

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

City of Flagstaff | Housing Section | flagstaffaz.gov


## 10 - Year Housing Plan

Lead Housing Staff for Plan  
Leah Bloom, Justyna Costa & Sarah Darr


Topics of Discussion

- Housing Emergency Declaration
- Public Participation
  - Creation to Final Plan
- Results from Public Comment
  - Actionable v. Non-actionable
- Plan Updates
- Plan Implementation & Reporting
- Approval / Adoption

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# Housing Emergency Declaration




## Council declared a housing emergency in December 2020


- Encourage more **economically priced housing** construction for workforce
- Increase attainable housing opportunities for and **occupied by local residents.**
- Explore and support **additional local funding resources** for the creation of affordable housing units and expansion of programs to improve housing.
- **Foundational framework for establishing work programs, prioritizing staff work and allocating necessary funding for its implementation.**

**A single, comprehensive community-facing document to summarize the City's immediate and long-term needs and strategies to improving housing affordability.**

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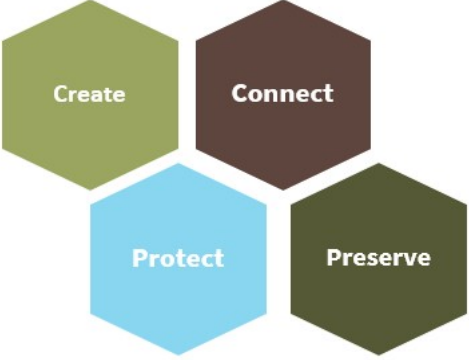


# Housing is interconnected to:




## Flagstaff's Interconnected Challenges and Shared Solutions


- Healthcare
- Neighborhoods and equity
- Sustainability
- Zoning and land use
- Economic opportunity



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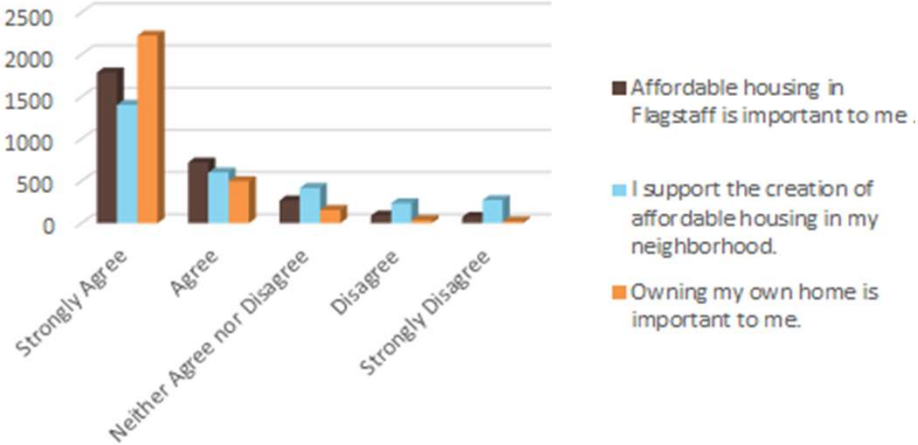


