

NOTICE AND AGENDA

**HOUSING COMMISSION
THURSDAY
JANUARY 27, 2022**

**VIRTUAL MEETING
MICROSOFT TEAMS MEETING
1:00 P.M.**

ATTENTION
IN-PERSON AUDIENCES AT HOUSING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

[Click here to participate in the online meeting](#)

The public can submit comments to LBloom@FlagstaffAZ.gov. Public comment will be emailed to Housing Commissioners and will be read at the meeting by a staff member.

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

ERIC DAVIS	SANDI FLORES	ADRAH PARAFINIUK
TYLER DENHAM	KHARA HOUSE	ROSS SCHAEFER ALTENBAUGH
NICOLE ELLMAN	DEVONNA MCLAUGHLIN	
KAREN FLORES	MOSES MILAZZO	

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

- A.** Consideration and Approval of Minutes: Housing Commission Meeting, November 29, 2021
Approve the minutes of the November 29, 2021 Housing Commission Meeting.

5. GENERAL BUSINESS

- A.** February 1, Flagstaff City Council is scheduled to appoint a Housing Commissioner
- B.** Joint Meeting with Housing Commission and Sustainability Commission in the future.

6. DISCUSSION ITEMS

- A.** Consideration and Approval of Flagstaff's 10-Year Housing Plan
Approve Flagstaff's 10-Year Housing Plan.

7. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

- A.** Update from Housing Authority Commission Member
- B.** Update from Housing Commissioners and other informational items
- C.** Update from Housing Staff

8. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2022.

Leah Bloom, Housing Section



Housing Commission

4. A.

Co-Submitter: Adrian Barreras, Detective

From: Leah Bloom, Housing Project Manager

DATE: 01/27/2022

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting, November 29, 2021

STAFF RECOMMENDED ACTION:

Approve the minutes of the November 29, 2021 Housing Commission Meeting.

Executive Summary:

Minutes of Commission meeting are the requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions taken by the Housing Commission.

Attachments

Draft Minutes 11-29-21

DRAFT MEETING MINUTES

HOUSING COMMISSION
MONDAY
NOVEMBER 29, 2021

VIRTUAL MEETING
MICROSOFT TEAMS MEETING
1:00 P.M.

1. Call to Order

The meeting was called to order at 1:01 pm by Chair Nicole Ellman.

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

ERIC DAVIS - Present
TYLER DENHAM - Present (arrived at 1:05 pm)
NICOLE ELLMAN - Present
KAREN FLORES - Present

SANDI FLORES - Present
KHARA HOUSE - Present
DEVONNA MCLAUGHLIN - Present
MOSES MILAZZO - Present

ADRAH PARAFINIUK - Present
ROSS SCHAEFER ALTENBAUGH - Present

COUNCIL LIAISON PRESENT: Becky Daggett

STAFF PRESENT: Leah Bloom, Justyna Costa, Sarah Darr, Shane Dille

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

None.

4. APPROVAL OF MINUTES

- A. Consideration and Approval of Minutes:** Housing Commission Meeting, October 28, 2021.
Approve the minutes of the October 28, 2021 Housing Commission Meeting.

Moved by Khara House, **seconded by** Sandi Flores to approve the minutes from the October 28, 2021 Housing Commission meeting.

Vote: 10 - 0 - Unanimously

5. GENERAL BUSINESS

- A.** Elect a Commission Chairperson and Vice Chairperson (one-year terms)

Commissioners thanked Chair Ellman and Vice Chair Khara House for their work for the past two years.

Chair Ellman nominated Vice Chair House as the Commission's Chair for the next year. There were no other nominations or volunteers for the position.

Vice Chair House nominated Commissioner Tyler Denham as the Commission's Vice Chair for the next year. There were no other nominations or volunteers for the position.

The newly elected Chair and Vice Chair will enact their roles beginning the January meeting.

Moved by Nicole Ellman, **seconded by** Karen Flores to elect Vice Chair House as the Commission's new Chair for the upcoming year.

Vote: 10 - 0 - Unanimously

Moved by Nicole Ellman, **seconded by** Khara House to elect Commissioner Denham as the Commission's new Vice Chair for the upcoming year.

Vote: 10 - 0 - Unanimously

- B.** December 16 Housing Commission Meeting - Canceled due to scheduling conflict and issues with quorum.

Ms. Leah Bloom, Housing Project Manager, indicated the next Housing Commission meeting will occur in January.

Commissioner Devonna McLaughlin inquired about when meetings will return to in-person, rather than virtual. Ms. Bloom provided a brief answer.

6. DISCUSSION ITEMS

A. Discussing and Action on 2022 Housing Bond Recommendations for City Council Finalize 2022 affordable housings bond recommendation for City Council

Housing Director Sarah Darr, Assistant Housing Director Justyna Costa, Chair Ellman, and Commissioners who lead the emergency, rental, and workforce housing informal working groups gave a verbal presentation on the proposed Housing Bond 2022 recommendations. Commissioners and Council Liaison had a thorough discussion about existing affordable housing assistance community data, logistics and language of the recommendations, timeframes, potential negative impacts of a bond, income limits, assistance amounts, Flagstaff affordable housing needs, survey results, and strategies for clear recommendations moved forward to the Citizen's Bond Taskforce, which will then move recommendations forward to the City Council.

