



CITY OF FLAGSTAFF HOUSING MISSION

The City of Flagstaff Housing Section works to improve access to housing attainability through programs and tools that:

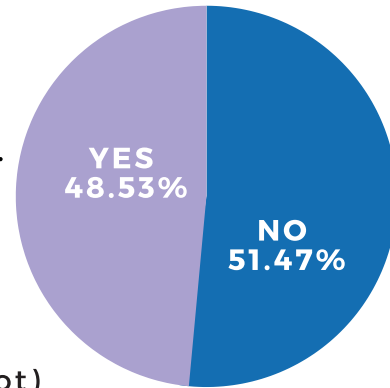
- Increase affordable housing inventory availability & attainability
- Economically stabilize lower income families through the benefits of homeownership
- Support efforts for safe & adequate homes
- Revitalize community neighborhoods



LESSONS LEARNED

In 2018, Proposition 422 did not pass by **fewer than 2%** of votes. The Housing Commission explored why and found:

- Council direction to place 422 on the November 2018 ballot was later than typical timing for similar items, limiting the time available to prepare to inform and educate citizens
- Divided Council support (4-3 decision to place on ballot)
- Many citizens misunderstood the tax implications of the bond
- Citizens felt the proposition was vague and lacked accountability

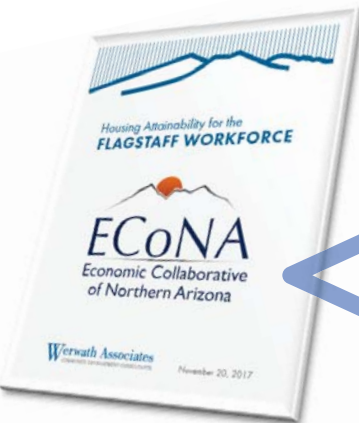


HOUSING ATTAINABILITY RECOMMENDATIONS

The Economic Collaborative of Northern Arizona (ECoNA) Housing Attainability study recommendations for expanded affordability of workforce housing in Flagstaff include:

- Create structures to recapture and recycle public investments in housing
- Pursue bond issue for affordable and workforce housing
- Explore options for recurring local public and private funding source

"Pursue bond issue for affordable and workforce housing"



Local Funding = Local Control

Local bond funds can serve households that are above the federal and state low income limitations



Flagstaff is too BIG to be SMALL (rural) and too SMALL to be BIG (metropolitan) leaving it ineligible for many state and federal funding sources designated for much smaller or larger communities

Local bond funds will be leveraged with local, state and federal dollars



HOUSING NEEDS IN FLAGSTAFF



Locally controlled funds from an affordable housing bond can provide for the **entire continuum** of our community's attainable housing needs - from emergency shelter, to affordable rental and homeownership.

EMERGENCY HOUSING (EH)

- Flagstaff's cost of living is 14.1% above the national average, driven by **housing costs 36% above the national average***
- The 2019 Point in Time Count reported 714 people living in Emergency Shelter and 71 individuals living **completely un-sheltered** in the Flagstaff area



RENTAL HOUSING (RH)

- **60% of renter households** in Flagstaff are housing cost burdened and pay more than **30% of their gross income for housing***
- There are currently **over 4,000** households on income restricted rental unit waiting lists in Flagstaff

HOMEOWNERSHIP (OWN)

- In 2017... it would take an income of **nearly \$90,000/year** to afford a mortgage for the current median priced home which is strongly trending upward.*
- Flagstaff has an **exceptionally low homeownership rate...** At 45% this rate is 18% lower than the statewide average and 19% below the national homeownership rate.*



*Data from the 2017 ECoNA Report

ATTAINABLE HOUSING RECOMMENDATIONS

EH1: Eviction Prevention & Rapid Rehousing	\$10,000,000	\$9,000,000	\$6,000,000
RH1: Redevelopment of housing owned by City*	\$5,000,000	\$5,000,000	\$5,000,000
RH2: Create & incentivize development partnerships for the creation of attainable rental housing*	\$3,000,000	\$2,000,000	\$1,000,000
RH3: Acquisition of property in partnership with private developers to adaptively reuse property*	\$2,000,000	\$1,000,000	\$1,000,000
OWN1: Home Purchase Assistance Program*	\$7,000,000	\$6,000,000	\$5,000,000
OWN2: Acquisition of land and/or units for attainable homeownership*	\$3,000,000	\$2,000,000	\$2,000,000
TOTALS	\$30,000,000	\$25,000,000	\$20,000,000

*These funds revolve or result in permanent units

Estimated Community Benefit

6,523
Initial
Households

5,710
Initial
Households

3,870
Initial
Households