

# City of Flagstaff Community Development Block Grant

2021-2025 Consolidated Plan, Analysis of  
Impediments to Fair Housing Choice and  
2021/2022 Annual Action Plan



Kristine Pavlik, Housing and Grants Administrator



# Purpose & Agenda

- Share priority needs, goals and activities identified for the 2021-2025 Consolidated Plan
- Share findings and goals from the Analysis of Impediments to Fair Housing Choice
- Share agency proposals received for the use of 2021/2022 CDBG funding and provide funding recommendations

- **Agenda**

- Quick CDBG Overview
- Analysis of Impediments to Fair Housing Choice
- Con Plan Priority Needs and Goals
- Proposals Received and Funding Recommendations
- Questions and Discussion





# CDBG Overview



## What is the Community Development Block Grant?

- Federal grant program administered by HUD.
- Created in 1974 to provide funding for housing and community development activities, serving primarily low to moderate income individuals and households.

## Why does the City of Flagstaff receive CDBG funding?

- Metropolitan city, Population > 50,000
- Entitlement Community
- Annual allocation based on a formula





# CDBG Overview



## National and Primary Objective

- The development of viable urban communities through the provision of the following, principally for low- and moderate-income persons:
  - Decent housing
  - A suitable living environment
  - Economic opportunity



## How can the City spend the money?

As the City Council determines based on:

- Needs identified in the Consolidated Plan
- The National Objective
- One or more of the Primary Objectives



# CDBG Overview

## Benefiting low to moderate income persons

**To be eligible, an activity must qualify as one of the following National Objectives:**



1. Limited Clientele
2. Housing Activity
3. Area Benefit
4. Job Creation or Retention Activities



# CDBG Overview



## Criteria for use of CDBG Funds

- At least 70% of the CDBG funds must benefit low to moderate income persons over the fiscal year (July 1 to June 30)
- Historically CDBG in Flagstaff serves 100% low to moderate income persons





# CDBG Overview



## How does the City access the funds?

- **Annual Action Plan** – 1 year plan - “What are we are going to do?”  
Due every May
- **Consolidated Annual Performance Evaluation Report (CAPER)** – 1 year report - “What did we do?” - Due every September
- **Consolidated Plan** - “5-year assessment of housing and community development needs” Every 5 years - Due in May 2021
- **Analysis of Impediments to Fair Housing choice** “Fair Housing Plan”  
Every 5-years – Due May 2021
- **Substantial Amendments to Annual Action Plan** – CDBG-CV Funds or Misc. Allocation Due as needed



# Annual Action Plan Process

## Timeline

- Notice of Funding Available (NOFA) released December 28<sup>th</sup>, 2020
- Public Meeting #1 - December 28<sup>th</sup>
  - Intro to CDBG Program and City of Flagstaff NOFA Process
- Applications Due February 22<sup>nd</sup> at 4pm
- Public Meeting #2 - February 26<sup>th</sup>
  - Summary of applications and funding requests as well as Con Plan Presentation
- DRAFT Annual Action Plan/Con Plan and AI Public Comment Period
  - March 1<sup>st</sup> to April 15<sup>th</sup>
- City Council Work Session April 13<sup>th</sup>
  - Housing Staff Funding Recommendations and direction from Council
- City Council Meeting April 20<sup>th</sup>
  - Council resolution approving AAP/Con Plan and AI submission to HUD



# Analysis of Impediments to Fair Housing Choice



- Required for continued CDBG funding and commitment to Affirmatively Further Fair Housing (AFFH)
- Identifies fair housing problems (impediments) faced by people seeking housing in the City of Flagstaff
- Develops a Plan of Action to address current impediments



# Analysis of Impediments to Fair Housing Choice



- **Public and Stakeholder Consultation**

- **Community-wide Fair Housing Online Survey**

- 84 Responses
- Promoted on Facebook

- **Stakeholder Fair Housing Online Survey**

- 44 Responses
- Sent to Housing Case Mangers, Real Estate Agents, Property Management Companies, Landlords, etc.