Public comment was provided by Mr. Joe Galli from the Greater Flagstaff Chamber of Commerce, who also thanked Chair Ellman for her work on the Commission.

Commissioner Milazzo motioned, Vice Chair House seconded, unanimous vote to present the recommendations with the amounts as they are to the Citizen's Bond Taskforce, with the understanding of a potential revision to the emergency housing recommendation made by the emergency housing informal working group.

7. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

A. Update from Housing Authority Commission Member

Commissioner Moses Milazzo stated the November meeting was canceled and there are no updates to discuss.

B. Update from Housing Commissioners and other informational items

Commissioner McLaughlin asked questions about ARPA fund distribution, to which Ms. Darr responded.

Vice Chair House asked a question regarding the hospital space proposal, to which Ms. Bloom responded.

Chair Ellman expressed her gratitude to Commissioners and Council Liaison Becky Daggett for their support through her tenure as Chair.

C. Update from Housing Staff

Ms. Darr stated updates regarding the 10-Year Housing Plan document are upcoming and gave a brief update about two items City Council requested the Housing Commission be involved in - high occupancy housing and tiny homes for those experiencing homelessness.

Ms. Bloom stated upcoming meetings will be scheduled and sent out by email to Commissioners.

8. **ADJOURNMENT**

The meeting was adjourned at 2:51pm by Chair Ellman.



Housing Commission

6. A.

From: Leah Bloom, Housing Project Manager

DATE: 01/27/2022

SUBJECT: Consideration and Approval of Flagstaff's 10-Year Housing Plan

STAFF RECOMMENDED ACTION:

Approve Flagstaff's 10-Year Housing Plan.

Executive Summary:

There is a strong and growing movement among Flagstaff community members, housing advocates and City Council to ensure all Flagstaff residents have access to affordable housing. On December 1, 2020, City Council declared a Housing Emergency in Flagstaff, committing to prioritizing affordable housing within City operations to create safe, decent and affordable housing opportunities for all community members.

The current Housing Emergency in Flagstaff has deep roots, with no single root cause. There is no single solution to addressing the Housing Emergency, but rather multiple strategies that will work together in providing residents with additional housing stability. Flagstaff residents' responses to the Housing survey illustrated that the Housing Emergency is causing residents to leave our community. A little over 58% of Flagstaff resident stated that they were either "nearly certain" to "somewhat likely" going to relocate due to housing costs. The question we must ask ourselves is what would Flagstaff become if 58% of our population moved? The intent of this Plan is to help individuals and families achieve housing affordability for those who want to continue to call Flagstaff their home.

This Plan defines the Housing Emergency, provides one overarching goal, supported by two fundamental elements that together will significantly impact housing attainability. The goal will be achieved through the implementation of the policy initiatives and strategies in this Plan. Implementation of the policy initiatives and strategies will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff and private, public and nonprofit partnerships.

The single overarching goal of the Plan is to:

Reduce the current affordable housing need in our community by half over the next ten years.

- Element one: Impact at least 6,000 low-to-moderate income Flagstaff residents through a combination of unit creation or subsidy provision.
- Element two: Create or preserve 7,976 housing units by 2031 with a minimum of 10% of them being affordable. This will increase the overall supply of market rate, workforce and affordable

housing occupied by local residents.

As the City implements the 10-Year Housing Plan, the goal is to substantially increase housing subsidies for our neighbors that are unable to afford housing in Flagstaff and to increase the number of available and affordable housing options for Flagstaff residents at all income levels.

Please read Flagstaff's 10-Year Housing Plan and refer to document titled Response to Public Comment. See attached informational material.

Attachments

Response to Public Comment
Presentation
Flagstaff's 10-Year Housing Plan

Response to Draft 10-Year Housing Plan Public Comments

Leah Bloom, Justyna Costa, Sarah Darr, Sarah Dechter, Jordan Hollinger

10-Year Housing Plan Purpose

Affordable, accessible and decent housing is of critical importance to a community's health and viability. Flagstaff's 10-Year Housing Plan is a single, comprehensive community-facing document to summarize the City's immediate and long-term needs and strategies to improving housing affordability. The Plan defines Flagstaff's Housing Emergency, identifies the community's housing needs and compiles research on best practices. Altogether, these components created policy initiatives and strategies that will be implemented by the City of Flagstaff. The policy initiatives and strategies will substantially increase the number of available and affordable housing options for all Flagstaff residents at all income levels and will assist in providing housing subsidies to low- and moderate-income Flagstaff residents. As the City of Flagstaff and community partners work together to implement the 10-Year Housing Plan, the goal is to reduce the current affordable housing need in our community by half over the next ten years.

10-Year Housing Plan Goals

Reduce the current affordable housing need in our community by half over the next ten years.

- Element two: Impact 6000 low-to-moderate Flagstaff residents through a combination of unit creation or subsidy provision.
- Element one: Create or preserve 7,976 housing units by 2031 with a minimum of 10% of them being affordable to increase the overall supply of market rate, workforce and affordable housing occupied by local residents.

