

10 Year Housing Plan Update

Leah Bloom, Housing Section



LOCAL HOUSING GAP ANALYSIS

QUANTITATIVE RESULTS



HOMES FOR ALL FLAGSTAFF RESIDENTS

An illustration of a house with a brown roof and blue door, set against a background of green hills and trees. Various white icons are connected to the house by lines, representing different aspects of housing: a handshake, a house icon, a lightbulb, a dollar sign, a heart with a pulse line, a bicycle, a shopping cart, a graduation cap, a water drop, and a heart with the word "ECO" inside. The house is surrounded by green trees and a path leading to the door.

**10-YEAR
HOUSING PLAN**
CREATE. CONNECT. PRESERVE. PROTECT.

The seal of the City of Flagstaff, Arizona, established in 1882, identical to the one on the left page.

City of Flagstaff | Housing Section | flagstaff.az.gov



Affordable/ Subsidized Housing Need

12,072 Households in Need of an Affordable Housing Subsidy or Unit

		Income & Household Size						
AMI Range		1 Person	2 Person	3 Person	4 Person	5+ Person		
Extremely low to low Income	0 - 30%	-2,236	-1,582	-486	-298	-273	10,916 Households	
	30 - 50%	-1,072	-819	-359	-247	-155		
	50 - 80%	-487	-1,139	-491	-772	-500		
Low to Moderate Income	80 - 100%	212	248	114	-366	-311	1,156 Households	
	100 - 120%	-119	1,206	2,708	247	-360		
	> 120%	-1,261	-4,514	6,366	4,562	392		