- **Data Analysis**

- HUD eCon Planning Suite
- Fair Housing Complaints & Testing Data from Southwest Fair Housing Council
- 2010 Decennial Census & 2015/19 American Community Survey
- Community Planning and Development Maps
- HUD Community Housing Affordability Strategy Data

- **Regulation, Policy, Ordinance Review**

- **National Studies**



## Complete the City of Flagstaff 2020 Fair Housing Survey

Did you know you have a right to choose housing - **free** from discrimination?

Fair housing laws apply to rental housing, homes for sale, advertising, home loans and home insurance.

Federal and state fair housing acts prohibit discrimination in housing based on race, color, national origin, religion, sex, disability and familial status.



English

To access the survey use the QR codes or web addresses below!

English: [tinyurl.com/y48jm8zp](https://tinyurl.com/y48jm8zp)

Spanish: [tinyurl.com/y5m693cf](https://tinyurl.com/y5m693cf)



Spanish

*Help us identify whether barriers to Fair Housing exist in Flagstaff, Arizona.*

*Your input is very important!*







# Fair Housing Goals

## Fair Housing Goals

- Increase affordable housing opportunities
- Create public awareness of fair housing laws and affordable housing advocacy
- Promote equal opportunity and prevent unlawful discrimination by providing relevant training, reliable information and targeted outreach.
- Create local and regional policy changes that create more affordable housing, outside of minority concentrated areas
- Improve housing opportunities for individuals with disabilities
- Provide Community Education on Housing Choice Vouchers for Landlords and Property Managers



**EQUAL HOUSING  
OPPORTUNITY**



# Action Plan



## Education and Outreach

- Publish fair housing information in housing newsletters, the City website and Social Media Pages
- Annually proclaim April as Fair Housing Month
- Sponsor a Fair Housing event in April for Fair Housing Month
- Distribute Fair Housing referral information in English and Spanish
- Sponsor no less than 3 Fair Housing trainings annually target both housing sector stakeholders and community residents
  - Disability accessibility
  - Rentals and the use of Criminal Records in housing
  - Extended protections under Sex/Gender
  - Emotional support animals





# Action Plan

- Display the Fair Housing Logo on business cards and in program marketing information
- Maintain a Fair Housing page on the City website
- Prioritize funding for owner and renter occupied housing rehabilitation to provide disabled LMI accessibility adaptations with deferred loans and grants and incentivize rental occupied housing rehabilitation programs for landlords adapting units for accessibility
- Reach out to minority and other protected classes to encourage their participation in fair housing planning and education opportunities.
- Provide training and undertake recruitment of landlords and property managers for Housing Choice Vouchers – Improve public and stakeholder impression of HCV clients

**Furthering  
Fair Housing**

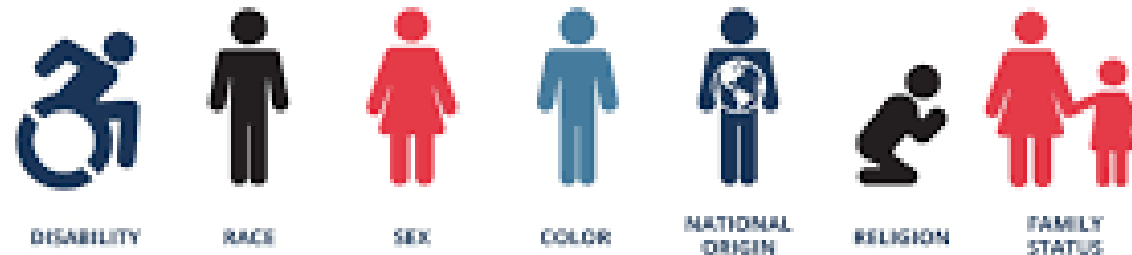




# Action Plan

- Track the volume of residents, landlords and industry stakeholders participating in community education activities
- Encourage the development of housing accessible to or adaptable for persons with disabilities
- Develop a comprehensive Housing Plan for the City of Flagstaff including information on Fair Housing, Housing Choice, and efforts to increase affordable and accessible housing units
- Consider a media campaign to combat NIMBY (Not in My Backyard) and to destigmatize low- and moderate income households and individuals who utilize Housing Choice Vouchers

