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A presentation slide titled "Summary of Today". The title is in white text on a dark green background. The City of Flagstaff seal is on the left and the Team Flagstaff logo is on the right. Below the title is a list of five items. To the right of the list is a photograph of a hand placing a wooden block labeled "AGENDA" on top of a staircase of other wooden blocks with various icons.

1. Review Codes of Conduct
2. Funding source direction
3. Review survey & prioritized projects
4. Finalize prioritized projects & recommended amount?
5. Review bond timeframe


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Codes of Conduct




- Members of a commission may not use their official title or make any statement as a representative or member of the commission to influence an election, further a personal position, or for personal benefit.
- Under City policy, commission members are not allowed to make unauthorized statements as a representative of the commission unless authorized to do so by a formal action of the commission.





Page 9, Board and Commission Members' Rules and Operations Manual

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Complete & Next Steps





- ✓ Questions and possible requests for more information on this topic.
- ✓ Do Commissioners want to proceed in exploring a 2020 ballot measure for improving housing affordability in Flagstaff?



Next Steps

1. What type of funding source should be utilized?
2. Prioritize Projects - What should the money be utilized for?
3. Shopping Cart - Fit projects into recommended amount?
4. Finalize recommendation to Council

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Direction on Funding Source



1. Secondary Property Tax

Current rate is 0.8366 per \$100 of Assessed Valuation.
Estimated capacity \$60M under current rate, based on current projection of Assessed Valuations

2. Sales Tax

A rate increase of \$0.001 or 1/10 of a penny would equate to **\$.10 cents** on a \$100 expenditure. This tax rate would bring in \$2 million per year or \$20 million dollars in 10 years.

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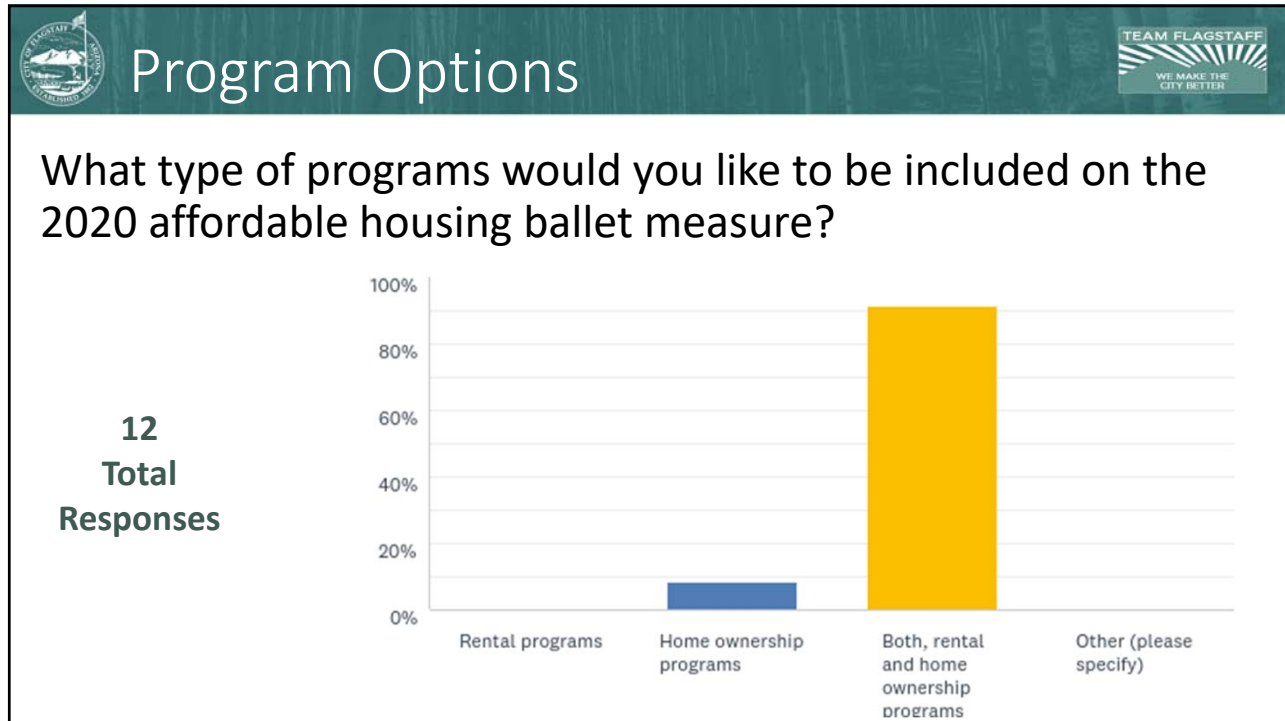