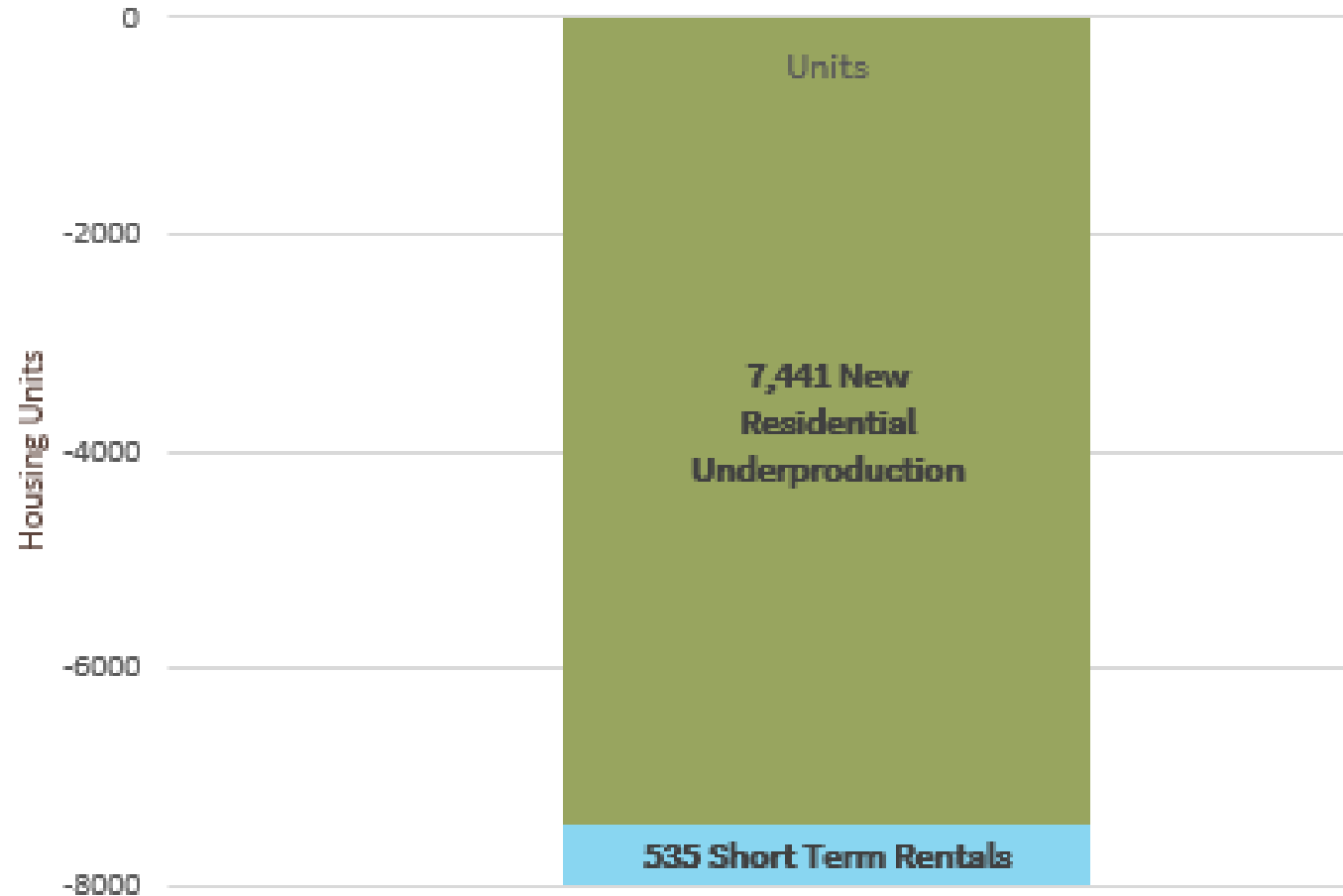


Market-Rate Housing Need

Estimated a market-rate housing gap of 7,976 units.

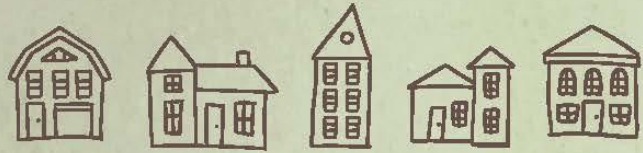
- 7,441 units from housing underproduction
- 535 from conversion to Short Term Rentals (STR)