## FAIR HOUSING ACT





# Next Steps



- **Public Comment**
  - **Ends April 15, 2021**
- **Incorporate written comments into the plan**
- **Submit to HUD with the 2021-2025 Consolidated Plan**



# Consolidated Plan Process

## Focus Group Meetings

- Dec 7<sup>th</sup> – Neighborhood Revitalization, Public Facilities and Infrastructure
- Dec 9<sup>th</sup> – Public Services and Economic Opportunities
- Dec 14<sup>th</sup> - Addressing Homelessness
- Dec 16<sup>th</sup> – Decent Affordable Housing
- Dec 17<sup>th</sup> – Housing Commission Meeting

## Data Collection, Stakeholder Engagement & Community Outreach

- August through December
  - Surveys – 24 Responses
  - Focus Groups – 16 unique attendees
  - Data Collection

## Data Analysis and Draft Documents

- January and February

## 2021 AAP Process

- Jan-March

## Drafts Available for Public Comment

- March 1<sup>st</sup> to April 15<sup>th</sup>  
**Council Meetings**
- Presented April 13<sup>th</sup>
- Adopted April 20<sup>th</sup>

## Final Documents Submitted to HUD

- May 15<sup>th</sup>, 2021



# Consolidated Plan 2021-2025

- Identifies local community needs
- Includes housing and non-housing needs
- Sets goals and objectives for the 5-year period
- Prioritizes and guides activities
- Required by HUD for funding
- Identifies Target Neighborhoods
  - Sunnyside
  - Southside
  - La Plaza Vieja
  - Pine Knoll





# Consolidated Plan Strategies

## Main Components

- Market Analysis
- Analysis of Impediments to Fair Housing Choice
- Socio-economic Conditions
- Housing Conditions and Needs Assessment
- Homeless and Special Needs Individuals and Families
- Data Analysis
  - HUS eCon Planning Suite – CPD Maps and CHAS
  - Prior funding requests and outcomes
- Non-housing Community Development

## Related Element Assessments

- Affordable housing
- Homelessness and special needs populations
- Non-housing community development
- Barriers to affordable housing
- Lead-based paint
- Anti-poverty
- Institutional Structure and Coordination





# Community Needs



## How are Needs and Priorities Determined?

- Review of Data
  - Census/ACS Data, Market Analysis, Needs Assessment
- Community Surveys
- Stakeholder Surveys
- Public and Stakeholder Focus Groups
  - Housing Commission
  - Continuum of Care
- Meetings with Stakeholders
- Public Meetings/Hearings

*LET YOUR VOICE BE HEARD!*

### Complete the City of Flagstaff 2020 Fair Housing Survey

Did you know you have a right to choose housing - **free** from discrimination?

Fair housing laws apply to rental housing, homes for sale, advertising, home loans and home insurance.

Federal and state fair housing acts prohibit discrimination in housing based on race, color, national origin, religion, sex, disability and familial status.





*English*



*Spanish*

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Help us identify whether barriers to Fair Housing exist in Flagstaff, Arizona.