Survey Overview

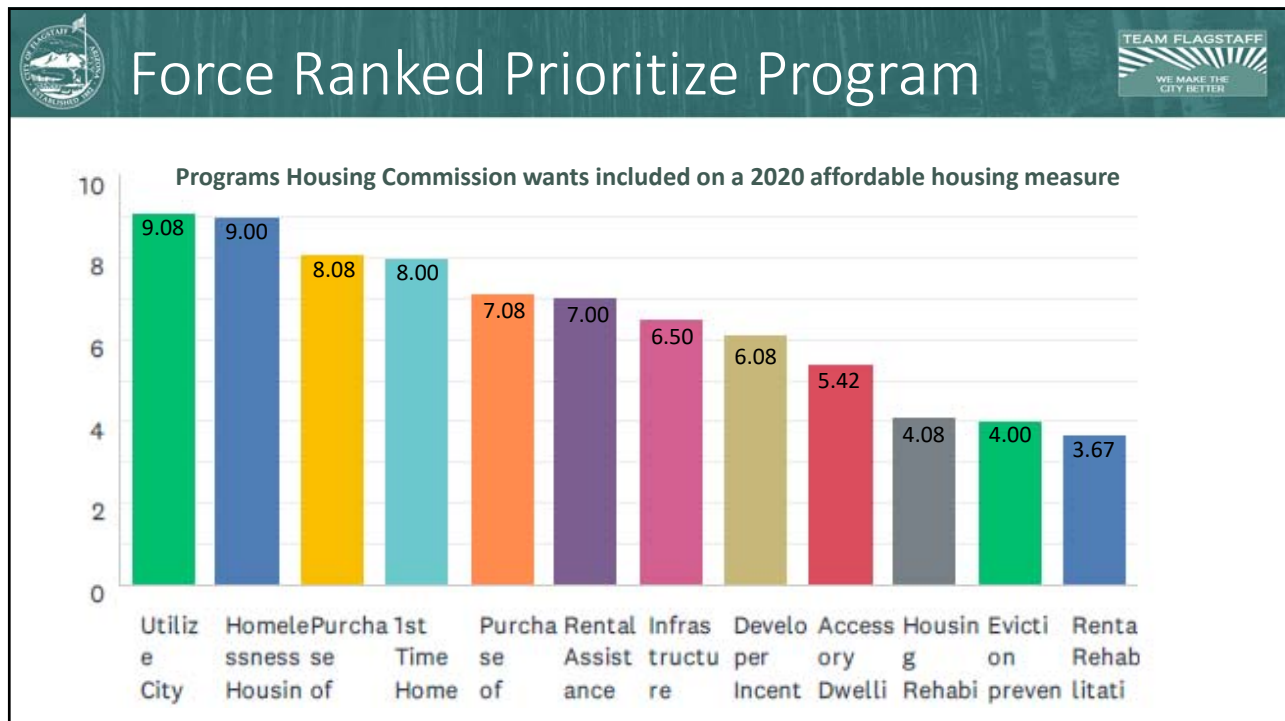


- What was the survey
- Why did we do it
- What were we hoping to accomplish
- Who took it


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Any other Projects?




“A purchasing program that is includes but goes beyond down payment assistance: Interest rate assistance? low-credit assistance (not just education)? rent-to-own assistance?”

“Use the bond to build housing for people who don't qualify for HUD Housing programs and cannot qualify for a loan.”


“No, I believe we need to **narrow the spectrum of how the bond money would be spent.** I think there is merit to all the listed programs with exception to the ADU one?”

★★★★

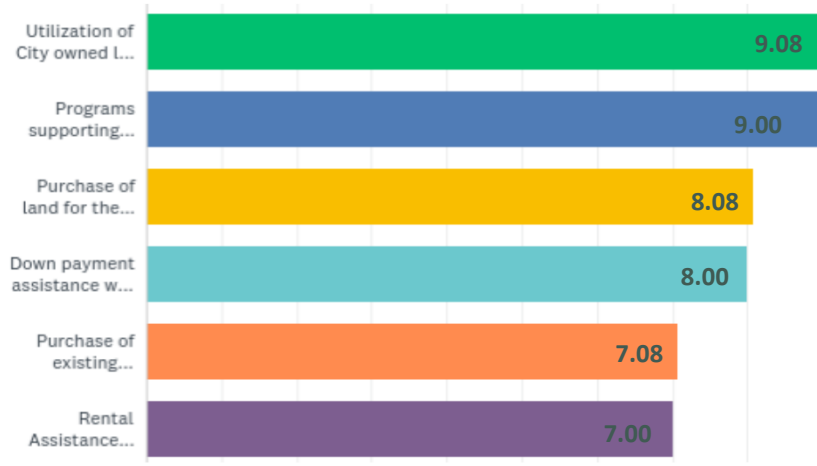
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Top 6 Programs



1. Utilization of City owned land for the creation of affordable housing units
2. Programs supporting community efforts surrounding homelessness and housing stabilization
3. Purchase of land for the creation of affordable housing
4. Down payment assistance w/ first time home buyer education & counseling
5. Purchase of existing housing units to be sold/rented to eligible populations
6. Rental Assistance Programs such as move in assistance