# Flagstaff's Housing Survey



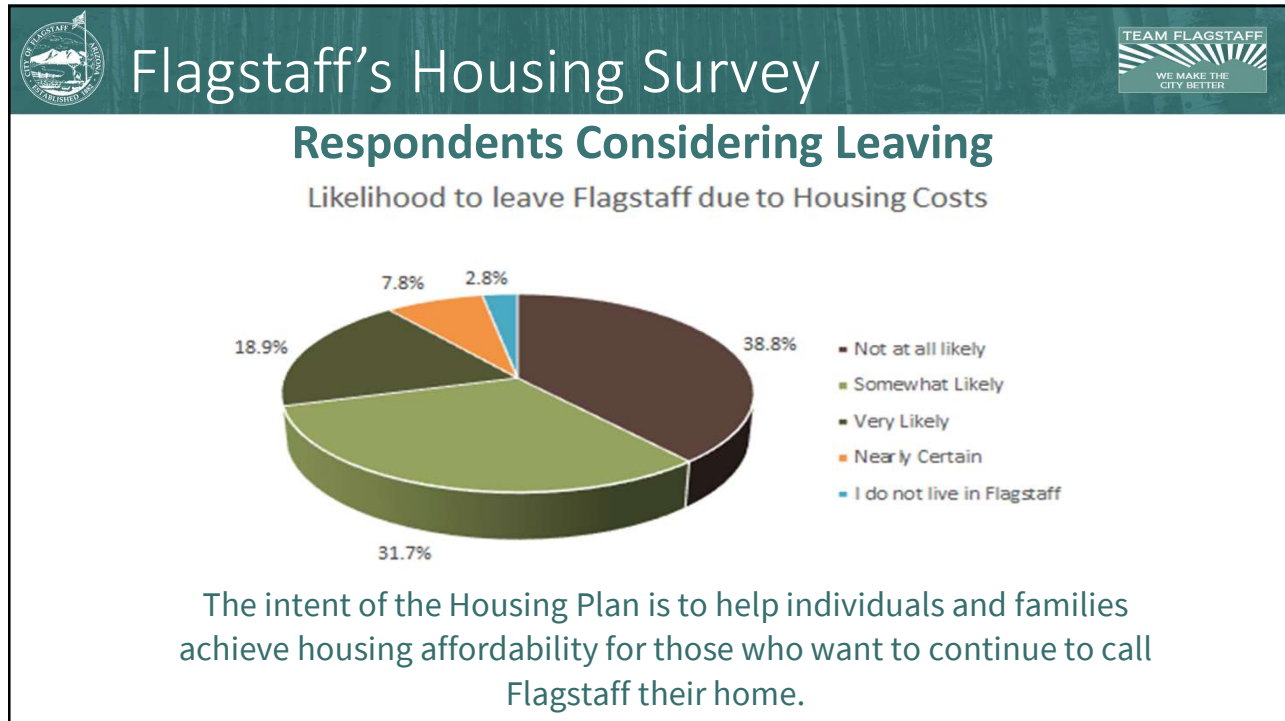
## Support for Affordable Housing Development

### Support for Affordable Housing



Response Level	Affordable housing in Flagstaff is important to me.	I support the creation of affordable housing in my neighborhood.	Owning my own home is important to me.
Strongly Agree	~1800	~1500	~2300
Agree	~800	~700	~600
Neither Agree nor Disagree	~400	~500	~200
Disagree	~200	~300	~100
Strongly Disagree	~100	~300	~100

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**Public Participation from the Beginning**

**Informal Working Groups Helped Create the Plan**  
 Groups included Commissioners, City Staff and Community Members

Policy Working Group & Commission

1. Affordable Housing **Gap Analysis**
2. **Neighborhood Context & Equity**– Neighborhood and opportunity mapping.
3. Connection between **Housing and Sustainability**
4. Connection between **Health and Affordable Housing**
5. **Zoning and Land Use**

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## Inclusive Public Participation


Thank you Housing Commissioners!







**Community Partners:** North County Healthcare, ECoNA Homeowners, Community Members, Coconino County, Flagstaff Chamber, City Staff, Friends of Flagstaff's Future, League of Neighborhoods, NAU, Interfaith Council, Native American for Community Action, Data Scientists, Housing Solutions of Northern Arizona, Catholic Charities, Renters, Continuum of Care, Indigenous Commissioners, Flagstaff Shelter Services, The Guidance Center, Developer, Realtor, Builder, NAU, Interfaith Council, Teacher, Lenders, and others.

