of the recipient, with the lowest-income residents eligible for complete loan forgiveness. The City of Valdez will use PRICE funding to cover the costs of removal and disposal of any existing mobile homes being replaced, working with the applicant to ensure that the replaced units are properly disposed of and not repurposed in any manner. The program funds will be used for installation of the new manufactured homes and the associated foundation or anchoring, as required. Funds will also be utilized for some basic improvements necessary for the local hazardous conditions, such as an enclosed entryway or “arctic entry.” For the applicants who are required to make loan payments, those funds will be utilized to increase the scope of the program, particularly in phase II.

The City of Valdez will create an application made available to residents online or in paper form and offer services to cater the application process to the targeted audiences. Staff will be made available to assist with the application process and we will partner with local nonprofit organizations such as the Valdez Native Tribe and Valdez Senior Center to ensure wide promotion of the program and awareness related to the availability of application assistance.

Applicants will be required to submit any available documentation on the age of their existing mobile home unit and provide documentation of their income. City of Valdez staff will use tools available to verify the age of the mobile home proposed for replacement including documentation provided from the applicant, data from our Finance Department and assessor, and inspection of the unit. Income documentation provided by the applicant will be used to determine

eligibility and the loan repayment responsibility, if approved. If more applications are received than funding available for the program, applicants will be prioritized based on income level, serving the lowest income applicants first. If funding allows, the City will consider opening up applications to landlords who own and rent pre-1980 mobile homes in the community and desire to replace them with new manufactured homes. All applicants will be required to agree to terms limiting the rental rate for any program manufactured homes that are utilized as rental properties.

Prioritization will be given to low- and moderate-income individuals who currently reside in a mobile or manufactured home as their primary residence. Of these individuals, priority will be given to those who own pre-HUD (1976) mobile homes as their primary residence. There may be a much greater demand for replacement units relative to the number of available awards or loans. In this case, the City may rely on a lottery system from a pool of equally eligible applicants to ensure the program is administered fairly. Owner occupants of mobile home units will be prioritized, however applications will be considered for the owners of rental mobile homes if the applicant contractually agrees to a rent cap for that unit to ensure affordability of the unit on the market.

The City's legal department will formalize a contract to ensure that all units purchased and installed utilizing PRICE funding will remain affordable into the future. For eligible units installed on a foundation on private property, the provisions of this agreement will be incorporated into a deed restriction.

- If the recipient is replacing a mobile home, they must work with the city to properly dispose of the unit and may not repurpose the original unit.
- If the unit is not the primary residence of the recipient, they must agree to a rental cap on the monthly rental amount charged for the unit.
- They must agree that the unit shall not be used as a short-term rental.
- They must agree to a maximum resale value based on a pre-determined inflation metric.

The City of Valdez will work with local MHC operators to seek participation in a program to ensure protections for affordable lot rents for the new and replacement manufactured homes purchased through the program.

The program will be widely marketed to the entire community. This will be done through a combination of direct mailing to all residents of Valdez, combined with outreach through MHC operators, door-knocking/door hanger distribution, community events, city newsletters, and all other channels generally utilized for city communications and public notice.

Interested participants will be invited to apply via an online or paper form available via the City of Valdez website and distributed in collaboration with nonprofit partner organizations to ensure accessibility to lower income populations and underserved individuals.

All of the proposed activities are eligible under the PRICE Competition guidelines and meet more than one National Objective as they will benefit LMI individuals and meet an urgent need.

In terms of site locations, two Valdez MHCs are located within the town's center with walking and biking access to all major services including grocery stores, medical services, employment opportunities and other essential services. The city's other three mobile home courts, including the city's two largest, are located outside of the town's center, and are driving distance from essential services. The city has discussed the need to improve connectivity to these parks and plans to work on a community transportation plan, and partner with community stakeholders such as the Valdez Senior Center, and Connections to Care to increase shuttle transportation between these parks and the remainder of town. These parks are connected to the central area of town via a seasonal-use biking and walking trail, but the bike path is not accessible during the winter months. We have proposed working with the Alaska Department of Transportation to continue snow removal on those trails year-round, to improve connectivity for residents. Additionally, the City of Valdez subsidizes a local taxi service that provides much of the transportation between the MHCs and the town center.

The city's two largest mobile home parks are located in the light industrial zoning district. To the city's knowledge, there is no known legacy pollution issues in these areas. However, they are located adjacent to some light industrial uses, including our municipal airport. The city of Valdez adopted a new zoning ordinance that expanded the districts that allow for mobile and manufactured housing in February 2024. Prior to the adoption of this ordinance, the city of Valdez had exclusionary zoning that prohibited mobile and manufactured homes from being placed in the same neighborhoods as detached stick-built homes. This zoning revision was an important step for enhancing the city's equity goals and encouraging the development of affordable housing. Now, as part of the Valdez Mobile Home Replacement Program, a recipient of a new manufactured home, will not be restricted to certain residential districts for the placement of their home. They will be able to place their new manufactured home anywhere where stick-built housing would also be permitted.

All MHCs within Valdez are connected to public water and sewer infrastructure

Eligible Activities. Because purchasing a replacement unit is often out of reach for those residents currently living in pre-1976 mobile home units – especially given exorbitant shipping and transportation costs – this project proposes to completely cover the cost of purchasing, transporting, and installing replacement models for those with pre-1976 manufactured housing units. The contractual stipulations in each loan agreement for the recipient of a manufactured home under this program will ensure that the housing remains affordable into the future. The sliding scale for loan repayment will ensure housing stability for our lowest income residents, while the cap on rental rates will ensure affordability for rental properties.

Program Timeline.

Winter 2024/2025: Program planning and development of application process and administrative Structure

Spring/Summer 2025: RFPs and contracts for manufactured housing construction, shipping, and removal of old mobile homes

Fall 2025: Application Period and Recipient Selection for Part I

Winter 2025/2026: Construction of Manufactured Homes

June 2026 – First shipment of manufactured home received (Units will be staged at the City of Valdez Pipe Yard Laydown Area and installed in the same summer they are received.)

Summer 2026 – Installation of 28 manufactured homes

June 2027 – Second shipment of manufactured homes

Summer 2027 – Installation of 28 manufactured Homes

Fall 2027 – Application Period and Recipient Selection for Part II

June 2028 – Third shipment of manufactured homes

Summer 2028 – Installation of 28 manufactured homes

June 2029 – Fourth shipment of manufactured homes

Summer 2029 – Installation of 28 manufactured homes

June 2030 – Fifth shipment of manufactured homes

Summer 2030 – Installation of 28 manufactured homes

Fall 2030 – Project completion

Program Budget.

The City of Valdez is requesting \$27,815,821 from PRICE. The City of Valdez will provide \$1,900,000 in funds for a total project budget of \$29,715,821. This budget figure includes costs related to removal of old mobile homes, manufacturing of new units, shipment from the manufacture to Valdez, and installation of the new units (including either a foundation or earthquake anchoring system). Other costs include personnel, engineering, legal, and grant management services.

Projected Impacts.

The proposed project will result in an estimated 140 households being served. Not only does this protect and preserve affordable housing options in town, but it also improves the quality of this housing and promotes its longevity.

The project will also result in more resilient affordable housing. Pre-1980 manufactured housing simply cannot hold up to the environmental hazards experienced in Valdez. The new units that are purchased and installed will have an appropriate snow load that ensures reliability of the unit during the heavy snowfall of winter.

Both phases of the program will serve to revitalize MHCs by replacing older, dilapidated existing units and by filling vacant spaces in the communities.

Affordability and Equity. The Valdez Mobile Home Replacement Program is designed to serve low-income residents who currently live in mobile homes and will prioritize applicants based on income level, with the lowest income applicants first in line for participation in the program. Mobile homeowners, tenants and other low-income residents seeking housing will have an opportunity to obtain a low to zero-interest loan for a new manufactured home with potential for full loan forgiveness. Obtaining financing for purchase of a manufactured home is notoriously difficult as traditional mortgages are not available to help low-income individuals to purchase a manufactured home. This typically restricts individuals who own their manufactured homes to those who can pay cash for them and pushes those who lack capital into a position of chronic tenancy.

The low to zero-interest financing with an income-based sliding scale offered by the city will give participants the opportunity to own their manufactured home at a much lower value than they would have to pay if they pursued alternative financing methods.