Approach to Comment Analysis and Response

During the 30-day comment period, staff received over 400 comments from over 400 individuals and organizations. The virtual community forum garnered 327 responses with an estimated 16.4 hours of public comment. Survey respondents were asked to prioritize each Policy Initiative and to rate the as favorable or not favorable. Refer to the PDF document titled, "Community Forum and All Written Comments." Housing staff and Comprehensive Planners reviewed and categorized the written comments by applying the methodology below.

In order to understand the breadth and depth of these comments, a bottom-up coding process was used to categorize comments into topics and subtopics. Bottom-up coding is an approach to content analysis where codes (topics and subtopics) are developed as content is analyzed. This is differentiated from top-down coding where the coder applies a predetermined/previously created codebook to the content being analyzed.

Staff began the coding process by organizing all comments in an excel spreadsheet (one comment per row). Each comment was then read and split into multiple rows based on distinct and differentiable content within the comment, resulting in over 600 rows of content. An initial short-description code was applied to the split comments during this process. After reading through all comments, the short-description codes were sorted and organized into groups of similar codes. Each group was assigned an overarching topic category and the short-description codes were further sorted to develop subtopics within each topic. This initial code development phase resulted in 9 topics and 128 subtopics. Using this initial codebook, each comment was then assigned a topic and up to three subtopics in an initial round of coding. After the first round of coding, staff performed a count of all topics and subtopics. Topics and

subtopics that were applied to no comments were removed and those applied to very few comments were combined with other topics and subtopics. Staff also reviewed the codebook for subtopics that could be combined and condensed. This review process resulted in a final codebook that contained 9 topics and 72 subtopics. All comments were recoded using this final codebook. The final topic groups are as follows:

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

The 10-year Housing Plan has a scope of addressing the need for affordable and sustainable housing for Flagstaff's current and future residents. In order to focus staff's efforts on comments that can improve the achievement of this scope, comments were put in two additional categories, actionable and non-actionable. Non-actionable comments were categorized this way not because they lacked meaning or value but because they:

1. fell out of the scope (e.g. focused on water supply issues),
2. related to other City of Flagstaff projects or strategic documents (e.g. addressed the J. W. Powell area's future development),
3. would be illegal or unconstitutional to implement (e.g. stop all growth and prevent investors from buying property in Flagstaff),
4. were factually inaccurate based on the research of the Housing Commission and project team (e.g. Increasing supply of affordable housing will not help address the Housing Emergency or high density housing produces more traffic than single family homes.), or
5. were general support or opposition to the Plan that did not provide a specific comment on how the document could be improved (e.g. I love this Plan or we shouldn't even be trying to get more affordable housing).

Non-actionable comments were shared with staff working in that subject area. All non-actionable comments were read by staff and will be shared in the comment spreadsheet with the Housing Commission and Flagstaff City Council. Non-actionable comments were not marked non-actionable because they were an opposing view, but because some non-actionable comments would require action outside the scope of the 10-Year Housing Plan. For example, a comment focused on attracting businesses with higher wages would be more appropriate for an economic development plan.

Comments that were marked as actionable provided staff with insights on goals, policies, and strategies of the Plan. In the Response to Comments section of this document, actionable comments are analyzed and the changes to the 10-Year Housing Plan that resulted from them are described for easy reference. If public comments were identified as actionable, the overall theme of the comments were incorporated to the final document, if an actionable comment was not incorporated into the Plan's text, the comments have been reserved for Plan implementation. An example of this is content regarding specific locations for affordable housing and content that addressed all forms of housing such as accessory dwelling units, tiny homes, co-housing and missing middle housing. Another example of this is content regarding specific populations such as those experiencing homelessness, seniors, and people with a disability. Actionable comments noted above will be addressed through implementation of the Plan's policy initiatives and strategies.

The policy initiatives and strategies are the foundational framework for establishing work programs, prioritizing staff work and allocating necessary funding for its implementation. Policy initiatives and strategies were produced by the informal working groups and will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff and private, public and nonprofit partnerships. Many strategies are conceptual and will require future work that includes research and data, staff time and external collaboration. Implementation of strategies may also require public outreach and City Council consideration. Refer to the Detailed List of Policy Initiatives and Strategies on page 52 of the 10-Year Housing Plan.

Note on reading graphs

Each topic narrative includes a graph of the percent of comments that reference each subtopic. The percentages in these graphs do not always add up to 100 percent as each comment can have up to three subtopics. The pie charts show the percent of comments identified as actionable or non-actionable. These are mutually exclusive categories and therefore the pie charts add up to 100 percent.

Summary of Updates from draft Plan to final 10-Year Housing Plan

Following public comments, updates were incorporated into the final 10-Year Housing Plan. This included language and research additions. Below are subjects that were added to the plan.