Program	Score
Utilization of City owned land for the creation of affordable housing units	9.08
Programs supporting community efforts surrounding homelessness and housing stabilization	9.00
Purchase of land for the creation of affordable housing	8.08
Down payment assistance w/ first time home buyer education & counseling	8.00
Purchase of existing housing units to be sold/rented to eligible populations	7.08
Rental Assistance Programs such as move in assistance	7.00

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1. Use City Owned Land



Utilization of City owned land for the creation of affordable housing units

\$15 million

To develop approximately 80 rental units



BUILDING TYPE 1
NORTH ELEVATION - COLANTHE AVENUE



BUILDING TYPE 1
WEST ELEVATION - SEABEL STREET

\$5 to 10 million

Money could be leveraged with other funding sources towards the development of housing on City owned land.



BUILDING TYPE 1
EAST ELEVATION



BUILDING TYPE 1
EAST ELEVATION

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2. Supporting Homelessness



Programs supporting community efforts surrounding homelessness and housing stabilization

\$2 Million

Serve 800 individuals experiencing homeless with move in assistance to housing permanency.

\$2.4 Million

Operational cost of supportive housing services such as Coordinated Entry or wrap-around services.



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3. Purchase Land



Purchase of land for the creation of affordable housing

1805 E Arrowhead Avenue

\$675,000 Zoned HR, Sunnyside location, 0.91 Acres



Source: https://www.zillow.com/homedetails/1805-E-Arrowhead-Ave-Flagstaff-AZ-86004/116143857_zpid/

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4. First Time Home Buyer Assistance



Down payment assistance with first time home buyer education & counseling




\$5 Million


250 first time Flagstaff homebuyers could receive education, housing counseling and up to \$20,000 in assistance.

Number of homebuyers would increase if set up as a revolving loan program.

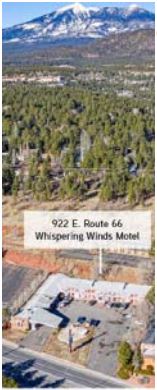
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5. Purchase Existing Units



Purchase of existing housing units to be sold/rented to eligible populations



922 E Route 66

10,353 SqFt Hospitality Building Offered at \$989,000 at a 7.82% Cap Rate in Flagstaff, AZ

<https://www.loopnet.com/Listing/922-E-Route-66-Flagstaff-AZ/18261986/>

2019 Housing Review (<https://www.realtyexecutives.com/agent/jeff-ross/blog>)


Overall homes prices in in Flagstaff rose 5.4% for the year to a Median Price of \$390,000 **Single Family** home median prices climbed 7.7%, to \$435,000 with 3.6% more homes sold.

Condominium median price climbed .3% to \$215,750 with -12.8% fewer homes selling.


Townhome median price decreased -3.9% to \$340,000 with -3.8% fewer homes selling.

Manufactured home median price climbed 4.0% to \$251,500 with -1.8% fewer homes selling.

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6. Rental Assistance




Rental Assistance Programs such as move in assistance

FY 2020 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	\$964	\$1,024	\$1,266	\$1,653	\$2,003

\$3 million

3,000 households could receive move in assistance and/or eviction prevention with \$1,000 towards rental.



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Successful Bond Tips



- Show that there will be a direct short-term benefit to the voter.
- Educate the voter on long term benefits.
- Demonstrate substantial need and why it reflects community priorities.
- Leave out any “non-essential” items.
- Keep the bond amount being recommended to Council reasonable.


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Here is what
we did

- 6 priorities of 12
- Example Numbers
 - Where did the numbers comes from?
- Priority example
 - Where did the priority project examples come from?

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Shopping Cart Example




Priority Number	Amount	Projects	Estimated Community Benefit
1.)	\$5,000,000	Development of affordable housing on City land	A minimum 250 units
2.)	\$2,000,000	Supporting homeless achieve housing permanency	800 households
3.)	\$5,000,000	Purchase of land to create affordable housing	Dependent on fluctuating market conditions & opportunities
4.)	\$5,000,000	Assist first time Flagstaff home buyers	250 first time home buyers
6.)	\$3,000,000	Rental assistance	3,000 renters
Total	\$20,000,000		


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Let's Do This!




1. Are there any priorities to eliminate?
2. Are there any priorities to add?
3. What priorities do we want to include in the bond and how much?



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Housing Commission's Shopping Cart



2020 Affordable Housing Bond Projects

Priority Number	Amount	Projects	Estimated Community Benefit
Total			

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- 
- ## Timeline 2020
- 
- **February 27** – Next Housing Commission Meetings
 - **March 3** – Recommendations to City Council
 - **March – June** Preliminary Preparation for Public Outreach
 - **July 7** – Deadline for Council to Call the Election
 - **July – October** Preparation of Final Public Outreach and Presentations to Public
 - **August** – Finalization of Publicity Pamphlet for Distribution
 - **November 3** – Election Day

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