Regarding long-term lot affordability for those within MHC, the city intends to work with MHC operators to develop space rent control measures that will protect program participants from future lot rent hikes and ensure affordability of their housing in the long term.

To ensure long-term affordability for those outside of MHC, the city will develop a contractual agreement with program recipients and utilize deed restrictions to ensure the property is affordable beyond the original manufactured home recipient.

The city will work with MHC operators to attempt to develop space rent control measures to protect tenants of MHCs from space rent increases that could undermine the affordability efforts of this program. Additionally, the city will work with program participants to provide them with information regarding their legal protections under the Alaska Landlord Tenant Act. Recipients of new manufactured homes will be responsible for navigating the process of installation of their new unit. The city will be available to help support recipients through the process of hiring a contractor, obtaining permitting approvals, and required inspections and will act as a resource for program recipients who may have difficulty understanding these requirements or navigating these systems.

In alignment with the federal civil rights laws, the city is committed to nondiscrimination practices in the administration and execution of this program. Our legal department will work closely with staff during the administration of this program.

The Valdez Mobile Home Replacement Program will not involve long-term displacement of existing residents. Program participants will have a choice as to where they would like to place their new mobile home; if they own their current home, they can replace their mobile home with the new unit. If they are a low-income tenant of a mobile home or person in need of housing,

they will be eligible to receive a new manufactured home and place it in a vacant space of an existing MHC or on a lot they own. The program will cover costs for the short-term replacement and moving costs associated with replacement of an existing mobile home, as well as lodging during the transition.

Participant choice will be an emphasis of the program, to empower low-income individuals to experience the benefit of choice and autonomy in their housing decisions throughout the process. This will be incorporated through the city's commitment to obtaining requests for proposal from manufactured housing producers that will produce safe, attractive manufactured housing units and offer applicants a choice from several different designs and finish aesthetics to meet their household's needs.

Valdez has an overall housing shortage that has driven the market price of long-term rentals and homes for purchase outside of reach for most low-income households. The high cost of housing, and the dearth of safe, affordable housing, disproportionately harms low-income households and makes them more vulnerable to housing insecurity. Being priced out of the housing market means that low-income individuals must "take what they can get" in terms of housing options in our community. Functionally, this often forces low-income households into unsafe, undesirable living conditions where they are vulnerable to being financially exploited by landlords and MHC operators. A goal of the Valdez Manufactured Home Replacement Program is to elevate the housing quality for low-income households and afford them with the opportunity to own their own manufactured home which would otherwise be financially out of reach to them. By restricting program participation to low-income applicants, and prioritizing the lowest-income individuals, we aim to elevate the housing options for our most vulnerable community members. Due to the income restrictions, we anticipate that many program recipients will be individuals receiving Supplemental Security Income (SSI) benefits, Temporary Assistance for Needy Families (TANF), and Special Supplemental Nutrition Program for Women, Infants, and Children (WIC).

Two of the of city's five MHC are located within the town's center and within walking and biking access to essential services and employment opportunities. For the other three MHC that are outside of the town center and located within driving distance of essential services. To address the connectivity issues between these existing MHC and the town center, the city will work with community stakeholders and partners on a transportation plan to increase shuttle connectivity to support those who do not have vehicle access. The city will also work with the Alaska Department of Transportation to develop a plan for snow removal to maintain year-round pedestrian connectivity to the parks via the bike path between the MHC and the remainder of town.

The Valdez Manufactured Home Replacement Program will recruit applications from LMI individuals and prioritize those with the lowest incomes for participation in the program. City of Valdez staff will collaborate with the Valdez Native Tribe to do specific outreach to Indigenous and Alaska Native Tribal Members to encourage their participation in the program. By prioritizing applicants by income level, the program will be contributing to the furtherance of

Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u). Staff is not anticipating that the program administration will require hiring additional personnel, however, the city of Valdez encourages minority applicants to submit proposals for all of our requests for proposals through our municipal procurement process.

Environment and Resilience. The Valdez community faces many natural hazards including high winds, earthquakes, flooding risk, tsunami risk, and high snow fall. The current mobile and manufactured housing stock is not designed to withstand these environmental conditions.

The Valdez Manufactured Housing Replacement Program will bring in new, and replacement, manufactured housing units are designed to withstand the natural hazards of our community. The city will work with manufacturers and engineers to ensure the units are designed to adequately handle our snow loads, seismic, and earthquake risks. Additionally, the city of Valdez participates in the National Flood Insurance Program (NFIP). This means that flood insurance is available to any resident who is interested in purchasing flood insurance. All five of the city's mobile home courts are located outside of the Special Flood Hazard Area (SFHA). For new structures that are permitted within the SFHA, the city has building standards that require new and substantially improved structures within the SFHA to be constructed in a manner that is reasonably safe from flooding. The city will work with program recipients that may have property within the SFHA and want to place a new manufactured home there on flood resistant building methods, and flood insurance requirements. The city of Valdez does not have any repetitive loss properties.

The new manufactured housing units will also be better insulated for the low winter temperatures between October and March which will help reduce heating and electricity costs for recipients. By being designed to withstand the high annual snowfall in our community, program recipients will no longer have to risk their lives shoveling their roofs to keep their homes from collapsing many times per winter. If residents are physically unable to keep their homes clear themselves, they must hire someone to do the removal for them. The going rate for snow-shoveling services in the winter is \$20-\$25 per hour. This cost can be extremely burdensome for low-income individuals. The process of snow-removal also contributes to time-poverty for low-income individuals. If they can do the work themselves, the time they must spend keeping their structure free from snow could have otherwise been used more productively. Many elderly and disabled residents rely on donated snow removal services from local churches to protect themselves during the winter. The city has received phone calls from mobile home residents begging for assistance in shoveling their mobile homes to keep them from collapsing. During record snowfall years, the city has had to deploy emergency snow removal services to keep homes, particularly mobile homes, from collapsing. Those who can afford to live in stick-built structures that are designed to hold or shed snow, are relatively free from the burden of worrying if the overnight snowfall will cause a collapse. By giving low-income individuals a new manufactured home that is designed to withstand our annual snowfall, we are allowing individuals to focus less on the stress, time and cost of snow removal.

Additionally, the program will require recipients to have an appropriate concrete foundation or anchor for the mobile housing unit. This will protect the units from additional environmental hazards experienced in Valdez, such as mudslides, avalanches, and flooding.

Environmental Justice. This proposal will advance Environmental Justice by improving protection from and resilience to environmental harms for low- and middle-income individuals and families, as well as persons of color and Alaska Native residents. Valdez is blanketed in an average of 330 inches of snow each winter, and seismic activity is a constant threat. Avalanches, flooding, and mudslides are common occurrences, and tsunamis are not unlikely. This proposal will protect our most vulnerable residents from these climate hazards by ensuring they have safe, adequate, and affordable housing. Many of those who will be targeted through this program are living in mobile or manufactured units that have little to no insulation, may not hold up to the weight of packed snow, are energy inefficient, and even dangerous due to their age. By creating a program that will allow these residents to completely replace their pre-1978 units with new units built to thrive in Valdez’s challenging climate, this proposal is significantly advancing Environmental Justice.

Community Engagement. The City of Valdez will seek and encourage diverse stakeholder participation and tailor our outreach efforts to reach underserved communities and encourage participation by diverse demographic groups, including but not limited to race and ethnicity, gender, age, and socioeconomic status. We will customize our materials and events to encourage attendance from residents of various areas within our community to ensure access to information and assistance for all residents and especially those who will qualify for our program.

The City will collaborate with nonprofit organizations and MHC operators to encourage engagement with targeted stakeholders including manufactured/mobile home residents, Alaska Native Tribal Members, and residents with incomes below the local median. Outreach will be supported through events and communications campaigns with Valdez Native Tribe, Valdez Senior Center, the Valdez Food Bank, the Valdez City Schools, and Advocates for Victims of Violence.

During the application process the city held three open houses for questions and public comment with locations selected for their walkability from our five MHCs. This process demonstrates our ongoing commitment to incorporating feedback from underrepresented groups into the decision-making process.

In addition to our standard public notice mechanisms using the City of Valdez website and notice bulletin boards, we announced our application and encouraged public comment by utilizing a variety of methods. This included direct mail to all post office box holders within the City of Valdez, radio spots and announcements on our two local radio stations, posts on the city social media channels, news flashes distributed via text message and email, and flyers around the community. Flyers and announcements specifically targeting stakeholder groups were distributed via food bank distribution boxes and in person and online by organizations like the Valdez Native Tribe and Valdez Senior Center.