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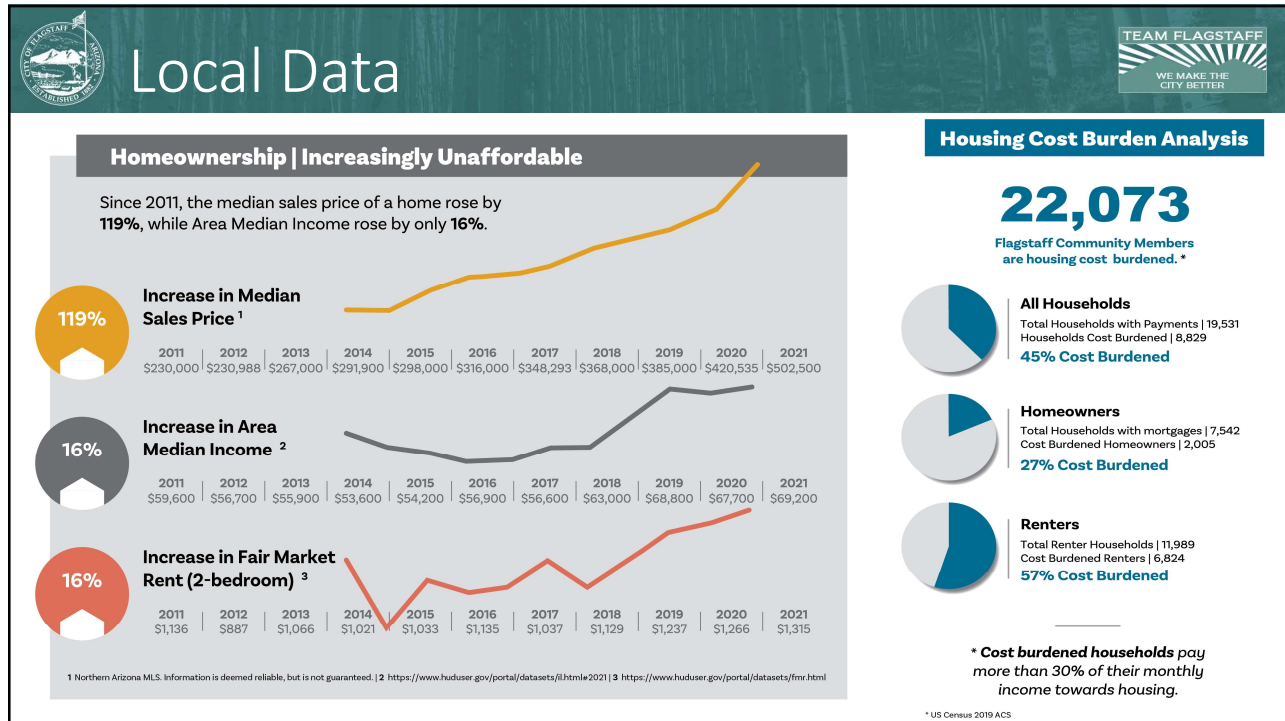