1. Note from the Housing Commission, Page 3
2. Addressing Flagstaff's Housing Emergency - Multi-pronged strategies, Page 5
3. Addressing Flagstaff's Housing Emergency - The intent of the Plan is to help individuals and families achieve housing affordability for those who want to continue to call Flagstaff their home., Page 5
4. Coconino County Leadership, Page 9
5. Legal Barriers to Adopting Affordable Housing Policies, Page 9
6. Plan Flexibility, Page 10
7. Evaluation and Reporting – Included Planning and Zoning Commission, Page 10
8. Racial Disparities and Housing Justice, Page 14
9. What is Housing First?, Page 17
10. Forms of Housing, Page 20
11. How is Market Rate Housing Funded?, Page 21
12. Serving Local Residents Through City of Flagstaff Housing Programs, Page 27
13. City of Flagstaff Housing Authority and Possibilities, Page 28
14. Building Unity in Community, Page 30
15. Northern Arizona University Student Population and On Campus Housing Production, Page 36
16. Removed NIMBY language in Plan, Pages 28, 41, 44, 61
17. Zoning and Land Use, Percentage of land use in Flagstaff, Page 48
18. Zoning and Land Use, Inclusionary Zoning, Page 49

Changes to the 10-Year Housing Plan's Policy Initiatives and Strategies are below

- **Create 5:** Explore ~~building innovations~~ regulatory and efficiency and cost saving practices.
- **Create 2.2:** Identify suburban areas ~~that have the existing infrastructure~~ to support greater density and intensity of development.
- **Protect 2.4:** Implement a public outreach campaign to educate the community about the critical role affordable housing plays in a thriving community, creating a groundswell of support for affordable housing and combat community ~~Not in My Backyard (NIMBY)~~ opposition to housing and affordable housing.
- **Protect 1:** City Council will continue to lobby and support federal and state legislation to encourage changes to federal and state laws, and to increase the amount of funding available for the preservation and construction of affordable housing.
- **Protect 1.3:** Explore expanding State and local fair housing protected classes to include items such as age and source of income. ~~sexual orientation and gender identity.~~

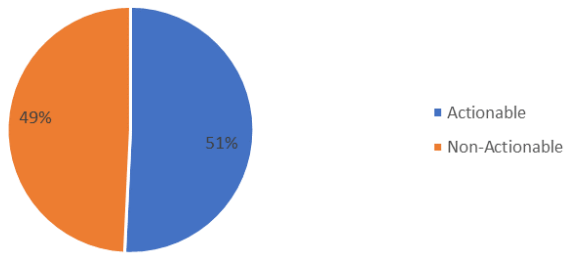
Response to Comments

Development and Growth

Comments that are related to physical development, development regulations, population growth, and the implications of development/growth on the community.

Actionable v. Non-Actionable

Development & Growth Actionable vs Non-Actionable Comments

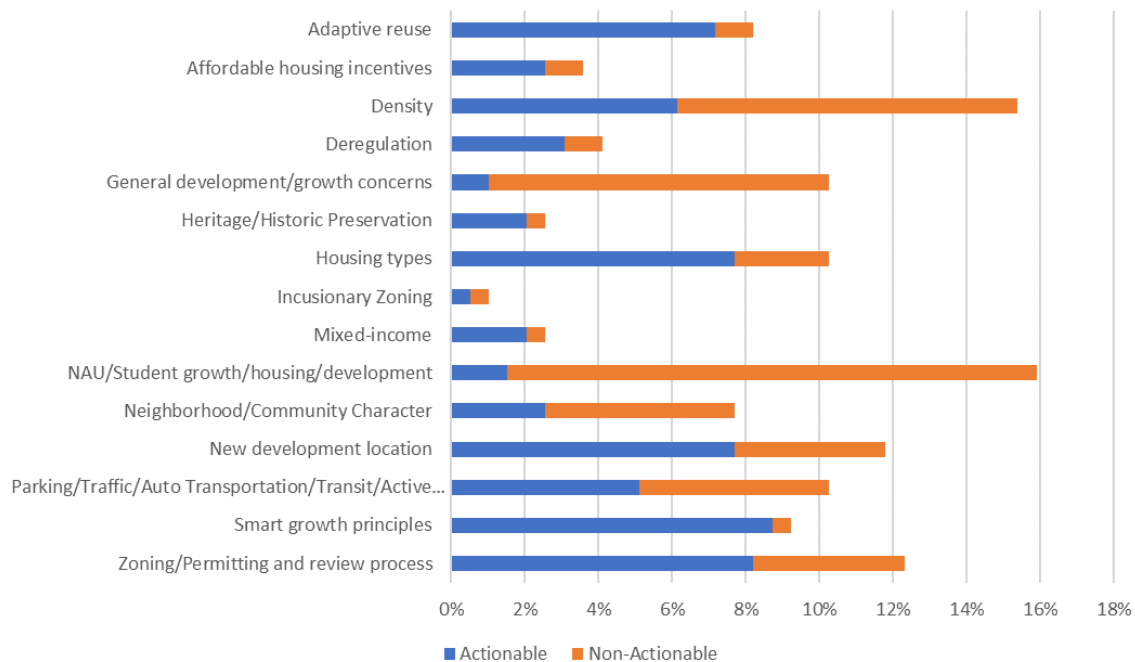


Nearly fifty percent of the comments in this category were non-actionable. The regulation of growth and development and its interconnection with transportation, open space, urban design, public health, and water resources are the focus of other policy documents such as the Flagstaff Regional Plan. Therefore, most of these comments have been shared with the Regional Plan update team. Other comments were non-actionable because they are outside of the City of Flagstaff's authority, such as stopping NAU from

growing and never allowing student housing to be developed in the future. Another example are comments which request that the City of Flagstaff remove all multifamily zoning, which is on its face exclusionary and, due to the Private Property Rights Protection Act of 2006, prohibitively costly to do. Other comments support exclusionary zoning and development practices that run counter to the purpose of the 10-year Housing Plan or that are based on factual inaccuracies about the relationships between growth and transportation. This topic also generated many general support and opposition comments. The large percentage of non-actionable comments under this topic demonstrates the need for broader community education and outreach so that the community can participate in sound decision-making about our future.