If funded, we will continue to use this model to build the Mobile Home Replacement application process and support approved applicants through implementation and installation of their new manufactured home units.

Our approach utilizes methods for community engagement that prioritize diversity, equity, and inclusion. Through targeted outreach and accessible application platforms, we aim to empower all stakeholders to participate in the application process. Our team has the necessary skills and knowledge to interact effectively with individuals from diverse backgrounds and we will support all stakeholders who seek to apply for the program.

The Valdez City Council has identified addressing our local housing crisis as their number one focus for the past five years. Council has used this priority to contribute to the 2021 comprehensive plan and resulting 2024 revision of our local zoning codes. Council established a housing subcommittee who has provided input on this project and emphasized the importance of increasing low- and middle-income housing to serve the residents of Valdez.

This focus is reflected clearly in the goals, objectives, and actions identified in Plan Valdez – the 2021 Comprehensive Plan. The most important goal to highlight is:

Goal 2.3 Promote, protect, and build quality housing. This goal highlights that “quality housing is housing that meets community needs including a range of incomes, housing types, and locations; and is built with longevity in mind.”

This project was developed with this goal in mind. Additionally, during the public process surrounding the comprehensive plan we heard loud and clear from residents that they feel that mobile and manufactured housing is an important resource for the most vulnerable Valdez residents. They also expressed frustration over the quality of the existing mobile homes and the challenges faced by many occupants. They wanted to see the existing MHCs protected and remaining, but also have the city seek opportunities for mobile home occupants to obtain quality and lasting housing options.

The goals of the PRICE program align perfectly with the public comments received during that process and this funding will allow the city to customize a program to meet these needs of those low-income residents, allowing people to remain in the same location, but drastically improving their quality of life, overall safety, and the residences of their housing units to the local natural hazards ever present in the community.

There are many other relevant goals within the adopted comprehensive plan:

Goal 1.3 Foster Inclusivity and Equity

Create a community that acknowledges and is inclusive of all people, including policies that create an inclusive, predictable and engage environment where the public’s input is valued.

Associated Action – Strengthen relationship with the Valdez Native Tribe for improved communication and collaboration between the city and the Tribe.

Goal 2.1 Plan for responsible growth

Responsible growth occurs through deliberate planning, resulting in decisions that are predictable, equitable, and cost-effective.

Goal 5.3 Provide a safe community

Provide the programs and level of service to protect life and property and create a safe community.

Goal 7.1 Reduce the community's vulnerability to natural events

Plan for and reduce the community's vulnerability from extreme weather events and natural hazards including landslides, flooding, avalanches, earthquakes, tsunamis, significant precipitation, and other events. This includes impacts from climate change.

One of the most impactful ways these goals have been implemented to date is through the local zoning code revision. This project was completed in 2024 and as a part of our equity goals for that project, the residential districts that allow manufactured housing were expanded dramatically. Under the new zoning code adopted in February, Valdez residents can place manufactured housing in all residential zoning districts and the neighborhood mixed use district.

Because the City of Valdez already has plans in place that support the replacement and expansion of manufactured housing in our community, we will not be seeking to modify plans or regulations to implement the proposed project. The City of Valdez City Council and Planning & Zoning Commission have demonstrated support for the expansion of all types of quality and affordable housing within the municipality.

Exhibit E - Capacity

City of Valdez

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Key Staff. Key staff for the City include members of the Community Development, Capital Facilities, and Finance Departments. Assistant City Manager/Capital Facilities Director Nathan Duval and Community Development Director Kate Huber and will be responsible for project management. They will be assisted by Economic Development Director Martha Barberio, Senior Planner Bruce Wall, and Planner Nicole LeRoy for project planning and implementation, with support from a City of Valdez Project Manager. Comptroller Barb Rusher, will be responsible for managing and expending the grant funds.

Each of these key staff members has been with the City of Valdez for four years or more and there is not any expected staff turnover or vacancies during the lifespan of the project. However, given the length of implementation for a project of this type, each area of project work will be handled by or with awareness of two staff members. This redundancy will ensure that the program can continue seamlessly in the case of any unexpected staff turnover.

Management of Project. Nathan Duval, Assistant City Manager / Capital Facilities Director is responsible for the management and implementation of the City of Valdez's capital and major maintenance projects. The City of Valdez annually manages between \$15-50 million in projects. Prior to joining the City Mr. Duval worked in the private sector developing subdivisions in the mountain west and constructing over 400 new units and renovating 99 additional units of military housing on Eielson Airforce Base in Alaska.

Recent experience for Mr. Duval and the City of Valdez involves managing and constructing CDBG funded road and infrastructure improvements to facilitate the construction of a new 28-unit, income based, tax credit, senior housing project. City staff worked with the developer to apply for and receive grants from Alaska Housing Finance Corporation on behalf of the city. The city coordinated the construction, grant administration, and oversaw compliance inspections on the project.

Kate Huber, Community Development Director, has recently served as project manager for the new 2021 Comprehensive Plan – Plan Valdez. This plan was a complete rewrite of the previous comprehensive plan adopted in 2000. Ms. Huber oversaw the implementation of the project contract and completion and adoption of the resulting plan. A core of the project was to incorporate input from underserved communities and the comprehensive plan priorities largely focus on actions that will allow and promote additional housing units within the community.

Martha Barberio, Economic Development Director, served as the grant administrator for the CDBG grant and worked with HUD to ensure grant compliance and successful project execution. Ms. Barberio also served as the staff liaison with the Developer, Cordes Development, on the new Senior housing project

Management of Grant Funds. The City of Valdez staff has extensive experience successfully managing grant funds. We currently administer 16 active grants, 12 of which are federal, 2 of which are state grants and 2 of which are non-governmental. Because of the dollar amount of our grants, we are subject to both state and federal single audits most years, and in at least the past 8 years, have not had any findings nor concerns related to our administration of grant funds.

We received a CDBG grant in 2021 for the construction of East Hanagita and corresponding utility infrastructure to facilitate the construction of a new 28-unit income based senior living complex. The City worked with grant representatives to ensure compliance with procurement and Davis Bacon reporting. The project was successfully completed and is awaiting final inspection to complete grant close-out. The project was substantially complete last fall but close-out was delayed because of winter weather conditions, otherwise, the project was completed on time and within all grant obligations. The grant was subject to a federal single audit in both 2022 and 2023, with no findings or compliance concerns.

Additionally, the City is currently managing a project funded by multiple federal sources at Meals Hill Park. Total federal contributions for this project are approximately \$4 million. The scope of the project is the development of accessible trails on a newly acquired park property that is encumbered by a conservation easement. The initial funding was contributed by the Exxon Valdez Oil Spill Trust through the US Fish and Wildlife Services and managed by the Great Land Trust. This funding mechanism added complexity to the project by adding multiple agency requirements to a single funding source. Construction of the park and trails is being funded by the US Economic Development Administration with a cost share provided by the City. The City ensured compliance with all funding entities, conservation easement requirements and successfully navigated conflicting requirements to ensure all federal dollars were appropriated and expended in accordance with agency and grant specific requirements. The initial funding for design and procurement of owner furnished materials required an extension to accommodate COVID related supply chain delays, but the initial phase is on track to be expended within that extension and meet all requirements of the various agencies and grant obligations. The construction is anticipated to begin in June 2024 and will be in compliance with agency requirements as well as permit requirements from the US Fish and Wildlife Service, US Army Corps of Engineers, Environmental Protection Agency, Alaska Department of Fish and Game, Alaska Department of Transportation, and the Alaska Department of Environmental Conservation. While all of these requirements are challenging in their own right the City has created relationships and developed understanding to ensure a successful project that meets all stated requirements.

References from past grant projects.

