

Community Development 2021 End of Year Report



January 28, 2022

Greetings Flagstaff,

We are pleased to share the End of Year Report for 2021. Community Development had a very successful year, providing a wide range of services from the 65 individuals who comprise our Housing Section, Planning & Development Services Section, Building Safety & Code Compliance and Real Estate programs. We are very proud of our team's dedication to the community and those we serve. We hope this report provides some insight into what we do and allows the reader to find out more and connect with our team members. You will find links to Community Development web pages throughout.

[Community Development | City of Flagstaff Official Website \(az.gov\)](#)

In November 2021, Community Development came together to refresh our Mission, Vision and Values. We continue to welcome new team members and thank everyone for identifying the principles that guide the work we do. I am continually grateful for the members of our Community Development Leadership Team and all they do for Flagstaff. – Dan Folke, Community Development Director DFolke@flagstaffaz.gov

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Flagstaff Community Development

Mission

We build community together, provide service with integrity and honor the diverse heritage of Flagstaff.

Collaboration

Community Focused

Integrity



Service

Teamwork

Vision

Champion a vibrant, equitable, sustainable and safe community for today and future generations.



10-YEAR HOUSING PLAN

CREATE. CONNECT. PRESERVE. PROTECT.

Flagstaff's 10-Year Housing Plan is a single, comprehensive community-facing document that summarizes the City's immediate and long-term needs and strategies to improving housing affordability.

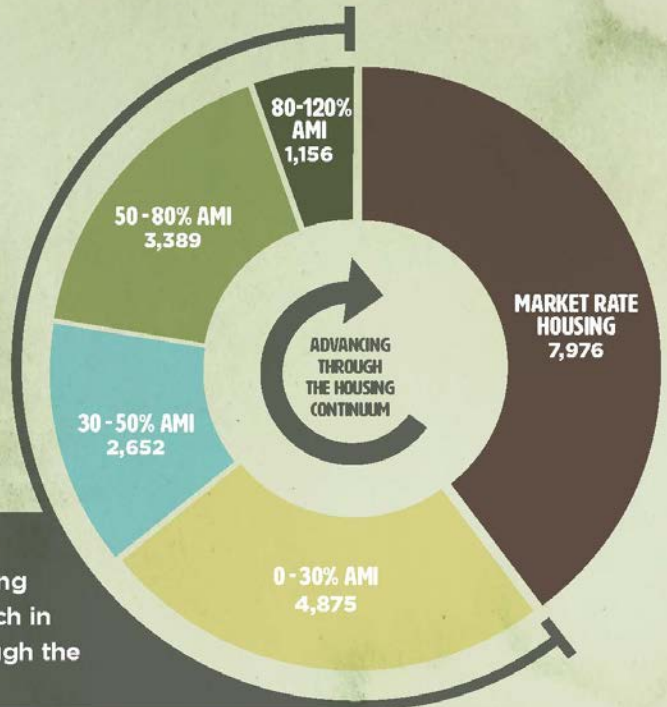
For more information visit www.flagstaff.az.gov/4553/Housing-Plan



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.



HOMEBUYER ASSISTANCE PROGRAMS



In 2021, the City of Flagstaff provided \$87,000 in down payment & closing cost assistance

8

households assisted
in 2021



Homebuyer assistance programs have opened the door to homeownership for 8 low to moderate income families & City of Flagstaff employees



Downpayment and closing cost assistance loans match the homebuyers contribution and average \$10,875 per household

For a detailed map of homes purchased utilizing City of Flagstaff homebuyer assistance programs please visit:

<https://tinyurl.com/tydp8uc>

AFFORDABLE HOMEOWNERSHIP PROGRAMS

The City of Flagstaff Housing Section & Community Land Trust Program, in partnership with Housing Solutions of Northern Arizona, offers permanently affordable ownership opportunities to Flagstaff residents. Affordability is preserved for future households with resale restrictions placed on a property through either a ground lease or deed restriction.



There are currently
47 homes in the
Community Land Trust
(including deed
restricted units)



In 2021, 2 land trust homes
were re-sold to first time
homebuyers and 4 first
time homebuyers signed
purchase agreements for
homes currently being built



There are 127 homes
slated for development
in the coming years

PERMANENTLY AFFORDABLE RENTAL UNITS

The City of Flagstaff has helped to create over 1,766 permanently affordable rental units available to low and moderate income, elderly and disabled individuals and families.