## Complete Public Participation

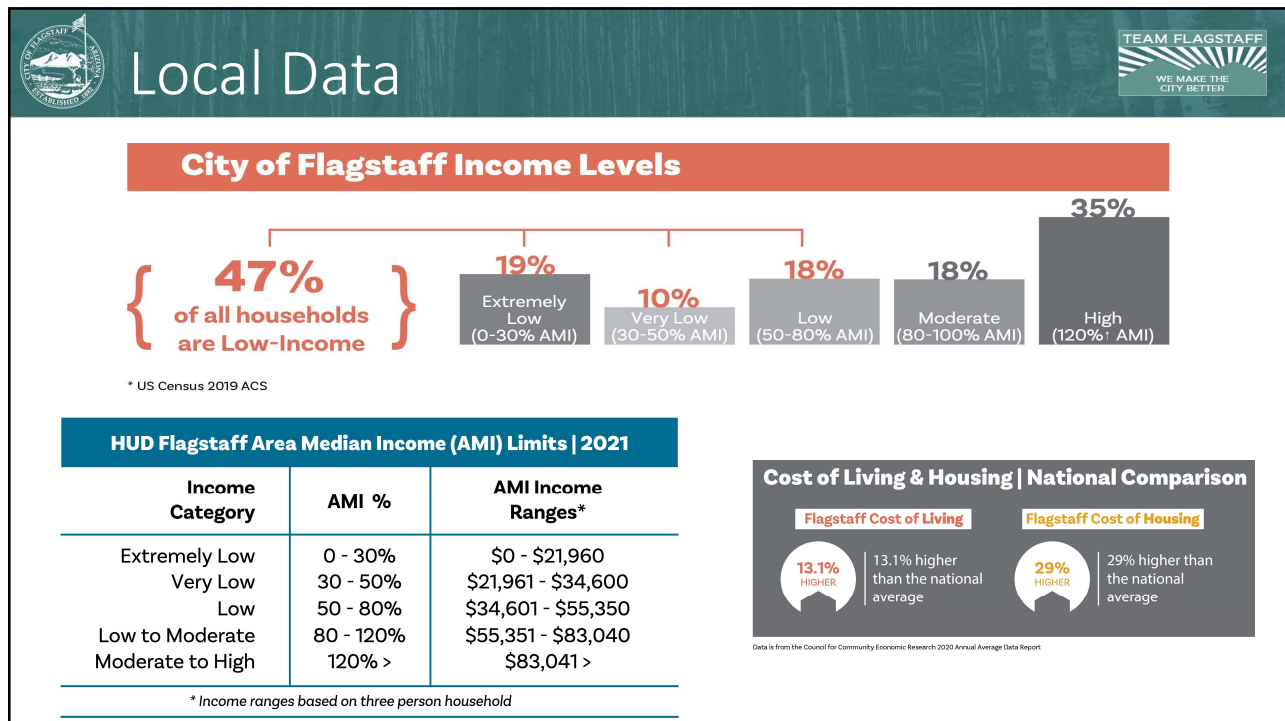


<ul style="list-style-type: none"> <li>✓ <b>Informal Working Groups</b> <ul style="list-style-type: none"> <li>✓ 80 Volunteers, over 1,000 hours</li> </ul> </li> <li>✓ <b>Community Housing Survey</b> <ul style="list-style-type: none"> <li>✓ 3,000 respondents</li> </ul> </li> <li>✓ <b>Draft Plan Created</b> <ul style="list-style-type: none"> <li>✓ Housing Commission approved</li> <li>✓ City Council informed</li> </ul> </li> <li>✓ <b>4 Housing Commission Meetings</b></li> <li>✓ <b>3 City Council Meetings</b></li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>Draft Plan Created</b> <ul style="list-style-type: none"> <li>✓ 30 Day Public Comment Period</li> <li>✓ Community Outreach</li> <li>✓ Community Forum Survey                             <ul style="list-style-type: none"> <li>✓ 327 responders</li> <li>✓ Estimated 16.4 hours</li> </ul> </li> </ul> </li> <li>✓ <b>Consideration of approval of final Plan</b> <ul style="list-style-type: none"> <li>✓ Housing Commission</li> <li>✓ City Council</li> </ul> </li> </ul>
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# What can Flagstaff Families Afford?