Shawne Mastronardi – Cordes Development

Developer for the Valdez Senior Apartments

smastronardi@me.com

Lindsie King – Providence Valdez Medical Center

Chief Financial Officer for Providence Valdez Medical Center, the beneficiary of two grants we received from the State of Alaska Department of Health & Social Services for their Counseling Center.

lindsie.king@providence.org

**Pauletta Bourne – State of Alaska Division of Community and Regional Affairs
Department of Community and Economic Development**

State of Alaska CDBG Grant Administrator

Pauletta.bourne@alaska.gov

Experience Promoting Racial Equity. The City of Valdez has committed to the goal of fostering inclusivity and equity in Plan Valdez – the 2021 comprehensive plan. The city is committed to creating a community that acknowledges and is inclusive of all people, including policies that create an inclusive, predictable, and engaging environment where the public’s input is valued. Communication and collaboration with the Valdez Native Tribe and other Alaska Native tribes and associated organizations is key to these efforts. The city has incorporated targeted outreach and direct involvement from the tribe into multiple projects, including the Comprehensive Plan and resulting zoning code revision. Additionally, the City of Valdez has collaborated with the Chugach and Tatitlek corporations in a regional housing solution working group organized by the Prince William Sound Economic Development District. For this project, the city will coordinate directly with Valdez Native Tribe to ensure that it’s members receive information throughout the whole process, beginning with the public comment period and extending through the application process and project implementation.

Environmental Reviews Experience. City of Valdez staff have conducted environmental reviews in accordance with 24 CFR Part 58 for a variety of city projects and grants. Staff members have familiarity with identifying potential environmental impacts and developing corresponding mitigation strategies and alternatives. Additionally, department staff routinely collaborate with contracted engineers and environmental scientists in the environmental assessment process required by City of Valdez code for the lease of all light and heavy industrial zoned city lands.

Familiarity with Cross-Cutting Federal Requirements. The City of Valdez is familiar with cross-cutting federal requirements, and its procurement policy is in-line with the requirements of CFR part 200, and we are familiar with the progress and financial reporting requirements. The City anticipates contracting grant management and administration from a qualified professional to help ensure grant and CFR compliance.

Exhibit F - Match or Leverage

City of Valdez

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The City of Valdez has \$1,900,000 available funding in a Land Development Incentive fund to commit to this project. The Land Development Incentive fund was created as reserve fund with the intent of supporting the creation of housing units in Valdez. In the recent past it has been used to fund a dwelling unit incentive program and an infrastructure grant program for the development of residential subdivisions. Because the proposed program will fund high-quality and resilient housing and aid in the creation new dwelling units, it aligns with the intent of the Land Development Incentive Fund. City Council will vote on a resolution firmly committing the full amount of the funds as a local match for this project on May 28, 2024. The resolution signed by the mayor will be included in the grant application package.

The proposed project is designed in a way that it can be scaled appropriately based on available funding. If the City was to receive less funding than requested through PRICE, the scope of the project could be reduced. Options for reduction in scope are to bring in fewer manufactured home units for both Phases I and II or to proceed with only Phase I of the project. The project design allows our team to be flexible in our response to changing funding scenarios. The project budget is set based on quotes received from appropriate manufacturers and shipping companies serving Valdez. City staff plan to negotiate to competitively source units and maximize the impact of available resources and serve the highest possible number of eligible program participants. Should we not receive our full request of funding, the City will also pursue other available sources of funding within the State of Alaska. The City of Valdez will ensure transparent communication with project stakeholders and community members to keep interested parties informed on any changes to project scope resulting from the amount of the grant award.

Internally, there are minimal funding risks. The City has done research on the cost and availability of manufactured/mobile home units, and thus the project cost estimate is reflective of that. Because the City's matching funds are in-hand and not controlled in any way by an outside entity, there is no risk of a reduced local match that would impact project implementation.

While the funding risks are slim to none, it is prudent to acknowledge that some aspects are out of the City's control. To address this, the City's proposal includes a contingency amount, to account for inflation and other increased costs over the length of the project period. Additionally, as mentioned above, the City's proposal is fully scalable and can be implemented regardless of unforeseen financial hurdles or an award that is less than the amount requested.

**Exhibit G – Long-Term Effect
City of Valdez**

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Long-Term Effect. The City of Valdez Mobile Home Replacement Program will offer some of the most economically and socially disenfranchised residents of Valdez either an opportunity to drastically improve the quality and safety of their housing (Phase I) or an affordable path to homeownership within an existing MHC (Phase II).

Manufactured housing units are inherently more affordable than stick-built units. According to the American Planning Association's Zoning Practice article, *Equitable Zoning for Manufactured Housing*, "Most households who live in manufactured homes earn less than \$40,000 per year, and the percentage of that are cost-burdened is less (27.8 percent) than for households residing in duplexes (43.9 percent) and apartment buildings (46.3 percent) (USCB 2023d&e). This makes manufactured housing the largest unsubsidized source of affordable housing in the nation (Gorey 2023: USCFPB 2021)."

By revitalizing our existing MHCs and private lots currently containing pre-1976 mobile homes with new, safer units, we will improve the overall quality of the housing stock in our community while still protecting the affordability of units in the future. In addition to being less costly to construct, manufactured housing is also typically assessed at a lower value which reduces the owner's property tax cost burden. Although the City of Valdez has a high tax rate, we also have a high primary residence tax exemption which particularly benefits manufactured homeowners, since the assessed value of their property is typically lower than those with stick-built homes.

To ensure affordability remains with the units purchased through this program, acceptance of an award will come with mandatory agreements regarding rent caps and resale value. The City will also be working with MHC operators to enter into an agreement regarding rent charged for the lots on which the new units reside. Part of the program will also allow for the purchase or replacement of a mobile home by residents who own private land, thereby creating a pathway for residents to become homeowners outright.

This program will be set up in such a way that the benefits will continue to be seen beyond the end of the PRICE grant performance period. Being established as a no-interest loan will allow the program to continue for as long as funds keep coming in.

Long-Term Affordability. The State of Alaska enables rent control at the local level, and the city would be empowered to implement a rent control requirement for recipients of new manufactured housing. The City of Valdez will work with local MHC operators to seek participation in a program to ensure protections for affordable lot rents for the new and replacement manufactured homes purchased through the program. Additionally, we will develop a contractual agreement with the recipient of a new manufactured home under this program to ensure that if the unit is sold, the seller agrees to a maximum resale value based on a pre-determined inflation metric. Recipients of a new manufactured home will also need to agree to not utilize the home as a short-term rental. Like in many other areas of the country, short-term rentals have had a negative impact on the availability, price, and quality of long-term rental

options in our community. By prohibiting the use of the unit as a short-term rental, the program will be preserving quality, affordable local housing stock available for long-term habitation.

Homeownership. The Valdez Mobile Home Replacement Program Part II will help current low-income tenants in mobile homes to a path to owning a new manufactured home. By providing new manufactured housing at zero-interest loan on a sliding payment scale based on income, low-income individuals who are currently renting mobile homes can be empowered to purchase their own unit, subject to the restrictions of the program. The option to purchase a new manufactured home with a zero-interest loan and receive grant assistance for the costs of shipping and placing the unit, this program will give former tenants the opportunity for vastly improved quality of housing at a much lower cost.