265

Public Housing Units owned and operated by the CoF

431

Affordable units assisted by developer incentives *Includes LIHTC developments

80

Clark Homes/HUD units managed by the Flagstaff Housing Authority

741

Low Income Housing Tax Credit Development Units

508

Rental Vouchers Awarded to Veteran, Disabled & Low & Moderate Income Families

COMMUNITY DEVELOPMENT BLOCK GRANT

The City of Flagstaff receives Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD). CDBG funds are provided on a formula basis to entitled communities to develop viable urban communities by providing low-moderate income persons with

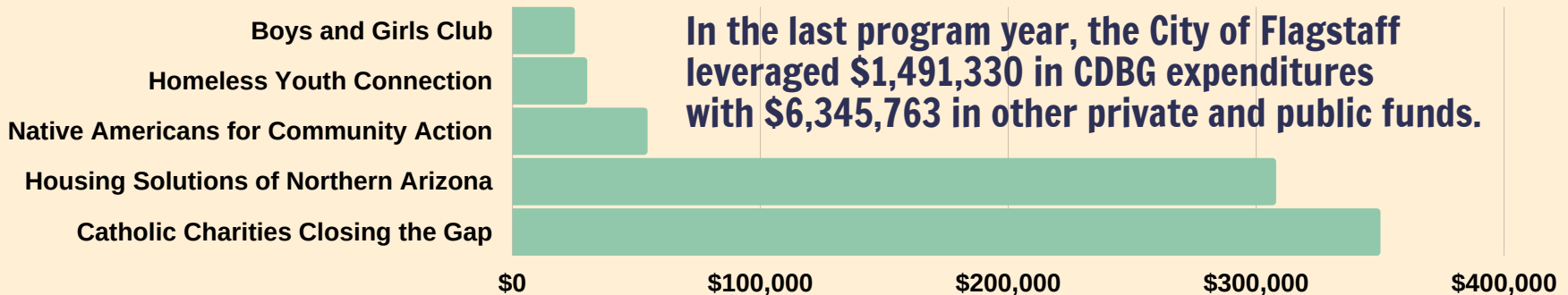
- decent housing
- suitable living environments and/or
- economic opportunities



Last year, the City of Flagstaff's CDBG-funded programs:

- Prevented homelessness for 44 low and moderate income households
- Provided 15 homeless individuals with permanent supportive housing
- Developed 5 new and renovated 8 existing transitional housing units for homeless survivors of domestic violence

2021/2022 Program Year Allocations



COVID-19/CARES ACT RELIEF REPORT

The City of Flagstaff allocated over one million dollars in two rounds of CDBG-CV COVID-19 Relief Funds via the CARES Act.

Recipients and programs preparing for, responding to and mitigating the spread of COVID-19 are listed below



Image Credit: Jake Bacon and AZ Daily Sun

Flagstaff Shelter Services Housing as Healthcare (Rd 1)

Flagstaff Shelter Services Housing as Healthcare (Rd 2)

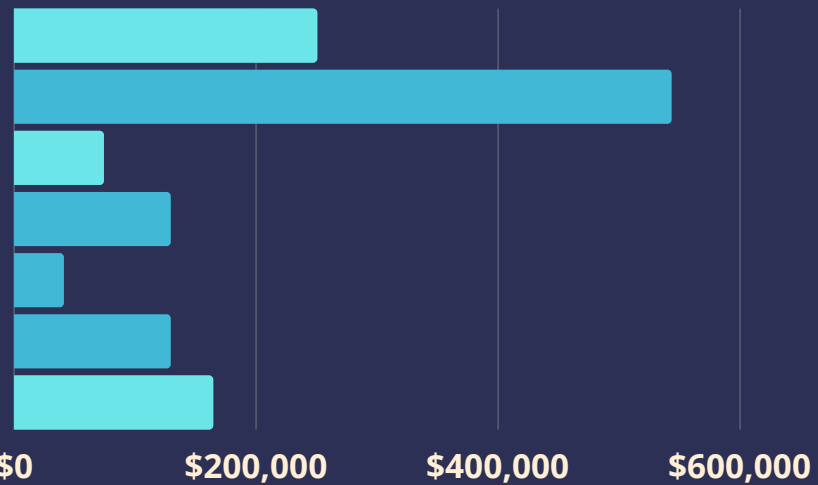
Catholic Charities Homeless Services (Rd 1)