Subtopics within Growth and Development Comments

Percent of Development & Growth Comments by Subtopic and Actionable Status



Overview & Characterization of Comments

Adaptive Reuse and Historic Preservation

Adaptive reuse comments fell primarily into three categories: (1) support for and concerns about the conversion of buildings to provide more housing, such as converting student housing to workforce housing and hotels to transitional housing and shelters, (2) assessing and identifying empty buildings that could become affordable housing, particularly vacant retail space, and (3) ensuring that adaptive reuse takes advantage of existing infrastructure and as a means of revitalizing older neighborhoods. Within the category of adaptive reuse, commenters expressed some caution of emphasizing historic preservation. A few commenters stated that historic preservation should not be prioritized over new units being constructed and that buildings constructed during the 1960s and 1970s should be exempted from review unless the building is historically significant.

Incentives and Zoning Regulations

The Flagstaff Zoning Code is a document that contains both incentives for affordable housing and regulations that may impede the ability to provide affordable housing. It is, therefore, an important focus of many public comments. Some commenters warned against creating more restrictions on development in the Zoning Code and felt deregulating development was the right path. Others supported incentives that support permanent affordable housing and ensuring that the housing is made available to those who need it most. On the opposite side, some felt incentives and less regulation would not be sufficient to motivate the development of appropriate affordable housing in the community.

Several commenters recommended changes to the Zoning Code that would generate more affordable housing, such as:

1. Upzoning areas of the city proactively,
2. Eliminating single family zoning
3. Reducing resource protection requirements for affordable housing
4. Increasing building heights in the downtown area
5. Simplifying requirements for the Planned Residential Development

Some commenters did not believe the types of code changes noted above would be appropriate and some thought that instead of changing the zoning requirements, the City of Flagstaff should conduct an analysis of the source of underproduction of housing.

[Inclusionary zoning](#)

Many non-actionable comments want the City of Flagstaff to look at inclusionary zoning provisions. Local communities in Arizona have been preempted from adopting inclusionary zoning provisions by the State. Removing this restriction will require action by the state legislature. One commenter pointed out that staff should stay knowledgeable on strategies being used in other states that prohibit some or all types of inclusionary zoning (Colorado, Idaho, Indiana, Kansas, Texas, Tennessee, and Wisconsin). Lobbying and continuing to look for other solutions are actionable.

[Density and Housing Types](#)

Fifteen percent of the comments referenced density, making it one of the most referenced subtopics under Growth and Development comments. of the comments under this topic. Most comments wanted no more high-density development while some expressed that sensitive increase in development is an important strategy for both carbon neutrality and affordable housing. Some commenters felt all development except for single-family homes was inappropriate in Flagstaff. Many of these comments were not actionable but the sentiments show that there will likely be difficulty in incorporating the recommendations of the Housing Plan related to density.

There were many commenters who wanted to see more diversity in the types of housing provided in Flagstaff. Suggestions included broadening the ability to create manufactured homes, tiny homes, condominiums, transitional housing, accessory dwelling units, co-housing, and clustering units on lots. The goal for many commenters of providing these types of housing was to create a more robust inventory of missing middle housing (between single-family homes and large apartment buildings) in the hope that more efficient use of land will result in per-unit costs becoming more affordable. Other commenters pointed out that efforts to expand the types of housing units in Flagstaff should be accompanied by lobbying for federal programs to support appropriate financing for these types of housing.

[Mixed Income Housing and Housing in Existing Neighborhoods](#)

Another important point in the discussion of housing types was the sentiment that affordable housing should be indistinguishable from market rate housing, whenever possible. Another point was that affordable housing can and should be added to all existing neighborhoods. This allows for affordable housing choices throughout the city and promotes inclusive neighborhoods. According to comments, infill of this type should focus on matching the “vibe” of existing neighborhoods with sensitivity to the context of parking and creating multiple lifestyle choices.

Student Housing/NAU

Sixteen percent of the comments referenced Northern Arizona student housing. Commenters wanted the City of Flagstaff to take action to stop student housing and the growth of NAU's student body. The City of Flagstaff lacks the authority to determine where NAU students live and how NAU enrollment grows or doesn't. Actionable comments in this category supported coordination and data collection on the existing student housing vacancy rates and the tracking of trends associated with this market.