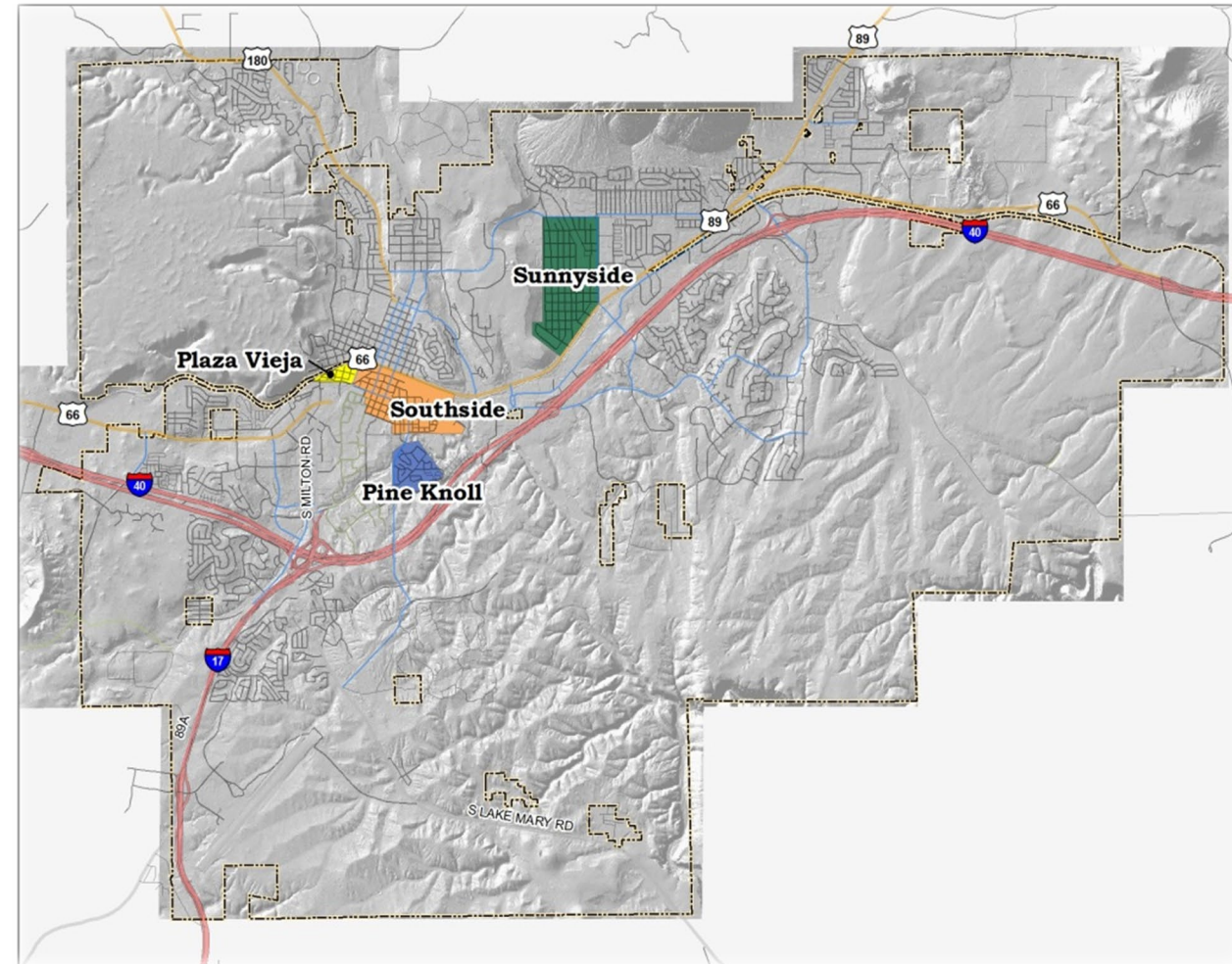
*Your input is very important!*



# Target Areas

The City will continue to designate four target areas. These target areas encompass many of the areas of low-income and minority concentration:

- **La Plaza Vieja**
  - Census Tract 11.02, Block Groups 1 & 3.
- **Sunnyside**
  - Census Tract 3, Block Groups 2, 3, & 4.
- **Southside**
  - Census Tract 8, Block Group 1.
- **Pine Knoll**
  - Census Tract 8, Block Group 2.





# 2021-2025 Con Plan Goal Setting

## Priority Need: Neighborhood Revitalization, Public Facilities & Infrastructure

- **Neighborhood Facility and Infrastructure Improvements**
  - Parks/ Playgrounds/ Streets/ Water Sewer Lines/ Energy Efficiency/ Broadband
- **Public Facilities**
  - Acquisition/ Construction/ Reconstruction/ Rehab/ Installation/ Improvements
- **Land/Real Property Acquisition for Affordable Housing Development**

## Priority Need: Public Services and Economic Opportunities

- **Services to Meet Basic Needs**
  - Childcare/ Senior Services/ Services for Disabled Individuals/ Mental Health/ Etc.
- **Workforce Development**
  - Employment, Job Training and Small Business Assistance Services
- **Housing Stabilization Services**
  - Rental Assistance/ Eviction and Foreclosure Prevention/ Legal Services