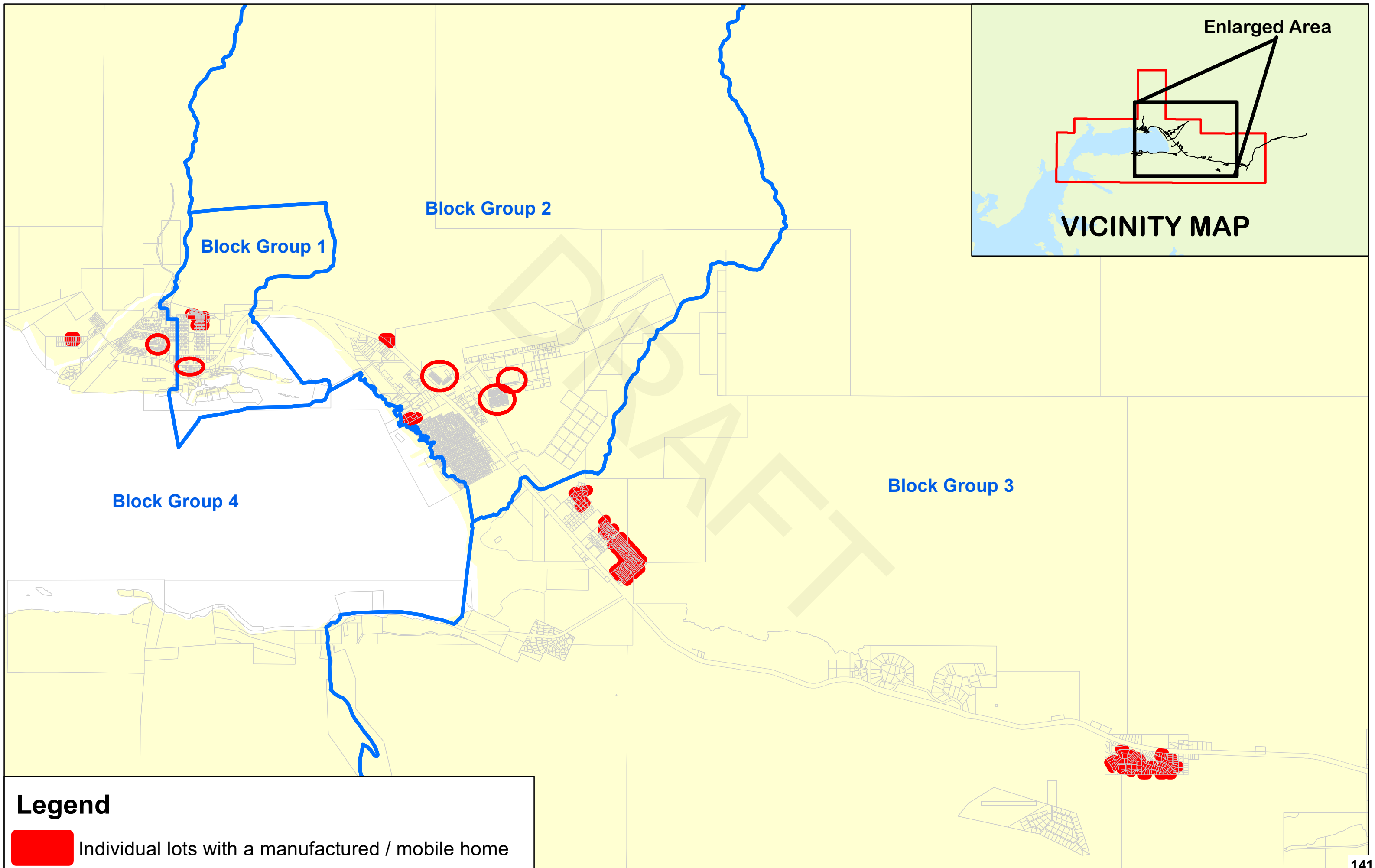
Underserved Communities. The census statistics below show that 33.9 percent of individuals living in block group 2 have a household income of less than \$35,000, and 14 percent have a household income below the poverty level. Block group 2 demographics are primarily composed of the city’s two largest mobile home courts. These statistics demonstrate that there is a lower income level among those living in the MHCs than in other locations in the city. By targeting MHC residents and providing new and replacement manufactured housing units, the Valdez Mobile Home Replacement Program will serve the most economically disenfranchised population in our community. Additionally, there is a large discrepancy between the estimated median income for residents who are White Alone (not Hispanic or Latino) - \$95,568 and the estimated median income for residents for who are American Indian and Alaska Native Alone - \$45,110. Because this program will target lower and middle income applicants and provide opportunity for a drastic increase in the quality of housing, it will enable underserved residents of color to build wealth over the long term.

Census Block Group	1	2	3	4
Income in the past 12 months below poverty level. ¹	0.0%	14.0%	1.8%	0.0%
Household income below \$35,000. ²	11.0%	33.9%	7.8%	1.5%


Sustainable and Resilient. The new manufactured housing units proposed under this program will be designed for the extreme weather conditions in Valdez. The new units will be engineered to meet snow load requirements, seismic requirements, and wind load requirements. 79 percent of the mobile homes in our community are pre-1976. These units are not designed to withstand the weather conditions of our area and are lacking structural integrity due to aging. Additionally, because the U.S. Environmental Protection Agency did not ban the use of asbestos in construction until 1989, many of these units may include asbestos elements which present a health hazard to residents. Similarly, the use of lead paint was not banned until 1978. Units built prior to these dates have a higher risk of containing toxic components. By bringing in replacement and new manufactured housing in our community, we can offer high quality housing to those who have been living in potentially unsafe conditions.

The new manufactured housing units will also be better insulated for the low winter temperatures between October and March which will help reduce heating and electricity costs for recipients. The structural integrity of the newly purchased units will also be a dramatic improvement over the old units; many residents who reside in these pre-1976 units fear that their roof will collapse during a heavy snow. Many risk health, safety, time, and/or finances to remove the snow from their units regularly throughout the winter. Additionally, the program will require recipients to have an appropriate concrete foundation or anchor for the mobile housing unit. This will protect the units from additional environmental hazards experienced in Valdez, such as mudslides, avalanches, and flooding.

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Legend

 Individual lots with a manufactured / mobile home

Attachment A
Advancing Racial Equity
City of Valdez

Advancing Racial Equity

The 2020 Census listed the population of Valdez at 3,855. Of that population, 8% are Alaskan Native, 3% are Asian, with 2% identifying as Other. Data regarding how racial income statistics are stratified throughout the Valdez population is somewhat limited. However, 56% of Alaska Natives living in the community live below poverty levels, according to the 2020 Census. This is important because lower-income households are more financially vulnerable due to lower levels of cash on hand and may be disproportionately more likely to take on debt, including payday loans, and high-interest credit card debt in order to cover housing costs. Similarly, the 2020 Census shows the median household income for American Indian and Alaska Native's in our census area as only \$45,625.00 annually. The median income for Asian households in our census area is just \$36,094.00. In contrast, the median household income for White households in our census area is \$92,875.00 annually. By focusing on prioritizing low-income applicants and designing the Valdez Mobile Home Replacement Program to serve low-income community members, we are helping to further racial equity and provide economic opportunity to people of color in our community. By prioritizing by income, we will reach the community members with the greatest housing need.

In addition to income disparities by race, American Indian and Alaska Native households are less likely than white households to be owner-occupied. According to the 2020 Census, just 3.5% of American Indian and Alaska Native households are owner-occupied. The Valdez Manufactured Home Replacement program will enhance racial equity goals by providing our Indigenous community members with a path to homeownership through this program.

Through field studies completed by city staff, it has been verified that a large majority of mobile home residents (whether they own or rent) have average household incomes well below the Valdez average. It is therefore a reasonable assumption that given the fact that Alaskan Natives make up the largest demographic of individuals living below the poverty line – with incomes matching up to what was reported for those living in mobile or manufactured homes – that this project will significantly benefit Native Alaskans.

The City has worked hard and will continue to work hard to ensure that this grant application, the public comment period, and the execution of any grant award is done so in a manner that will equitably serve and benefit Native Alaskans and all minorities living in manufactured housing in Valdez. The City will be working closely with the Valdez Native Tribe to ensure that Native Alaskan residents are informed about the program and their potential eligibility. Resources will be provided verbally and in writing, in a language spoken and understood by each resident, to ensure inclusivity and racial equity.

The city intends to do extensive outreach to our community low-income members using a combination of door-to-door canvassing, tabling, and providing information through community service organizations such as the Valdez Emergency Assistance and Food Bank, the Alaska Housing Finance Corporation, the Valdez Native Tribe, Connecting Ties, Frontier Services, and the Valdez Senior Center, among others. Staff will work to provide accessible information via a variety of platforms to reach a diverse population, including those with disabilities and those with limited mobility and communication access.

A component of the PRICE-funded project will include tracking the number of applicants among racial minority groups in Valdez to ensure these individuals are adequately being served and revisions to the program structure may be made to ensure racial equity goals are being met. Additionally, the City will seek feedback from project partners, such as Valdez Native Tribe, to ensure those served by those partners are equally served by the City through this program.

DRAFT

Attachment B
Affirmative Housing
City of Valdez

DRAFT

Affirmative Marketing

A large percentage of Valdez’s minority populations occupy manufactured homes. To ensure that these communities – including the Black and Alaska Native or American Indian population – actively take advantage of the program that is funded through PRICE, the City will make a concerted effort to reach these minority populations. It will also include City representatives going directly to these individual homes to inform the residents about the program at hand.

The City will also work with local nonprofits that interact the most with these target groups, such as the Valdez Native Tribe, to enlist their help in reaching them. Additional outreach will include social media campaigns, notice(s) in the Valdez newsletter, discussions, and opportunity for public comment during City Council meetings, pop-up community events, information being distributed at the Valdez Food Bank, library and other public places, and more.