Parking

Parking is typically bundled with, and raises, the cost of housing. Comments around parking were largely about needing more, or less, depending on values about carbon neutrality, neighborhood issues, the value of public parking, the durability of cars as a mode of transportation, convenience, and economic impacts. Comments that provided actionable opportunities included unbundling parking from housing, shared parking, creative parking agreements, eliminating minimum parking standards or completely scrapping parking requirements. Increasing parking requirements throughout the city is non-actionable as an affordable housing strategy because it would raise the cost of construction and decrease the efficiency of site planning for all development which would not meet the objective of creating more affordable housing over the next 10 years.

Location and Smart Growth Principles.

Close to twelve percent of the comments referenced locations and smart growth principles. Comments recommended specific locations for affordable housing. Specific locations mentioned were the Thorpe Park Annex and the corner of Schultz Pass and 1-80. Other location-based comments recommended locations designed to provide access to jobs, transit, and services.

Another sentiment was to support affordable housing in all neighborhoods and to oppose the creation of new suburban development patterns that make transportation difficult for those in affordable housing. Likewise, comments that promote walkability, infill, and mixed-use locations also promote access to parks, public health, and affordable transportation. Also, comments pointed to the importance of the aesthetic of buildings and the street with an eye towards walkability as something to not lose sight of. There were also comments in the non-actionable category that opposed all of these things as changes out of character with Flagstaff.

Conditions & Backgrounds

In 2006, Arizona passed the Private Property Rights Protection Act by a State-wide ballot initiative. The Act mandates that state and local governments that enact a land use law which reduces the fair market value of private property must provide just compensation to the owner. The Act establishes a process for filing claims and issuing waivers, but the impact of a land use law on the value of a property can be contested and difficult to ascertain. As a result, making changes to the Zoning Code requires careful consideration of effectiveness given the potential of filed claims and associated costs, if waivers are not issued. Refer to Arizona Proposition 207 for more details.

- *The Private Property Rights Protection Act (2006 ballot Initiative):* https://www.azleg.gov/2006_Ballot_Proposition_Analyses/final%20I-21-2006%20Private%20Property%20Rights%20Protection%20Act.pdf
- *Regional Plan Snapshots, Zoning, Published September 2021:* <https://flagstaff-regional-plan-2045-flagstaff.hub.arcgis.com/documents/zoning-regional-snapshot-paper/explore>

Fifty-eight percent of land in Flagstaff is zoned for single-family residential (R1, R1N, ER and RR zone categories), which allows for single-family homes and accessory dwelling units on each property. R1N zone also allows duplexes. These are low-density zones generally capped between 1 and 7 dwelling units per acre. In addition, 5.6% of land in Flagstaff is zoned industrial, 12% is Public Open Space zone and 10% is Public Facilities zone. Approximately 14% of the land within city limits allows for medium or high-density housing to be constructed, either through the commercial zoning categories as mixed-use or as apartments, condos, etc.

[Where is this topic addressed in the 10-Year Housing Plan?](#)

The Plan discusses information regarding student housing in the section titled, “Northern Arizona University Student Population and On Campus Housing”

The Zoning and Land Use section of the Plan discusses strategies around affordable housing.

[What Changes were made in the 10-Year Housing Plan based off public comments?](#)

The Plan now includes a section titled “Legal Barriers to Adopting Affordable Housing Policies”. The updated content provides a reference to legal barriers to adopting affordable housing policies in Arizona.

Student data was updated to include off-campus housing. Refer to section titled, “Northern Arizona Student Population and On Campus Housing Production.”

Refer to the Section titled “Zoning and Land Use” for additional information about zoning and its impact on housing location and type. Language regarding percentage of land zoned for residential use, public space and public facilities has been updated. Additionally, State law determines whether municipal inclusionary housing measures are mandatory or voluntary. In Arizona, as well as Colorado, Idaho, Indiana, Kansas, Texas, Tennessee, and Wisconsin—local governments are prohibited from adopting at least some form of mandatory inclusionary housing (for ownership housing, rental housing, or both). Refer to the above noted section of the Plan to find specifics regarding inclusionary housing.

The Plan has a new section titled “Building Unity in the Community”. This section discusses the importance of community support around the development of affordable housing and community character.

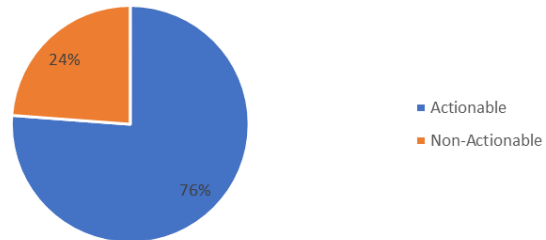
Housing Use and Ownership

Comments that refer to existing housing uses and ownership types, as well as regulations regarding the use and ownership of housing.