Catholic Charities Homeless Services (Rd 2)

Front Door Coordinated Entry (Rd 2)

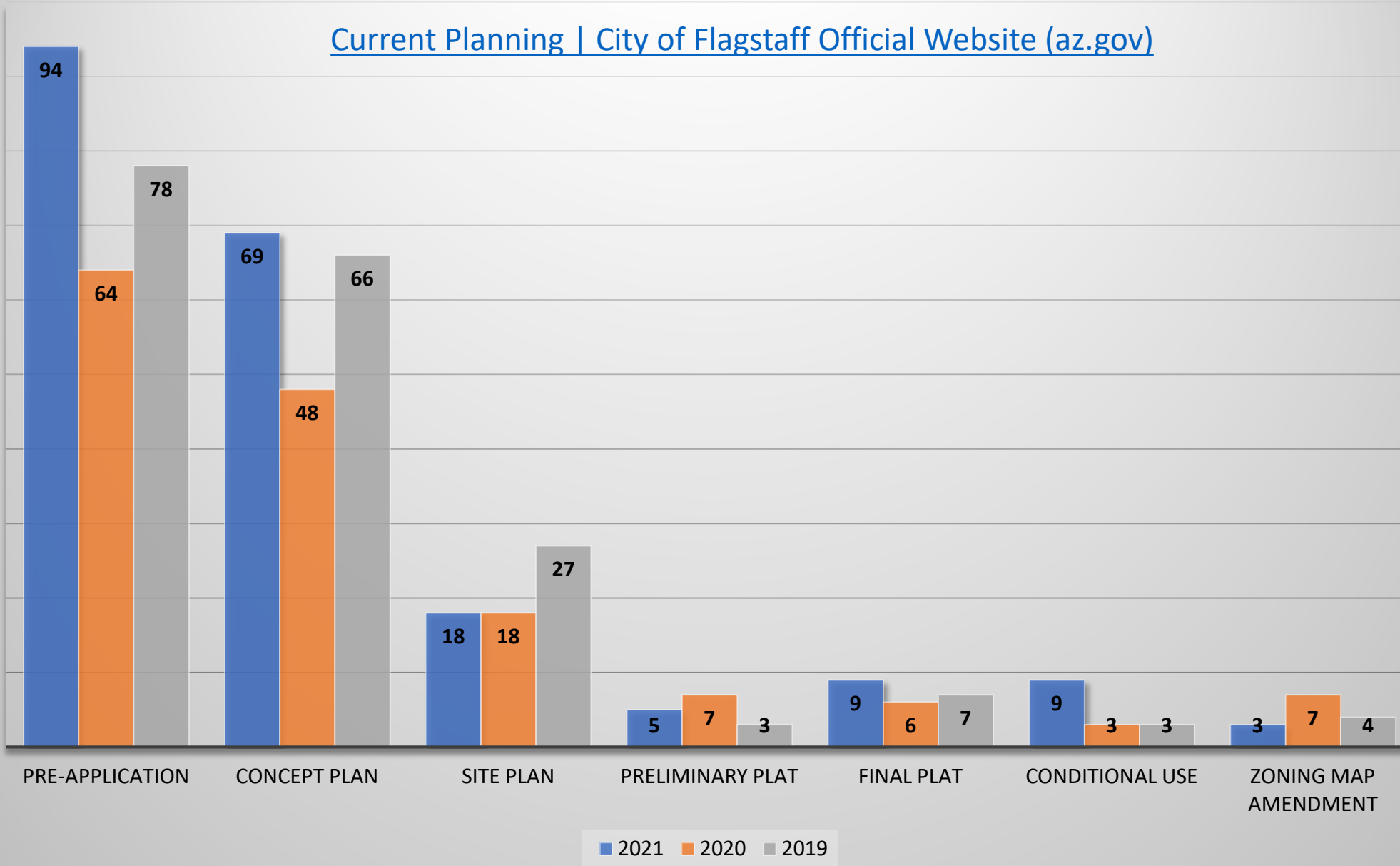
Catholic Charities Property Lease for Closing the Gap (Rd 2)

Coconino County Eviction Prevention/Hsg Stabilization (Rd 1)



Current Planning Cases

[Current Planning | City of Flagstaff Official Website \(az.gov\)](http://www.cityofflagstaff.com/azgov)



Community Development Online Permit Center:

- Citizen Access online portal went live in February 2021
- 690 Permits were processed through the Portal in 2021