# 2021-2025 Con Plan Goal Setting

## Priority Need: Addressing Homelessness

- Service and Facility Operating Support, including Outreach
- Increase number of emergency/transitional shelter and permanent supportive housing beds

## Priority Need: Decent Affordable Housing – Ownership & Rental

- Housing Rehabilitation
- Housing Development
- Housing Assistance





# 2021-2025 Consolidated Plan Goals

Activity	Special Population	Priority Level	5-year Goal
<b>Priority Need: Neighborhood Revitalization, Public Facilities &amp; Infrastructure</b>			
Neighborhood Facility and Infrastructure Improvements - <i>Includes Parks/ Playgrounds/ Streets/ Water Sewer Lines/ Energy Efficiency/ Broadband Infrastructure/ Etc.</i>		High	3,000 people
Public Facilities - <i>Includes Acquisition/ Construction/ Reconstruction/ Rehab/ Installation/ Improvements/ Etc.</i>	X	High	100 people
Acquisition for Affordable Housing Development - <i>Land/ Real Property/ Etc.</i>		Low	3 units
<b>Priority Need: Public Services &amp; Economic Opportunities</b>			
Services to Meet Basic Needs - <i>Includes Childcare/ Senior Services/ Services for Disabled Individuals/ Mental Health/ Etc.</i>	X	High	300 people
Workforce Development - <i>Includes Childcare/ Senior Services/ Services for Disabled Individuals/ Mental Health/ Etc.</i>	X	Low	15 people
Housing Stabilization - <i>Includes Rental Assistance/ Eviction and Foreclosure Prevention/ Legal Services/ Housing Counseling/ Etc.</i>		High	50 households
<b>Priority Need: Addressing Homelessness</b>			
Service and Facility Operating Support - <i>Includes Outreach/ Shelter Managers / Case Managers/ Coordinated Entry/ Etc.</i>	X	High	1,500 people
Increase Shelter Beds/Units - <i>Includes Emergency / Transitional Shelter/ Permanent Supportive Housing/ Etc.</i>	X	High	15 beds
<b>Priority Need: Decent Affordable Housing (Owner and Renter)</b>			
Housing Rehabilitation	X	High	20 units
Housing Development	X	High	3 units
Housing Assistance		High	50 households



# Next Steps

- **Public Comment**
  - **Ends April 15, 2021**
- **Incorporate written comments into the plan**
- **Submit to HUD 2021-2025 Consolidated Plan**





# 2021/2022 Annual Action Plan

## City of Flagstaff Annual CDBG Cycle

- 8 external proposals received
- 1 applicant withdrew application
- 7 proposals ranked
- Total Requested \$897,773.17





## Council CDBG Priorities

*(established Dec 2020)*

- Provide affordable housing (rental and ownership)
- Address Homelessness
- Support Neighborhood Revitalization
- Workforce Development

## City Staff Responsibilities

- Conduct proposal process
- Determine activity eligibility
- Assess activity viability
- Conduct agency risk assessment
- Provide recommendations to the City Council





# How much money are we talking about?



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<b>2021 Entitlement</b>	<b>\$571,367.00</b>
<i>Program Income</i>	\$278,216.00
<i>Reallocated Funds</i>	\$34,190.17
<b>Total Available for Allocation</b>	<b>\$883,773.17</b>

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# How much money are we talking about for each category?



