



Agenda Statement

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Date	Ver.	Action By	Action	Result
7/6/2021	1	City Council	received and filed	

ITEM TITLE:

City Manager's Report 7-6-2021

SUBMITTED BY: Mark Detter, City Manager

FISCAL NOTES:

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

RECOMMENDATION:

Receive and file

SUMMARY STATEMENT:

I thought I would provide Council an update on the Housing issues and the 3 projects right now in the planning process.

Valdez Senior Housing - Cordes development team has registered the City's project with Alaska Housing. The name Valdez Senior Village Apartments will appear on the application and is the planned named for the facility. The calendar for the application process is as follows:

June 25th - Registration (Submitted to Alaska Housing by Cordes).

July 22nd-Pre-Application due.

November 19-Final application due.

So far Alaska Housing has provided minimal feedback on scoring criteria. It appears the applicants for 2022 funding will be fewer than previous years.

Staff will keep Council updated on lobbying and other communication efforts.

SAINT PATRICK SUBDIVISION (TRACT P)-Multifamily zoning has been approved for property on Egan Drive near Whalen. Senior Planner Bruce Wall continues to work with developer's engineer on preliminary plat for planned unit development. An entire set of comments on the preliminary plat has been submitted to developer's engineer on the preliminary plat for planned unit development by the Senior Planner.

The feasibility of the PUD will be dependent upon cost associated with City requirements, including construction of Whalen Avenue, street lights, sidewalks and dedication of parcel for snow lots. The City is currently looking at how we can work with the developer on those costs and providing potential incentives to offset some of costs.

It is important that the subdivision meet City subdivision requirements, but costs of those requirements needs to be considered in a developer's agreement.

CHUGACH ALASKA CORPORATION MULTI-USE FACILITY-In late May the Chugach Alaska Corporation held a meeting with Community leaders and one of the updates provided related to a previously proposed multi-use facility. The facility potentially includes 20-25 new apartment units. The challenge Chugach is facing currently relates to building costs and making the overall project create market rate rents that are not cost prohibitive.

The Chugach Alaska Corporation is working on scheduling a time to meet with City Manager, Mayor, and other key staff in August.

The next two weeks I will continue working on housing issues, planning for Council retreat, and working with Fire Department on beginning fire operations study.