Case Trends:

- Despite economic uncertainty, Current Planning workload has remained consistent

Staff:

- Alexandra Pucciarelli,**
Current Planning Manager
- Tiffany Antol,**
Senior Planner
- Genevieve Pearthree,**
Senior Planner
- Patrick St. Clair,**
Planner
- Vacant,**
Planner
- Wesley Welch**
Associate Planner

Comprehensive Planning - Sara Dechter, Comprehensive Planning Manager

[Comprehensive Planning | City of Flagstaff Official Website \(az.gov\)](#)

The Comprehensive Planning program had three major objectives for 2021:

1. Launch the next Regional Plan update
2. Support public participation and projects in departments throughout the City with our skills and resources
3. Support the implementation of the High Occupancy Housing, La Plaza Vieja and Southside Specific Plans and Current Planning application

Regional Plan 2045

In partnership with Coconino County, Comprehensive Planning launched the update of the Regional Plan with a target date of 2024 for Council endorsement and a ballot in 2025. The first six months of work were primarily setting the stage through discussions with leadership, the budget team and elected officials as well as partners who would be taking an active role in the data analysis work. This preparation also involved ensuring consistent and meaningful coordination with Metroplan and Mountain Line who are conducting simultaneous long range planning efforts. Council and the Board of Supervisors and the Planning and Zoning Commissions reviewed and approved a Public Participation Plan. In September 2021, the regional plan team began hosting weekly Monday webinars and creating background papers that have been published to the project website, 12 of 26 topics have been covered so far, with the series scheduled to continue in 2022.

[Flagstaff Regional Plan 2045 Update | City of Flagstaff Official Website \(az.gov\)](#)

Project and Public Participation Support

The following projects have received support from the Comprehensive Planning staff in 2021:

- Carbon Neutrality Plan Major Plan Amendment (Sustainability)
- JWP Public Infrastructure and Facilities Specific Plan (Engineering)
- Active Transportation Management Plan Minor Plan Amendment (Engineering)
- 10-year Housing Plan (Housing)
- Thorpe Park Annex (Parks, Recreation and Open Space)
- Lone Tree Overpass (Engineering)
- ADWR 100-year water supply recertification (Water Services)
- Clay Avenue Improvements communications (Engineering)
- Community outreach for CDBG with Title VI neighborhoods (Housing)
- Parklet Management and Ordinance (CMO)
- The Regional Transportation Plan Update (Metroplan)
- 5-year Transit Plan (Mountain Line)
- Milton-US 180 Corridor Study (ADOT)

- Downtown Vision (Downtown Business Alliance)
- Rio de Flag Flood Control Project coordination
- Watershed Alliance for the Rio de Flag Watershed Management Plan (Friends of the Rio /Water Services)

Support within Planning and Development Services

In addition to providing this support outside of Planning and Development Services, staff also supported Multiple Zoning Code updates including the High Occupancy Housing use, Neighborhood Community Commercial zone creation, updates to the Cultural Resources provisions, other neighborhood plan recommendations and the Incentive Policy for Affordable Housing. A new Associate Planner, Jordan Hollinger was also onboarded and trained in both Comprehensive and Current Planning procedures. He now serves two days per week as a Planner of the Day and assists in the processing of minor improvements permits and ADUs in addition to his Comprehensive Planning work.

Our staff is facilitating the application for the new Northern Arizona Health Village, including the creation of a Specific Plan and minor plan amendment to facilitate the necessary rezoning in a timely manner. Staff also supported the ARC Annexation and rezoning and the Landmark overlay for the Whispering Winds historic sign, which facilitated its restoration.

Heritage Preservation & Neighborhood Planning

- Completed 2 years with full time Heritage Preservation Officer (HPO) & Neighborhood Planner.
- Integrating archaeological review and compliance with Interdivision Staff review.
- Cultural Resource Studies have become important compliance tools for Heritage Preservation.
- HPO responsibility includes compliance with antiquities laws and heritage resource protection.
- Heritage Reviews within districts and overlay retain the integrity of place.
- Implementation of Southside Plan component of areas related to the Lone Tree Overpass.
- The update of the Southside Historic District Inventory was completed in preparation of acceptance.
- WC Riles Overlay being proposed is following the Southside Plan as a Preservation Focus area.
- Federal Undertakings that use Fed funding or are licensed federally require Section 106 of the National Historic Preservation Act reviews that the HPO provides comments and assistance in developing compliance that benefits the Flagstaff community.
- The Heritage Preservation Commission plays an important role in local preservation.