Actionable v. Non-Actionable

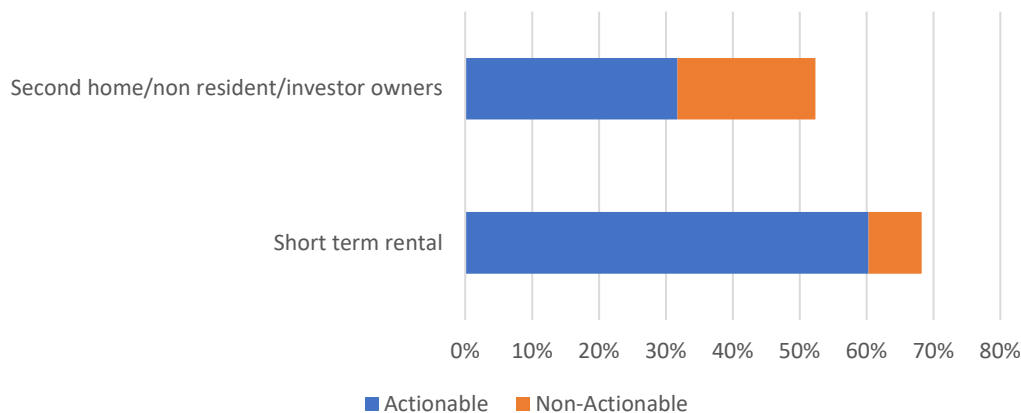
Of the sixty-three comments included in the Housing Use/Ownership topic group, seventy-six percent were identified as actionable. The non-actionable comments were noted as such because Arizona state law preempts local governments from adopting any additional regulations on short-term rentals. Other non-actionable comments centered around limiting the amount of vacation homes in Flagstaff.

Housing Use & Ownership Actionable vs Non Actionable Comments



Subtopics within Housing Use & Ownership Comments

Percent of Housing Use & Ownership Comments by Subtopic and Actionable Status



Overview & Characterization of Comments

Close to seventy percent of the comments in this category focused on short term rentals, second homes and investment properties negatively impacting residents from being able to purchase a primary home, while other comments concentrated on the importance of serving residents that are currently residing in Flagstaff. Citizens are concerned that these units are being used as hotels instead of housing for residents and are negatively affecting neighborhood character.

Suggestions for resolving these issues included increasing regulating and/or to increase property taxes on investment properties such as short-term rentals and second homes and to create options that discourage non-primary residences in Flagstaff. General responses reflect that Flagstaff citizens want greater local control over short-term rentals and vacation homes and ask that the City of Flagstaff lobby for this.

Some comments mentioned wanting to avoid the over regulation of short-term rentals and preventing homeowners/ primary residents from renting a room in their home to assist with decreasing their mortgage. Few comments stated that limiting short term rentals will hurt the economy.

Conditions & Backgrounds

In Arizona, state law has preempted local governments from adopting any additional regulations on short-term rentals.¹ While there are strategies that could encourage primary residences in Flagstaff, the Arizona Private Property Rights Protection Act practically limits the land use laws that local governments may enact. Refer to the below Arizona State Statutes or Arizona Proposition 207 for more details. At this time, the City of Flagstaff sees no legal way to address comments suggesting that the organization discourage non-primary residences in Flagstaff by providing a preference to established primary residents.

Arizona State Laws regarding Short-Term Rentals/ Vacation Rental

- [Ariz. Rev. Stat. §§ 9-500.39\(A\), 11-269.17\(A\)](#)
- [Ariz. Rev. Stat. §§ 9-500.39\(F\), 11-269.17\(F\)](#)
- [Ariz. Rev. Stat. §§ 9-500.39\(B\)\(4\), 11-269.17\(B\)\(4\)](#)

Where is this topic addressed in the 10-Year Housing Plan?

Short-term rental and second homes, as well as owner occupied vs. non-owner-occupied short-term rentals are addressed in the Plan. For short-term rentals and vacation rentals refer to “Market Rate Housing Gap Analysis, Short-Term Rentals and Vacation Rentals and Vacation Rentals” section of the Plan. For Market Rate Housing Gap Analysis Methodologies for short-term rental and second home ownership refer to the 10-Year Housing Plan, Survey Results – Methodologies.

What Changes were made in the 10-Year Housing Plan based off public comments?

The Plan now includes a section titled “Legal Barriers to Adopting Affordable Housing Policies”. The updated content provides a reference to legal barriers to adopting affordable housing policies in Arizona.

The Plan now addresses how the City of Flagstaff’s housing programs serve local residents and owner-occupied housing. For more detail refer to the section titled “Serving Local Residents Through City of Flagstaff Housing Programs.

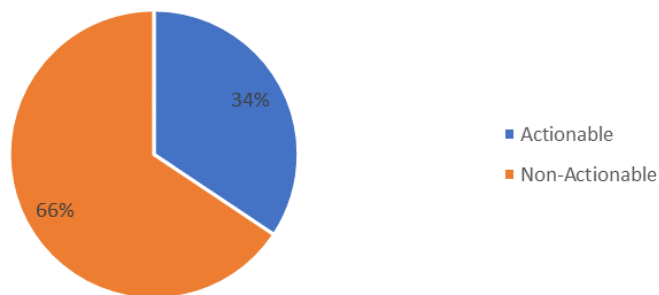
¹ [State-Level Legal Barriers to Adopting Affordable Housing Policies in Arizona](#), ASU Morrison Institute for Public Policy, November 2021

Economic

Comments that refer to economic conditions in Flagstaff, including workforce characteristics, economic development, jobs, and education.

