



Agenda Statement

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Title: Work Session: Pacific Development Group, Housing Development Project Discussion

Sponsors:

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Attachments: 1. 16-0270, Valdez Market Study- Redacted.pdf

Date	Ver.	Action By	Action	Result
9/20/2016	1	City Council		

ITEM TITLE:

Work Session: Pacific Development Group, Housing Development Project Discussion

SUBMITTED BY: Lisa Von Bargen, CEDD Director

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

None. Work session discussion only.

SUMMARY STATEMENT:

Representatives from the City and Pacific Development Group (PDG) have been meeting intermittently since January. The primary representative is Mark Lewis, who happens to be a former Valdez City Manager. Mr. Lewis came to Valdez in January following the Governor's Statewide Housing Summit and met with then Mayor Weaver, City Manager Dennis Ragsdale, Interim City Manager Bob Jean, Lisa Von Bargen and Lamar Cotton. PDG is working on a housing project in Juneau. While representative from the Council and City Administration were in Juneau for the Legislative Mission in February an informal introductory meeting was held with PDG. At that time PDG committed to conducting a Housing Market Analysis for Valdez to determine the "temperature" of the housing market. That analysis was completed in May and has been attached to this agenda item for the Council's review. The full document is 70 pages long, but 20 pages of it is the survey of the Aleutian Village residents.

Mr. Lewis has been back to town over the summer approximately three times. On the last visit he requested a work session with the Council to discuss the fundamental concepts of a housing project PDG would like to partner on with the City. Staff has been unable to schedule the work session until now, given other priorities.

The Council should expect to hear the type of housing PDG is interested in constructing and the expectations of what the City will need to provide as a partner - including support to apply for tax credit financing.

This is a work session only - designed to introduce the concept to the Council. Staff had hoped to have this work session with PDG following a more comprehensive discussion on the overall issue of housing, the proposed VHIA program introduced last year by the Interim City Manager, a proposed toolbox of resources the City can provide fairly to all prospective developers, and other housing developments proposed for Valdez in the near future. However, time and other workload have kept that from happening in as timely a fashion as hoped.

If the Council is interested in the idea much more detail and vetting will be required before Council is asked to make a partnership decision.