<b>Admin/Grant Compliance and Indirect (20% cap)</b>	<b>\$125,000.00</b>
<ul style="list-style-type: none"><li>• <i>Estimated</i> City Indirect at 10% of allocation</li><li>• Admin/Grant Compliance</li></ul>	\$55,051.00 \$69,949.00
<b>Public Service (15% cap)</b>	<b>\$112,689.29</b>
<b>Housing Activities</b>	<b>\$649,435.67</b>
<b>Total Available</b>	<b>\$883,773.17</b>





# Public Service Proposals

(15% cap)



<b>Agency</b>	<b>Proposal/Project</b>	<b>Request</b>	<b>Serving</b>	<b>Ranking</b>
Homeless Youth Connection	Empowering Youth for the Future	\$30,000	70 youth experiencing homelessness	128
Native Americans for Community Action	Small Business Assistance	\$54,337.50	12 individuals/small businesses	127
Boys and Girls of Flagstaff	Afterschool and School Break Program	\$50,000	50 households with children	110
Tynkertopia	Community Based STEAM Education	\$100,000	Unknown, potentially 4,000 Sunnyside households	65
Southwest Fair Housing Council	Flagstaff Fair Housing Media Proposal	\$14,000	500 individuals	56

**Total Request**

**\$248,337.50**



# Housing Activity Proposals



<b><u>Agency</u></b>	<b><u>Proposal/Project</u></b>	<b><u>Request</u></b>	<b><u>Serving</u></b>	<b><u>Ranking</u></b>
Catholic Charities	Closing the Gap Facility Acquisition	<b>\$300,000.00</b>	8 chronically homeless individuals	153
Housing Solutions of Northern Arizona	Owner Occupied Housing Rehabilitation	<b>\$257,896.00</b>	12 households rehabilitated	142
<b>Total Request</b>		<b>\$557,896.00</b>		





# Funding Recommendation Public Service Proposals (15% cap)



<u>Agency</u>	<u>Proposal/Project</u>	<u>Request</u>	<u>Staff Recommendation</u>	<u>Serving</u>	<u>Ranking</u>
Homeless Youth Connection	Empowering Youth for the Future	\$30,000	<b>\$30,000.00</b>	70 youth experiencing homelessness	128
Native Americans for Community Action	Small Business Assistance	\$54,337.50	<b>\$54,337.50</b>	12 individuals/small businesses	127
Boys and Girls of Flagstaff	Afterschool and School Break Program	\$50,000	<b>\$25,000.00</b>	50 households with children	110
Tynkertopia	Community Based STEAM Education	\$100,000	<b>\$0</b>	Unknown, potentially approx. 4,000 Sunnyside households	65
Southwest Fair Housing Council	Flagstaff Fair Housing Media Proposal	\$14,000	<b>\$0</b>	500 individuals	56
		<b>Total</b>	<b>\$109,337.50</b>	<b>Allowable</b>	<b>\$112,689.29</b>



# Funding Recommendation Housing Activities



<u>Agency</u>	<u>Proposal/Project</u>	<u>Request</u>	<u>Recommendation</u>	<u>Served</u>	<u>Ranking</u>
Catholic Charities	Closing the Gap Facility Acquisition	\$300,000.00	\$345,769.84	8 chronically homeless individuals	153
Housing Solutions of Northern Arizona	Owner Occupied Housing Rehabilitation	\$257,896.00	\$303,665.83	12 households rehabilitated	142
		<b>Total</b>	<b>\$649,435.67</b>		





# Next Steps & Questions



CITY OF FLAGSTAFF  
COMMUNITY DEVELOPMENT  
BLOCK GRANT



- **Tonight - Council Input**
- **April 20, 2021 – Council Consideration of Resolutions**
- **Submit to HUD May 15, 2021**



# 2021/2022 CDBG Staff Allocation Recommendations



<b><u>Agency</u></b>	<b><u>Proposal/Project</u></b>	<b><u>Recommendation</u></b>	<b><u>Serving</u></b>
Catholic Charities	Closing the Gap Facility Acquisition	<b>\$345,769.84</b>	8 chronically homeless individuals
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Native Americans for Community Action	Small Business Assistance	<b>\$54,337.50</b>	12 individuals/small businesses
Boys and Girls of Flagstaff	Afterschool and School Break Program	<b>\$25,000.00</b>	50 households with children
<b>Total Housing and Public Service Activities</b>		<b>\$758,773.17</b>	
<b>Administration &amp; Planning including Indirect (20% total)</b>		<b>\$125,000.00</b>	
<b>Total Allocated</b>		<b>\$883,773.17</b>	

# Contact Information

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**City of Flagstaff**

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