7,976 Missing Market Rate Housing Units





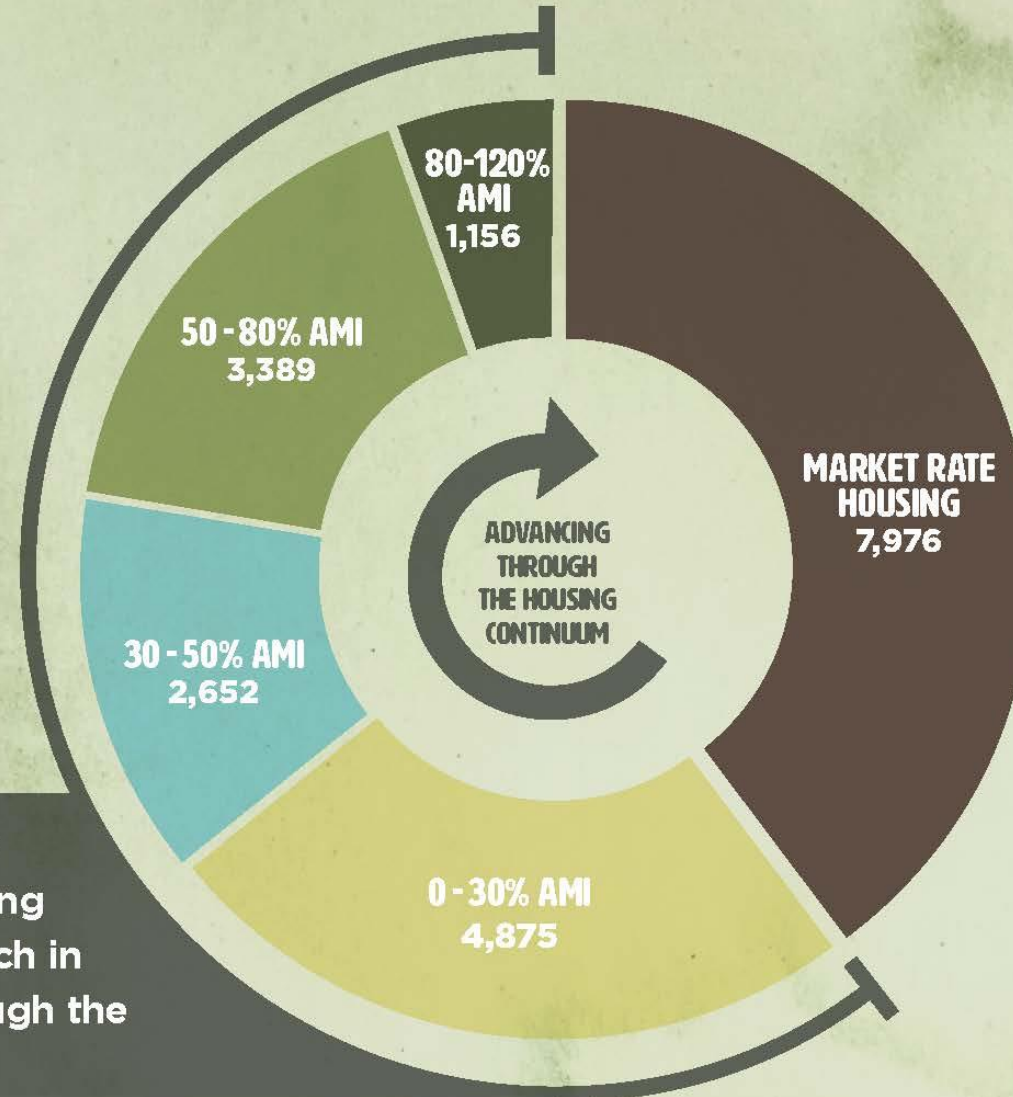
Total Housing Need



Housing Gap Analysis

7,976 market rate houses are needed to free up pressure on the Flagstaff's housing stock and catch up with population growth.

12,072 lower income households are living in less-than-ideal housing situations such as paying too much in rent and unable to advance through the housing continuum.



10 YEAR HOUSING PLAN GOAL



HOMES FOR ALL FLAGSTAFF RESIDENTS



10-YEAR HOUSING PLAN

CREATE. CONNECT. PRESERVE. PROTECT.





Single Overarching Goal

Reduce the current affordable housing need in Flagstaff by half.



Single Overarching Goal

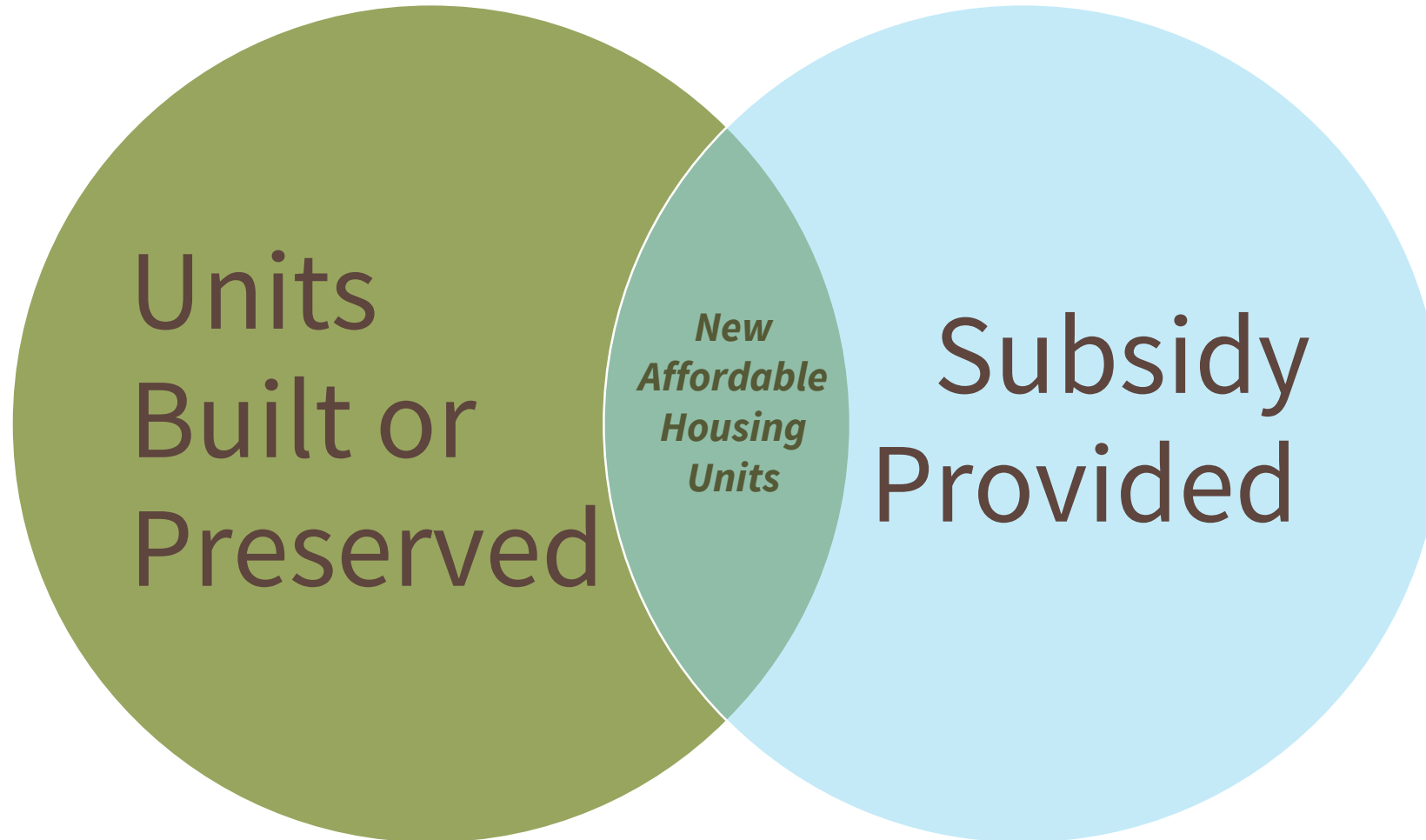
Reduce the current affordable housing need in Flagstaff by half.

