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## Overview



- Housing Section Mission
- Lessons learned and what has changed
- Working Group Housing Bond Recommendations
  - Emergency Housing
  - Rental Housing
  - Workforce Housing
- Commission Discussion/Action

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## Housing Section Mission



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

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

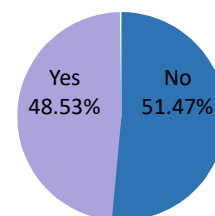
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## Lessons Learned




**In 2018, Proposition 422 did not pass by fewer than 3% 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)
- Citizens felt the proposition was vague and lacked accountability
- Many citizens misunderstood the tax implications of the bond

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# What has changed?



**Timing**

- Work started in 2019
- Framework for recommendations in place early (2020 and refreshed in 2021)

**City Council Support**

- Established a Housing Commission and Declared a Housing Emergency
- Council has expressed support for a Housing bond measure multiple times


**Oversight and Accountability**

- Housing Commission with specific, broad membership
- Ordinance creating the Housing Commission specifically mentions oversight of bond funds


**Specificity in Programs/Activities and Predicted Outcomes**

- Housing Commission Working Groups have created **very specific bond recommendations with predicted outcomes**
- 10-Year Housing Plan nearly completed
- Incentive Policy for Affordable Housing underway


**Growing Community Interest and Understanding**



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## Emergency Housing Recommendations - \$17 Million




Project ( <i>Prioritized</i> )	Amount	Estimated Community Benefit	Revolving Fund Capability (Yes/ No)
EH1: Support existing, and develop new, housing assistance and eviction prevention programs to serve households experiencing or at risk of experiencing homelessness, to advance sustained community efforts in housing stabilization and permanency.	\$17 Million	8,500 Households Served	No

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## Rental Housing Recommendations - \$16 Million




Project (Prioritized)	Amount	Estimated Community Benefit	Revolving Fund Capability (Yes/ No)
RH1: Redevelopment of housing owned & managed by the City	\$5 million	250 units minimum (serving various AMIs)	No
RH2: Incentivize private sector affordable rental housing development through the creation of a revolving loan fund	\$8 million	700-800 units (assuming an investment of \$750K per project – 10 projects)	Yes, with repayment after expiration of affordability time period
RH3: Acquisition of property in partnership with private developers to adaptively reuse available property for the creation of affordable housing	\$3 million	Approximately 75 households	Yes

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## Workforce Housing – Homeownership - \$17 Million




Project (Prioritized)	Amount	Estimated Community Benefit	Revolving Fund Capability (Yes/ No)
<b>OWN 1:</b> Homebuyer Purchase Assistance Loan Program	\$11 million	480 homeowners served with initial purchase funding	Yes
<b>OWN 2:</b> Development and/or Acquisition Assistance for land/units to create affordable homeownership opportunities	\$5 million	125 housing units created	Yes
<b>OWN 3:</b> Owner Occupied Health and Safety Housing Rehabilitation Loan Program	\$1 million	25 households served with initial funding	Yes

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## Housing Commission Bond Recommendations




Projects	Rec. #1	Rec. #2	Rec. #3
<b>EH1:</b> Support existing, and develop new, <b>housing assistance and eviction prevention</b> programs to serve households experiencing or at risk of experiencing homelessness, to advance sustained community efforts in housing stabilization and permanency.	\$ 17,000,000	\$ 13,000,000	\$ 10,000,000
<b>RH1:</b> Redevelopment of housing owned & managed by the City	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
<b>RH2:</b> Incentivize private sector affordable rental housing development through the creation of a revolving loan fund (Revolving)	\$ 8,000,000	\$ 6,000,000	\$ 3,000,000
<b>RH3:</b> Acquisition of property in partnership with private developers to adaptively reuse available property for the creation of affordable housing (Revolving)	\$ 3,000,000	\$ 2,000,000	\$ 2,000,000
<b>OWN 1:</b> Homebuyer Purchase Assistance Loan Program (Revolving)	\$ 11,000,000	\$ 9,000,000	\$ 6,000,000
<b>OWN 2:</b> Development and/or Acquisition Assistance for land/units to create affordable homeownership opportunities (Revolving)	\$ 5,000,000	\$ 4,000,000	\$ 3,000,000

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## Discussion/Action



- Are there programs/projects missing?

**Next Steps:**

- Citizen Bond Committee

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