DRAFT

Attachment C
Affirmatively Furthering Fair Housing
City of Valdez

DRAFT

Affirmatively Furthering Fair Housing

The proposed project will be implemented in a manner that affirmatively furthers fair housing in compliance with the Fair Housing Act and all of its implementing regulations. Through an extensive and thorough community outreach and engagement process, the City will clearly identify all groups and individuals who may have barriers to opportunity (such as taking advantage of the proposed program), and address any inequity as needed. Minority groups and families are more likely than others to occupy mobile homes and manufactured housing, and particularly those units that were built pre-1976. The City will work hard to ensure that no resident faces any particular challenge because of their religion, familial status, disability, or other protected class when it comes to taking advantage of the project. This will include close collaboration with local nonprofits and cultural organizations to ensure outreach and awareness is effective in reaching all groups and individuals interested in participating in the program with a focus on low income, minority, and other populations that may have barriers to opportunity.

In 2009, the City of Valdez pass a resolution confirming its commitment to furthering fair housing (Resolution No. 09-57). The City has committed to preventing discrimination in the sale, rental, leasing, and/or financing of housing or land to be used for the construction of housing based on race, color, religion, sex, national origin, family status or handicap status. The city has also committed to assisting those that believe they were discriminated against in such a way to file an appropriate complaint. This resolution was produced publicly to ensure that all owners of real estate, developers, and builders should become aware of their respective rights and responsibilities under the Federal Fair Housing Law.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="05/17/2024"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Valdez"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="96-6000143"/>	* c. UEI: <input type="text" value="J4J1BXA95JA8"/>	
d. Address:		
* Street1: <input type="text" value="212 Chenega Avenue"/>	Street2: <input type="text" value="PO Box 307"/>	
* City: <input type="text" value="Valdez"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="AK: Alaska"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="99686-0307"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Kate"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Huber"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Community Development Director"/>	
Organizational Affiliation: <input type="text" value="City of Valdez"/>		
* Telephone Number: <input type="text" value="907-834-3401"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="khuber@valdezak.gov"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.024

CFDA Title:

*** 12. Funding Opportunity Number:**

FR-6700_N-99

* Title:

Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Valdez Mobile Home Replacement Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="27,815,821.00"/>
* b. Applicant	<input type="text" value="1,900,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="29,715,821.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: _____ * Date Signed:

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix:

*First Name:

Middle Name:

*Last Name:

Suffix:

*Title:

*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

*Signature:

Completed Upon Submission to Grants.gov

*Date:

Completed Upon Submission to
Grants.gov

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**Applicant/Recipient
Disclosure/Update Report**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Applicant/Recipient Information * UEI Number: * Report Type:

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:
* Street1:
Street2:
* City:
County:
* State:
* Zip Code:
* Country:
* Phone:

2. Employer ID Number (do not include individual social security numbers):

* 3. HUD Program Name:

* 4. Amount of HUD Assistance Requested/Received: \$

5. State the name and location (street address, City and State) of the project or activity:

* Project Name:
* Street1:
Street2:
* City:
County:
* State:
* Zip Code:
* Country:

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. 4.3.

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR 4.9.

Yes No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

U.S. Department of Housing and Urban Development

Government Agency Address:

* Street1: 451 7th Street S.W.

Street2:

* City: Washington, DC

County:

* State: Washington, DC

* Zip Code: 20410

* Country: USA

* Type of Assistance: Grant

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

To purchase and install new manufactured homes in line with the PRICE competition

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for assistance or in the planning, development, or implementation of the project or activity.

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)

* Unique Entity ID

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

	* Unique Entity ID	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)

City of Residence

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

	City of Residence	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Certification

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, correct, and accurate.

Warning: If you knowingly make a false statement on this form, you may be subject to criminal and/or civil penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

* Signature:

* Date: (mm/dd/yyyy)

Completed Upon Submission to Grants.gov

Completed Upon Submission to Grants.gov

Instructions

Overview.

A. Coverage. You must complete this report if:

- (1) You are applying for assistance from HUD for a specific project or activity **and** you have received, or expect to receive, assistance from HUD in excess of \$200,000 during the fiscal year;
- (2) You are updating a prior report as discussed below; or
- (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by "Recipients" of HUD Assistance):

General. All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line Instructions.

Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be entered.
2. Entry of the applicant/recipient's EIN, as appropriate, is optional. Individuals must not include social security numbers on this form.
3. Applicants enter the HUD program name under which the assistance is being requested.
4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. Recipients filing Update Reports should not complete this Part.

If the answer to **either** questions 1 or 2 is No, the applicant need not complete Parts II and III of the report but must sign the certification at the end of the form.

Part II. Other Government Assistance and Expected Sources and Uses of Funds.

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:

1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
2. State the type of other government assistance (e.g., loan, grant, loan insurance).
3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
4. Uses of funds. Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.

B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD and any other source - that have been or are to be, made available for the project or activity. Non-government sources of Form HUD-2880 funds typically include (but are not limited to) foundations and private contributors.

Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower). Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit on resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Entry of the Unique Entity Identifier (UEI), for non-individuals, or city of residence, for individuals, for each organization and person listed is **optional**.
3. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, or on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional

information required. Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register. [April 1, 1996, at 63 Fed. Reg. 14448.]
2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.

4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.

5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

DRAFT

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* APPLICANT'S ORGANIZATION	
<input style="width: 100%;" type="text" value="City of Valdez"/>	
* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	
Prefix: <input style="width: 50px;" type="text"/>	* First Name: <input style="width: 200px;" type="text" value="Kate"/> Middle Name: <input style="width: 150px;" type="text"/>
* Last Name: <input style="width: 300px;" type="text" value="Huber"/>	Suffix: <input style="width: 50px;" type="text"/>
* Title: <input style="width: 250px;" type="text" value="Community Development Director"/>	
* SIGNATURE: <input style="width: 300px;" type="text" value="Completed on submission to Grants.gov"/>	* DATE: <input style="width: 200px;" type="text" value="Completed on submission to Grants.gov"/>

LOBBYING CERTIFICATION FOR ALL APPLICANTS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

_____ Signature of Authorized Official

5/17/2024 Date

Community Development Director Title

PRICE CERTIFICATIONS FOR ENTITLEMENT LOCAL GOVERNMENT APPLICANTS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA), and Residential Anti-displacement and Relocation Assistance Plan (RARAP) -- It will comply with the acquisition and relocation requirements of the URA (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR part 24. It has in effect and is following a RARAP as required under 24 CFR part 42 in connection with any activity assisted with funding under either the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The submission of the PRICE application is authorized under state and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with PRICE funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 75.

Build America, Buy America (BABA) – It will comply with Title IX, subpart A of the Infrastructure Investment and Jobs Act of 2021 (41 U.S.C. 8301 et seq.).

Public Participation – It is in full compliance with the PRICE streamlined public participation requirements found in Section VI.E of the PRICE NOFO.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with PRICE funds, it has developed its proposal to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The proposal may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional PRICE Certification).
2. **Overall Benefit.** The aggregate use of PRICE funds shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with PRICE funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if PRICE funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with PRICE funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than PRICE funds. In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than PRICE funds if the jurisdiction certifies that it lacks PRICE funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R; and EPA's lead-based paint rules

(e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

Compliance with RFRA -- The grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

Environmental Review -- It will comply with environmental review procedures and requirements at 24 CFR part 58.

Compliance with Laws -- It will comply with applicable laws.

_____ Signature of Authorized Official

_____ Date

City Manager of Valdez, Alaska _____ Title

Grant Application Detailed Budget Worksheet	OMB Approval No. 2501-0017 Expiration: 1/31/2026
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Detailed Description of Budget			
	Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1	Personnel (Direct Labor)	104,230.80	0.4%
2	Fringe Benefits	0.00	0.0%
3	Travel	0.00	0.0%
4	Equipment	0.00	0.0%
5	Supplies and Materials	5,000.00	0.0%
6	Consultants	150,000.00	0.5%
7	Contracts and Sub-Grantees	0.00	0.0%
8	Construction	8,481,600.00	28.5%
9	Other Direct Costs	20,974,990.00	70.6%
10	Indirect Costs	0.00	0.0%
	Total:	29,715,820.80	100.0%
	Federal Share:		
	Match (Expressed as a percentage of the Federal Share):		

Previous versions of HUD-424-CBW are obsolete.