Element one: Create or preserve 7,976 units by 2031 with a minimum of 10% affordable to increase the overall supply of market rate, workforce and affordable housing occupied by local residents.

Element two: Impact 6000 low to moderate Flagstaff residents through a combination of unit creation or subsidy provision.



Single Overarching Goal





Housing Goal Number

Element one: Create or preserve **7,976** units by 2031 with a minimum of 10% affordable to increase the overall supply of market rate, workforce and affordable housing occupied by local residents.

- Permits granted - 5 Year Average X Next 10 Years

- Average Single Family = 279
- Average Multifamily = 305

$$584 \times 10 \text{ Years} = 5,840$$

Add

- City Owned Land = 254
- Owner Occupied Rehabilitation Program = 14

$$5,840 + 254 + 14 = \mathbf{6,106}$$

6,106 units
X 25%

7,633



7,976



Housing Subsidies Goal Number

Projecting to serve **474** Flagstaff's low to moderate income residents with current and historical funding.

Programs – 5 Year Average X next 10 Years

- Employer Assisted Housing – 42 Households
- Community Homebuyers Assistance Program – 48 Households
- Eviction Prevention Program – 316 Households
- First Time Homebuyers Down Payment Assistance Program - 68

**Without an increase in funding, 474 Flagstaff
*low to moderate household over 10 years***



Housing Subsidies Goal Number

Element two: Impact **6000** low to moderate Flagstaff residents through a combination of unit creation or subsidy provision.