- Updating and providing consistent reviews using “Standards” and “Guidelines” will add consistency to design reviews for new and old overlays.

Other Celebrations

- Mark Reavis presented at the State Historic Preservation Conference on creative mitigation
- The Southside Plan received the Arizona Chapter of the American Planning Association Award for Public Outreach

BUILDING SAFETY BY THE NUMBERS 2021

2252 TOTAL PERMITS ISSUED

192

SINGLE FAMILY DWELLING
PERMITS ISSUED (ALL TYPES)



28

ACCESSORY DWELLING UNIT (ADU)
PERMITS ISSUED



73

COMMERCIAL BUILDING
PERMITS ISSUED



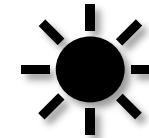
529

REMODEL/ADDITION/T.I.
PERMITS ISSUED



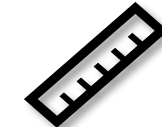
140

PHOTOVOLTAIC PERMITS ISSUED



2376

PLAN REVIEWS COMPLETED



14844

BUILDING INSPECTIONS PERFORMED



\$3,987,276 TOTAL FEES COLLECTED
\$291,115,294 CONSTRUCTION VALUATION

Monthly Statistical Report
City of Flagstaff

Category	Current Period			YTD			Previous Year			Previous Year YTD		
	12/01/2021 - 12/31/2021			01/01/2021 - 12/31/2021			12/01/2020 - 12/31/2020			01/01/2020 - 12/31/2020		
	Valuation Issued	Units		Valuation Issued	Units		Valuation Issued	Units		Valuation Issued	Units	
Additions/Alterations/Conversions	3,294,794.00	37	0	38,240,157.00	518	0	1,578,769.00	37	1	44,148,193.00	362	3
Demolition	800.00	1	0	2,275,261.00	11	0	0.00	0	0	865,679.00	17	0
Mobile Home	42,500.00	1	0	344,794.00	9	0	112,900.00	1	1	326,800.00	9	1
Multi-Family	0.00	0	0	11,475,000.00	8	64	0.00	0	0	200,000.00	2	6
Non-Residential	12,425,000.00	2	0	120,271,915.00	65	409	4,760,582.00	3	0	109,742,522.00	42	382
Over The Counter	248,060.00	50	0	4,510,521.00	676	0	217,344.00	50	0	2,772,550.00	642	0
Roofing	233,703.00	25	0	7,456,835.00	615	0	403,065.00	45	0	7,265,112.00	664	0
Single Family Attached	113,000.00	1	1	16,921,060.00	45	40	0.00	0	0	11,318,881.00	70	68
Single Family Detached	5,646,315.00	11	10	86,515,626.00	165	158	3,253,330.00	18	18	56,103,744.00	210	211
Solar	287,843.00	12	0	3,104,125.00	140	0	23,395.00	1	0	1,920,194.00	68	0
Totals	22,292,015.00	140	11	291,115,294.00	2252	671	10,349,385.00	155	20	234,663,675.00	2086	671

Code Compliance Program – Reggie Eccleston, Code Compliance Manager

[Building Safety | City of Flagstaff Official Website \(az.gov\)](#)

- Code Compliance managed 1843 total cases. Of that number 1585 were staff initiated and 258 were citizen complaints.
- Staff and volunteers abated 735 graffiti cases which is tremendous in light of this Covid epidemic. Kudos to staff and volunteers!
- Code Compliance staff conducted 2698 inspections throughout the year.
- The Code Compliance team performed 726 permit reviews for zoning compliance. Those include Business License reviews, Home Occupation, Outdoor Lighting, Liquor License, Sidewalk Café and Temporary Wall Banner permits.
- Our Dark Sky Specialist Mark Stento moved on to greener pastures with the County but we were able to hire a gem in Janice Hakala as the new Specialist. Janice has really jumped right in to continue the tremendous work that Mark had established.
 - During 2021 between Mark and Janice 1,951,348 lumens have been reduced in the city benefitting our dark skies. Since the inception of the Dark Sky Specialist position was created in 2019 over 3 million lumens have been reduced from the city.
- The Covid pandemic continues to rear its ugly head but want to commend and thank staff for the diligent work and adjustments they continue to make during this time.