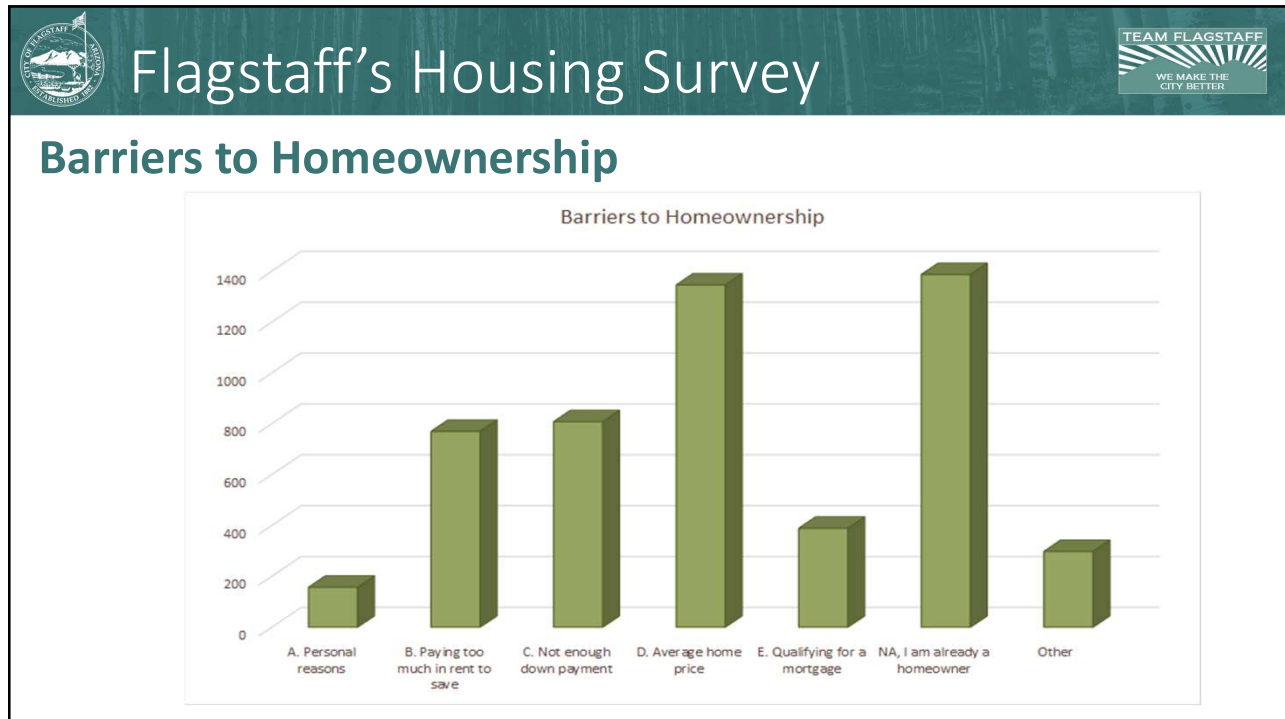


**What Can Flagstaff Families Afford?**

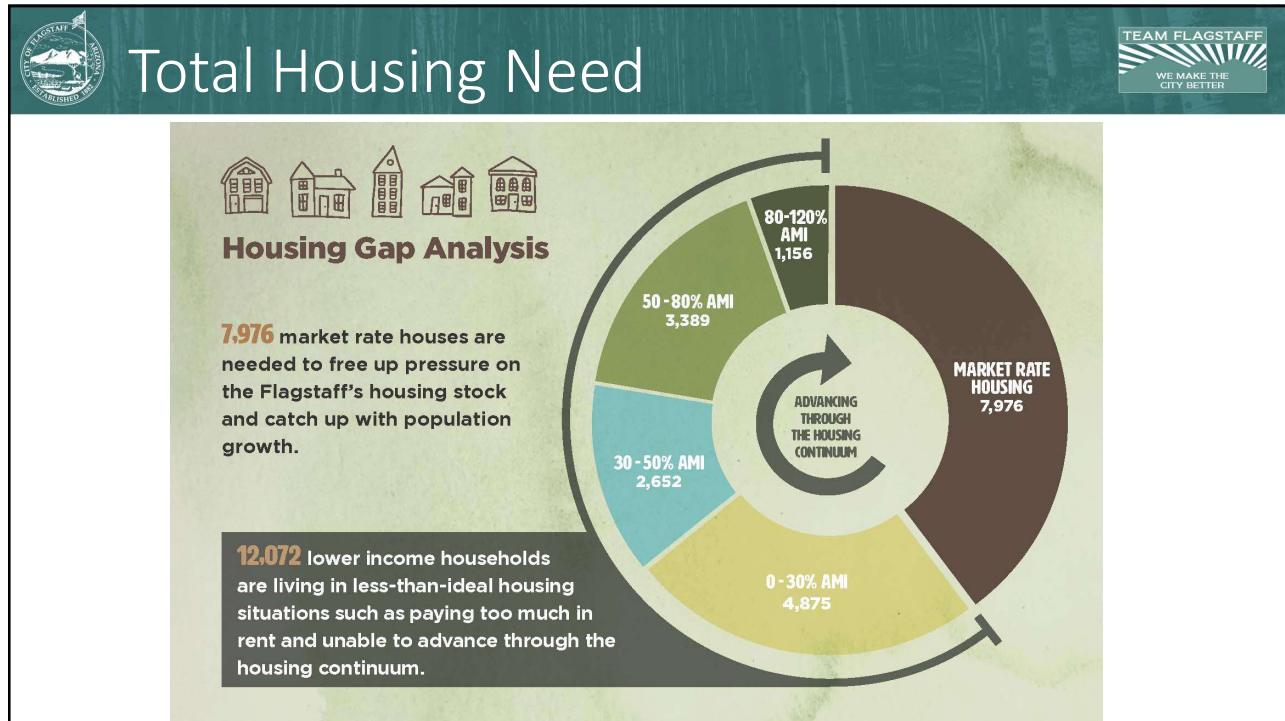
Household Type	Retiree on Fixed Income	Service Industry Worker @ \$15/hr.	Single Parent with 2 children	Family of 4 people	Young married couple
Number in Household	1	1	3	4	2
Estimated Household Income	\$16,140	\$31,200	\$55,350	\$76,800	\$73,800
% of Area Median Income	30%	58%	80%	100%	120%
Max Rent They Can Afford	\$404	\$780	\$1,384	\$1,920	\$1,845
Max Home Purchase Price They Can Afford *	\$49,000	\$125,000	\$248,000	\$359,000	\$343,000
\$ Needed for Downpayment & Closing Costs *	\$3,185	\$8,125	\$16,120	\$23,335	\$22,295