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:	City of Valdez
Applicant Address:	212 Chenega Avenue
	Valdez, Alaska 99686

Category				Detailed Description of Budget (for full grant period)							
	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
1. Personnel (Direct Labor)											
Community Development Director	360	\$62.26	\$22,413.60	\$22,414							
Senior Planner	360	\$47.57	\$17,125.20	\$17,125							
Planner	360	\$41.51	\$14,943.60	\$14,944							
Comptroller	360	\$47.57	\$17,125.20	\$17,125							
Economic Development Director	120	\$62.26	\$7,471.20	\$7,471							
Capital Facilities Director	120	\$76.37	\$9,164.40	\$9,164							
Project Manager	360	\$44.41	\$15,987.60	\$15,988							
Total Direct Labor Cost			\$104,231	\$104,231	\$0						
2. Fringe Benefits											
	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Community Development Director			\$0.00	\$0							
Senior Planner			\$0.00	\$0							
Planner			\$0.00	\$0							
Comptroller			\$0.00	\$0							
Economic Diversification Director			\$0.00	\$0							
Capital Facilities Director			\$0.00	\$0							
Project Manager			\$0.00	\$0							
Total Fringe Benefits Cost			\$0	\$0							
3. Travel											
3a. Transportation - Local Private Vehicle											
	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
N/A											
Subtotal - Trans - Local Private Vehicle											
3b. Transportation - Airfare (show destination)											
	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
N/A											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Valdez											
Subtotal - Transportation - Airfare											
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
N/A											
Subtotal - Transportation - Other											
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
N/A											
Subtotal - Per Diem or Subsistence											
Total Travel Cost											
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
N/A											
Total Equipment Cost											
5. Supplies and Materials (Items under \$5,000 Depreciated Value)											
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Applications, fliers, etc.			\$5,000	\$5,000							
Subtotal - Consumable Supplies											
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
N/A											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Valdez											
Subtotal - Non-Consumable Materials											
Total Supplies and Materials Cost			\$5,000	\$5,000							
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Grant Administration			\$150,000	\$150,000							
Total Consultants Cost			\$150,000	\$150,000							
7. Contracts and Sub-Grantees (List individually)											
7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
N/A											
Subtotal - Contracts											
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
N/A											
Subtotal - Sub-Grantees											
Total Contracts and Sub-Grantees Cost											
8. Construction Costs											
8a. Administrative and legal expenses	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Title transfer and lein fee.	140	115	\$16,100.00	\$16,100							
Legal Review	20	200	\$4,000.00	\$4,000							
Subtotal - Administrative and legal expenses			\$20,100	\$20,100							

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017

Expiration: 1/31/2026

Applicant Name: City of Valdez		Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8b. Land, structures, rights-of way, appraisal, etc												
N/A												
Subtotal - Land, structures, rights-of way, ...												
8c. Relocation expenses and payments												
Relocation payment to receiptent - within MHC	105	1000	\$105,000.00	\$105,000								
Relocation payment to receiptent - outside MHC	35	1000	\$35,000.00	\$35,000								
Hotel stay for receiptent (3 nights) - outside MHC	35	900	\$31,500.00	\$31,500								
Subtotal - Relocation expenses and payments				\$171,500	\$171,500							
8d. Architectural and engineering fees												
Develop prescriptive foundation and anchoring star	1	20000	\$20,000.00	\$20,000								
Subtotal - Architectural and engineering fees				\$20,000	\$20,000							
8e. Other architectural and engineering fees												
N/A												
Subtotal - Other architectural and engineering fees												
8f. Project inspection fees												
N/A												
Subtotal - Project inspection fees												
8g. Site work												
Subtotal - Site work												
8h. Demolition and removal												

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017

Expiration: 1/31/2026

Applicant Name: City of Valdez											
Removal of existing mobile home	90	7500	\$675,000	\$675,000							
Disposal fee for existing mobile home	90	3000	\$270,000	\$270,000							
Subtotal - Demolition and removal			\$945,000	\$945,000							
8i. Construction	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Arctic entry	140	5000	\$700,000	\$700,000							
Foundation - outside MHC	35	25000	\$875,000	\$875,000							
Earthquake anchor system - within MHC	105	10000	\$1,050,000	\$1,050,000							
Subtotal - Construction			\$2,625,000	\$2,625,000							
8j. Equipment	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Equipment											
8k. Contingencies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Project contingency			\$4,300,000	\$4,300,000							
Subtotal - Contingencies			\$4,300,000	\$4,300,000							
8l. Miscellaneous	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Insurance			\$400,000	\$400,000							
Subtotal - Miscellaneous			\$400,000	\$400,000							
Total Construction Costs			\$8,481,600	\$8,481,600							
9. Other Direct Costs	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Item											
Single-wide manufactured home	140	101325	\$14,185,500	\$12,285,500	\$1,900,000						
Shipping - Seattle to Valdez	140	44537	\$6,235,180	\$6,235,180							
3 bdrm upgrade	5	66325	\$331,625	\$331,625							
3 bdrm upgrade - shipping	5	44537	\$222,685	\$222,685							
Subtotal - Other Direct Costs											



June 7, 2024

Bruce Wall
Senior Planner
City of Valdez
P.O. Box 307
Valdez, AK 99686
Sent via email to bwall@valdezak.gov

Re: Letter dated June 5, 2024

Mr. Wall,

We appreciate the careful consideration that has already gone into the review of our Conditional Use Permit Application. We would like to offer the following narrative in response to your outlined concerns.

Regarding Ordinance 24-01 17.09.020(B)(2) regarding “Design Excellence:” When originally designing the concept on this lot, triplexes were considered. Triplex configurations would be allowable under the current zoning standards. However, triplex designs severely disadvantage the middle ADA accessible units. These units would have little to no natural light in their living spaces and be required to share walls with two neighbors. In a city that experiences such a vast winter with snow and darkness, it is imperative that all residents experience as much natural daylight as possible.

Our duplex design allows daylight on three sides with the only shared wall being that of the garages, making a more desirable unit. The duplex design also ties in with the residential neighborhoods on two sides of the property, allowing for a more esthetically pleasing extension of their community as opposed to a higher density building configuration.

The passthrough street versus a cul-de-sac design allows for ease of use for emergency vehicles, as there is no need for first responders to coordinate turning their vehicles around in emergency situations.

Building Type BB contains both side and rear facing rooflines. The side-shedding roofline is atop the second story and does not affect any emergency egress, as there are no bedrooms below it on the main level. The rear-shedding roofline is above one of the bedrooms. Since these plans are only at 10% completion, by making a slight modification to have the egress window on the side, rear snow shed will not pose an issue for egress. We anticipate using shingle roofs to control snow shed and we will also put the fence closer to the property line.



With the modifications of the location of the egress window and the fence, any concerns of the site not meeting design excellence should be alleviated.