$$12,072 / 2 = 6,036$$

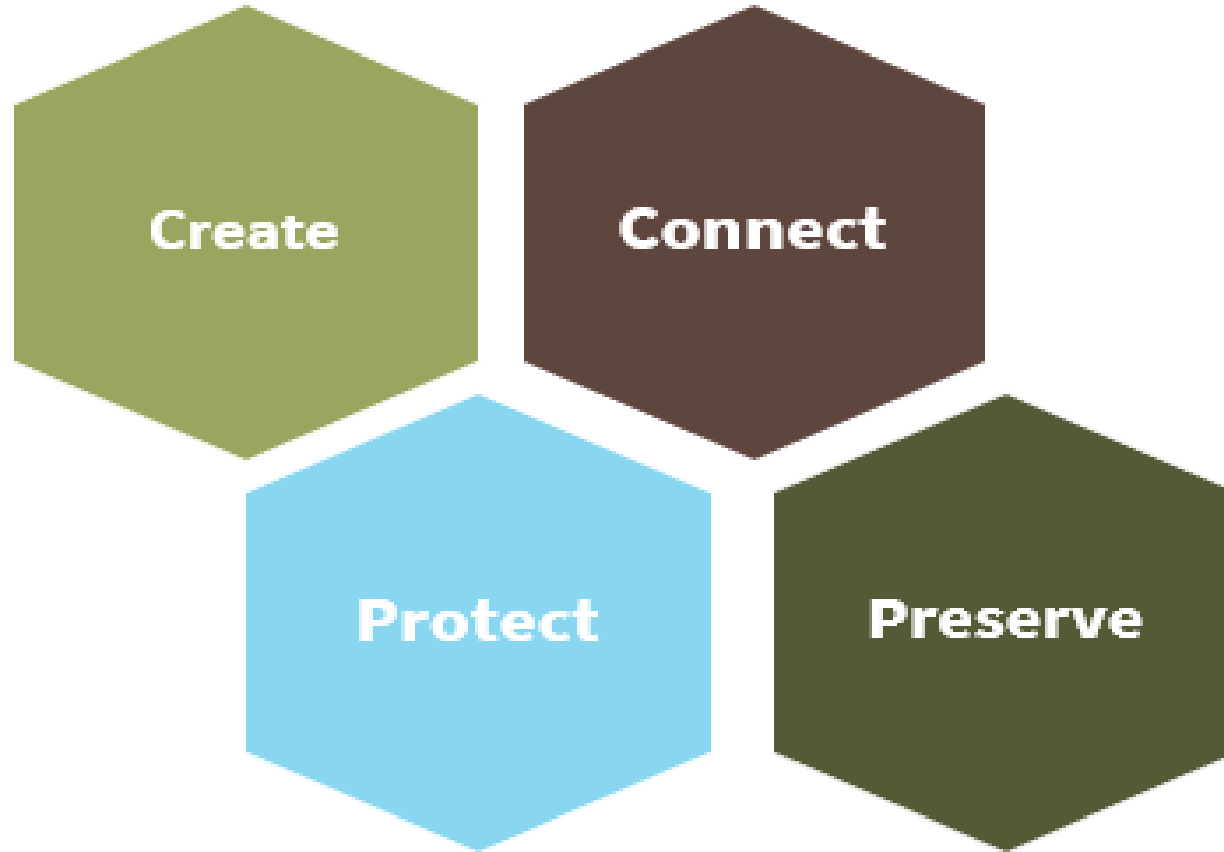
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Single Overarching Goal

Accomplished through 4 Policy Initiatives



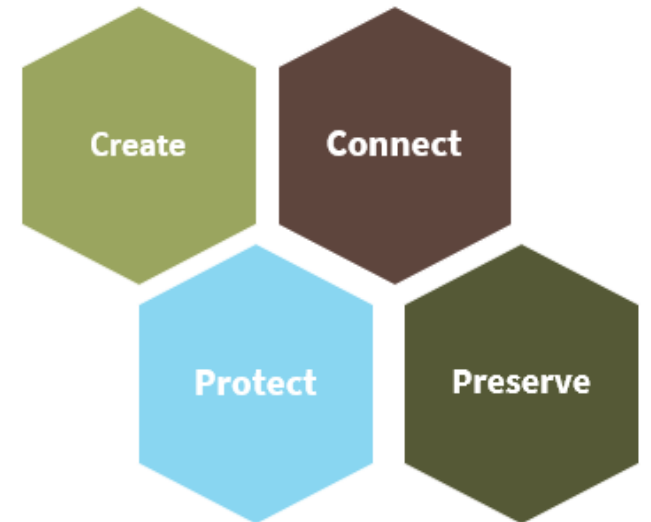


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ACTION



HOMES FOR ALL FLAGSTAFF RESIDENTS



10-YEAR HOUSING PLAN

CREATE. CONNECT. PRESERVE. PROTECT.





Action Items

Goal Numbers and Draft 10 Year Housing Plan

- Discussion
 - Goal Numbers
- Action Items
 - Consideration of Approval of Draft 10 Year Housing Plan with established goal numbers.

IMPORTANT DATES



HOMES FOR ALL FLAGSTAFF RESIDENTS



10-YEAR HOUSING PLAN

CREATE. CONNECT. PRESERVE. PROTECT.





Important Dates

- Sept. 29 – Nov. 2 – Public Comment Period & Community Forum Survey
- October 5 – Economic Collaborative of Northern Arizona
- October 7 – Northern Arizona Association of Realtors
- **October 7 – Virtual Public Outreach – *City of Flagstaff Commissioners***
- October 19 – Friend of Flagstaff's Future
- October 21 – Flagstaff Chamber of Commerce
- **October 27 – Virtual Public Outreach**
- November 2 – Coconino County Continuum of Care
- November 29 – Housing Commission, Consideration of approval of Final Plan
- December 7 – City Council, Consideration of adoption of Final 10 Year Housing Plan