\* 4.0% interest rate; 30-year term with 3.5% down payment. Assumes 30% housing ratio and that household debt does not impact affordability. Insurance = \$50/mo. Taxes = \$120/mo. No HOA payment. Monthly MI @ 0.28%.

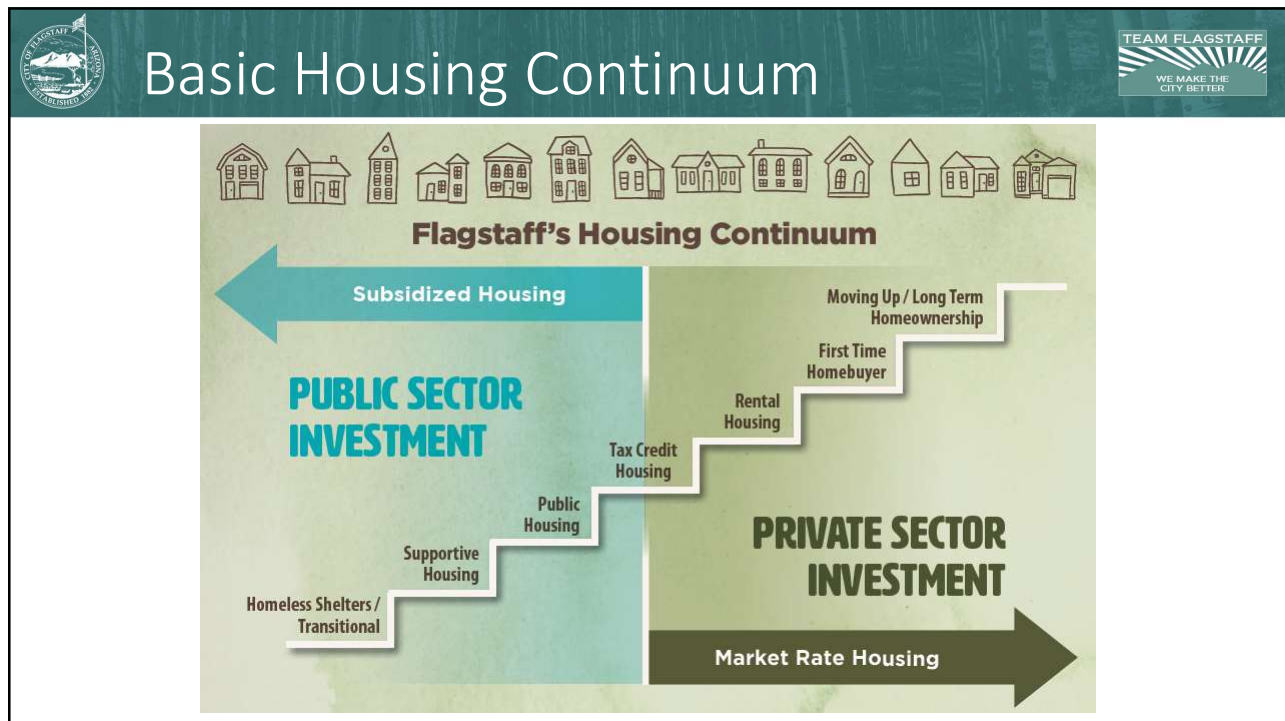
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# GOAL

## Reduce the current affordable housing need in Flagstaff by half.

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

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

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# POLICY INITIATIVES & STRATEGIES




## Asked Community:

Prioritize Policy Initiatives.

Favorability of Strategies.

Additions?