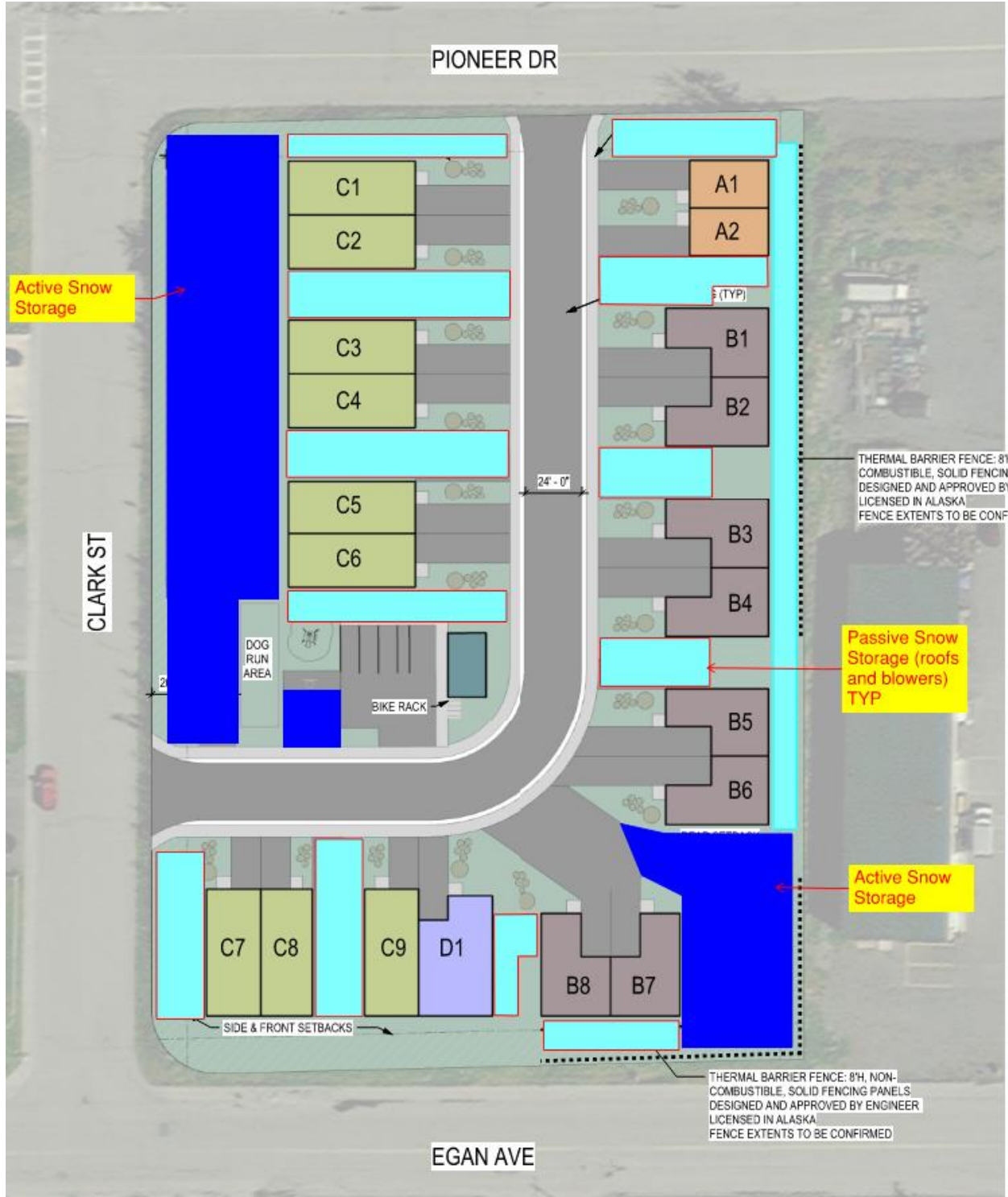
Regarding Ordinance 24-01 17.13.030: The road depicted in the plans is intended to be a private road with no additional responsibility added to the Public Works department of the City of Valdez. It will be the owner's responsibility to maintain snow clearance and unit access in the winter months. Ownership will be purchasing necessary snow removal equipment in order to do so. In addition to the indicated snow storage areas, the parking spaces located in between each pair of buildings may be used as overflow of snow storage, should it become necessary (up to six spaces). This will not impact the parking for the units, as each unit has a garage and space to park an additional vehicle in each driveway. Please see the attached sketch plan.

We hope that this explanation provides the clarity needed for your committee's consideration and approval of our Conditional Use Permit application. We look forward to continuing this conversation about how we can bring desirable affordable housing units to your community.

Should you have any additional questions or concerns, please feel free to contact me directly.

Thank you,
DocuSigned by:
Chelsea Smith

F09CB3F39F59446
Chelsea Smith
Operations & Development Manager
907-330-8401
csmith@acah.us





FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE May 9, 2024
NAME OF APPLICANT	Alaska Corporation for Affordable Housing
ADDRESS OF APPLICANT	P.O. Box 101020, Anchorage, AK 99510
DAYTIME PHONE	907-330-8401
SIGNATURE	DocuSigned by: Chelsea Smith
LEGAL OWNER	The Port Valdez Company Inc
ADDRESS	13598 Via Varra Road, Ste 203, Broomfield, CO 80020
PHONE NUMBER	303-588-8275
STREET ADDRESS:	700 West Clark Street
LEGAL DESCRIPTION:	Evergreen Vista Addition No 1, Lot 5
CURRENT ZONING	General Commercial
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
Planned Unit Development Approval	
USE REQUESTED	
TEMPORARY	HOW LONG
PERMANENT	YES

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

Please see the attached narrative to address the CUP Criterion and PUD Criterion.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

Why is this site especially suited to the Conditional Use proposed?

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

Attach or include any other information you feel is relevant to this application



June 7, 2024

Bruce Wall
Senior Planner
City of Valdez
P.O. Box 307
Valdez, AK 99686
Sent via email to bwall@valdezak.gov

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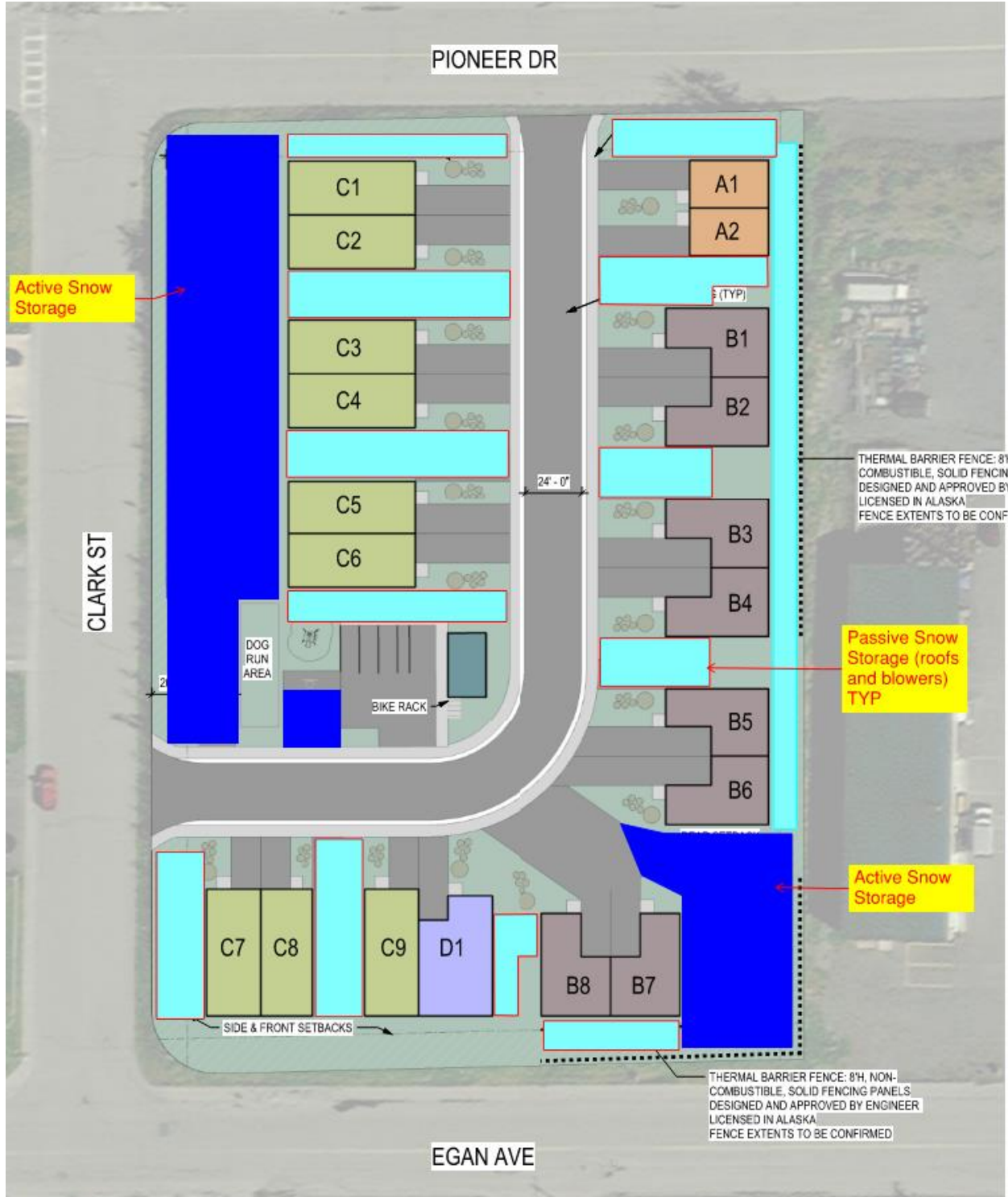
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Should you have any additional questions or concerns, please feel free to contact me directly.

Thank you,
DocuSigned by:
Chelsea Smith

F09CB3F39E59446
Chelsea Smith
Operations & Development Manager
907-330-8401
csmith@acah.us





FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE May 9, 2024
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TEMPORARY	HOW LONG
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