City of Flagstaff - Code Compliance Violation Reporting 2021

<u>Complaint</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	
Staff Driven Complaint	129	99	121	120	104	145	140	103	193	163	136	132	
Citizen Driven Complaint	30	45	19	27	34	19	22	15	15	9	10	13	
New Cases	159	144	140	147	138	164	162	118	208	172	146	145	
<u>Case Status</u>													
Open Cases (of total new cases above)	114	52	61	22	35	19	17	21	34	36	27	63	
Closed Cases (of total new cases above)	45	92	79	125	103	145	145	97	174	136	119	82	

<u>Violation Type</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Year End Totals</u>
Abandoned/Junked Vehicles	5	2	3	2	2	1	2	2	1	1	4	2	27
Accessory Dwelling Unit	0	1	0	0	0	0	1	0	0	0	0	0	2
Building Regulations	0	0	0	0	0	0	1	0	1	0	0	0	2
Camping on Public Property within City Limits	1	1	1	0	0	3	3	0	2	1	1	1	14
Collection/Disposal Practices	6	18	28	24	30	18	16	22	11	36	20	12	241
Commercial Work on Motor Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0
Displaying Vehicles for Sale of Private Property	1	0	0	0	0	1	0	0	3	2	3	1	11
Failure to Remove Snow/Obstructions from Sidewalk & Deposit of Snow in ROW/Hedges over Sidewalk	106	77	32	7	9	11	11	9	41	21	13	61	398
Failure to Meet Landscape Standards	0	0	0	0	0	0	0	1	0	0	0	0	1
Failure to Meet Outdoor Lighting Standards	11	8	8	4	10	6	5	1	1	0	1	9	64
Failure to Meet Parking Standards/General Parking Standards	0	1	1	2	2	0	1	3	3	1	1	0	15
Failure to Meet Resource Protection Standards	0	0	0	0	0	0	0	0	0	0	0	0	0
General Restrictions/Requirements for all Signs, Failure to Meet Temporary Sign Standards	3	6	7	8	7	8	4	5	43	30	38	14	173
Failure to Meet Building from Standards/Setbacks	0	0	1	0	0	0	0	0	0	0	0	0	1
Failure to Comply with Transect Zone Standards	0	0	0	0	1	1	0	0	0	0	0	0	2
General Rules & Standards (Solid Fuel Burning Devices)	1	0	0	0	0	0	0	0	0	0	0	0	1
Graffiti	16	14	48	77	65	107	108	56	85	69	50	40	735
Littering	1	1	1	5	2	2	3	3	0	1	2	1	22
Illegal Use or Activity without Permit	2	1	7	10	3	2	4	3	8	6	10	0	56
Illegal Use in Zone	0	1	0	2	3	0	0	4	2	0	0	0	12
Keeping of Certain Animals	0	1	0	1	1	0	0	2	0	0	0	0	5
Outdoor Feeding & Protection of Wildlife	0	0	0	0	0	0	0	0	0	1	0	0	1
Parking of Commercial Vehicles in Residential Zone	0	0	0	0	0	0	1	0	0	0	0	0	1
Parking of RV's	2	1	0	2	1	0	1	1	2	0	0	0	10
Posting of Handbills on Public/Private Property	0	0	0	0	0	0	0	0	0	0	0	0	0
Specific to Uses (Dust Complaint)	0	7	0	0	0	0	0	1	0	0	0	0	8
Stopping, Standing & Parking Restrictions	0	0	0	2	0	0	0	0	0	0	0	0	2
Storage Containers Temporary/Permanent	0	0	0	0	0	0	0	0	0	0	0	0	0
Storage of Unregistered/Inoperable Vehicles	1	0	0	0	0	0	0	0	1	0	0	0	2
Storing or Placement of Solid Waste	0	1	1	0	1	0	0	1	0	2	1	1	8
Unauthorized Accumulation of Litter on Private Property	1	0	0	1	0	2	0	1	2	0	0	1	8
Uninhabited or Vacant Private Property	1	0	1	0	1	0	0	0	0	0	1	1	5
Violation of Encroachment Standards	0	0	0	0	0	2	0	1	0	1	0	0	4
Violation of Fence/Wall & Screening Standards	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Conservation	0	1	1	0	0	0	0	0	1	0	0	0	3
Other Misc	1	2	0	0	0	0	1	2	1	0	1	1	9
Total Complaints by Month	159	144	140	147	138	164	162	118	208	172	146	145	1843