Create

Connect

Protect

Preserve

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- ✓ **Create** housing options for households at all income levels and family sizes occupied by local residents.
- ✓ **Connect** people to equitable housing solutions.
- ✓ **Preserve** affordable housing
- ✓ **Protect** people from housing discrimination and remove housing barriers.

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**POLICY INITIATIVE**

**CREATE**

**Create 1: Incentivize** the creation of affordable units through various **programs & mechanisms**.

**Create 2:** Ensure that the **Flagstaff Regional Plan** includes robust affordable housing goals and policies.

**Create 3:** Create a dedicated **funding source** for affordable housing in Flagstaff.

**Create 4:** Amend the **Flagstaff Zoning Code** to facilitate the development of all housing types.

**Create 5:** Explore **regulatory efficiency & cost-saving practices**.

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## POLICY INITIATIVE

# CONNECT



**Connect 1: Reduce homelessness** in the Flagstaff community and seek creative solutions to **foster housing permanency for all**.

**Connect 2:** Implement a framework for centering **equity** in proposed and existing housing practices, policies and programs.

**Connect 3: Integrate healthcare into housing programs**, and housing into healthcare programs, as appropriate.

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## POLICY INITIATIVE

# PRESERVE



**Preserve 1:** Encourage the **adaptive reuse** of buildings.

**Preserve 2:** Expand efforts to **preserve existing housing stock**.

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# POLICY INITIATIVE

# PROTECT





**Protect 1:** Continue to further Federal & Arizona **Fair Housing laws** in all housing-related services & programs, valuing the efforts of those who seek to **reduce barriers to equitable housing opportunities**, & providing Fair Housing **education** and resources to the community.


**Protect 2:** Ensure **affordable housing is a part of every Flagstaff neighborhood** & work to **address disparate impact** as part of any development or redevelopment.


**Protect 3:** City Council will continue to **lobby** & support federal & state legislation to encourage changes to federal & state laws, and to **increase** the amount of **funding** available for the **preservation & construction of affordable housing**.

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## Written Comments





Shared with staff working  
in that subject area


**Actionable** —> **Incorporated**

- Insights on goals, policies, and strategies
- Request more information


**Non-actionable**

- fell out of the scope
- related to other City of Flagstaff projects or strategic documents
- would be illegal or unconstitutional to implement
- were factually inaccurate based on the research of the Housing Commission and project team
- were general support or opposition to the Plan


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## Public Comment Topics




1. Development and Growth
2. Housing use/ownership
3. Economic
4. People
5. Financial
6. Housing Programs
7. Involvement
8. Environment/Sustainability
9. General plan/survey comments




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## Language and Content Updates



- Plan Flexibility
- Evaluation & Reporting
- Intention of the Plan
- Multiprong Approach
- Community Opposition
- NAU On Campus Students
- Zoning & Land Use
  - Percentage of land use in Flagstaff
  - Inclusionary Zoning



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## New Sections added into Final Plan



- Coconino County's Partnership
- Legal Barriers to Adopting Affordable Housing Policies
- What is Housing First?
- Forms of Housing
  - How market rate housing is funded



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## New Sections added to Final Plan




- Racial Disparities & Housing Justice
- Serving Local Residents Through City of Flagstaff Housing Programs
- Building Unity in Community
- City of Flagstaff Housing Authority & Possibilities




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# Implementation



## Momentum is now!



### Next Steps

- Develop Evaluation Process for Annual Report
- Create First Year Work Program

### Internal Processes

- Budget
- Procurement decisions
- City operations
- State & Federal Policy Priorities

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## Consideration of Approval

Questions, Comments & Discussion




### 10 Year Housing Plan Public Participation

January to April



**Commission Visioning**  
Timeline, Create Stakeholder List & Informal Working Groups

May to August



**Needs & Solutions**  
Create Establish Goal, Conduct Research.

September



**Community Outreach & Partnerships**  
Internal Communication  
Feasibility & Viability Assessment

October

**Community Outreach**  
30-Day Public Comment Period

November - January

**Prepare & Present DRAFT Plan to Council**  
Commission Public Hearings & City Council Public Hearings & Work Sessions

November - January

**Address Comments & Update Final Plan**

January - February

**Approval & Adoption**

Document Creation, City & Commission Collaboration, Community Inclusion






# thank you

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