Actionable v. Non-Actionable

Economic Actionable vs Non Actionable Comments

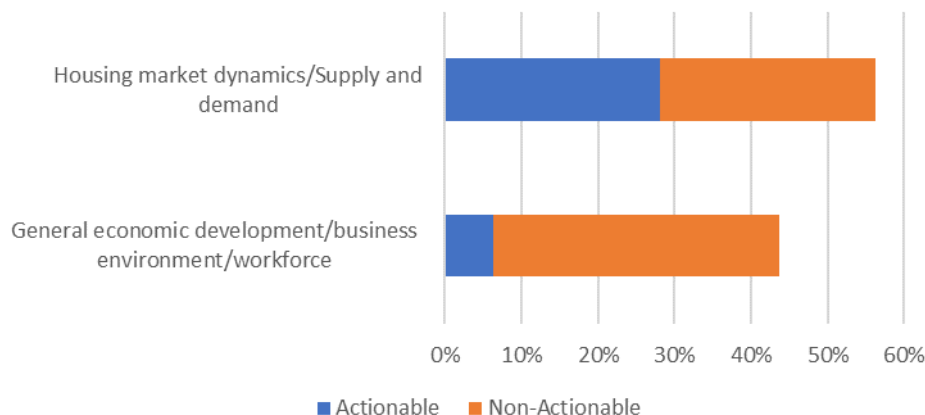


Sixty-six percent of the Economic comments were non-actionable. The majority of the non-actionable comments related to general economic development, improvements to jobs, and business retention. The regulation of business, industry, wages, and other economic factors is the subject of policy documents and City of Flagstaff departments outside of the 10-year Housing Plan. While these efforts support the ability of households to afford housing, they are indirect in their impacts

and not as targeted in the policies described in this Plan. Most of the non-actionable comments have been shared with the City of Flagstaff's Economic Vitality Department for further review.

Subtopics within Economic Comments

Percent of Economic Comments by Subtopic and Actionable Status



Overview & Characterization of Comments

The Economic comments had some commonalities. A portion of the comments expressed trust in market forces and/or a desire to let the free market provide housing. Conversely, a portion of the comments expressed doubt that the market could provide affordable housing without government intervention and action. These views express a spectrum of beliefs about how the housing market works (or doesn't work) and the expectations for the Housing Plan. Comments acknowledged that numerous macroeconomic trends in lending, household income, etc. influence the ability to produce affordable

housing locally. Of particular note - some comments also pointed out that the ease of working from home, the desirability of Flagstaff's quality of life, and demand for second homes mean that meeting demand is as simple as providing housing based on expected demand of the student population and workforce. Other comments noted that economic development and improvements to employment opportunities may increase wages and enable people to afford housing in Flagstaff.

Conditions & Backgrounds

The 10-year Housing Plan seeks to understand the gap between available housing and Flagstaff's housing needs, both market rate and affordable housing. The housing gap analysis found that Flagstaff currently has an undersupply of 7,976 market rate housing units and 12,072 households with an affordable housing need. Importantly, Flagstaff's undersupply of housing does not alone mean that our community has 20,048 households living without a place to call home. It means that 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, while a remaining 7,976 market rate houses are needed to free up pressure on Flagstaff's housing stock and catch up with population growth.

This Plan establishes one overarching goal, supported by two fundamental elements that together have the ability to significantly impact housing attainability. The goal will be achieved through the implementation of the policy initiatives and strategies in the 10-Year Housing Plan document. Implementation of the policy initiatives and strategies will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff and private, public and nonprofit partnerships.

This information is in the 10-Year Housing Plan section titled "Flagstaff's Housing Gap Analysis - Quantitative Results".

Where is this topic addressed in the 10-Year Housing Plan?

As noted above, the Plan provides qualitative findings concerning market rate housing needs and affordable/ subsidized housing needs.

The Plan addresses the correlation between housing and economic opportunity in the section titled "Housing and Economic Opportunity".

The Plan also discusses how Flagstaff's Basic Housing Continuum represents a variety of housing types available for households at all income levels. It is a graph that show economic mobility and indicates that households with different levels of income require different levels of subsidy to move up, or advance through, the housing continuum. Refer to the section of the Plan titled, "Important Topics in Housing, Flagstaff's Housing Continuum."

What Changes were made in the 10-Year Housing Plan based off public comments?

Updates to the Plan include additional content in the section titled "Addressing Flagstaff's Housing Emergency". The language notes that the current Housing Emergency has deep roots, with no single root cause. There is no single solution to addressing the Housing Emergency, but rather multiple strategies that will work together in providing Flagstaff residents with additional housing stability.

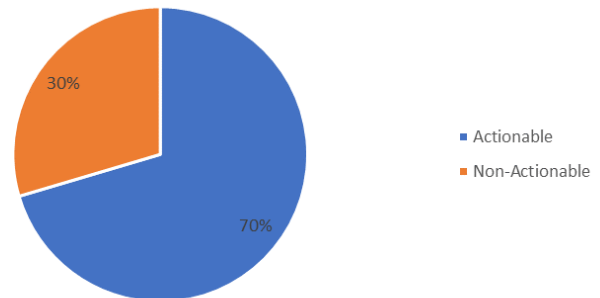
People

Comments that refer to the population of Flagstaff (present and future), protections for the population, equity considerations, and general people related concerns.

Actionable v. Non-Actionable

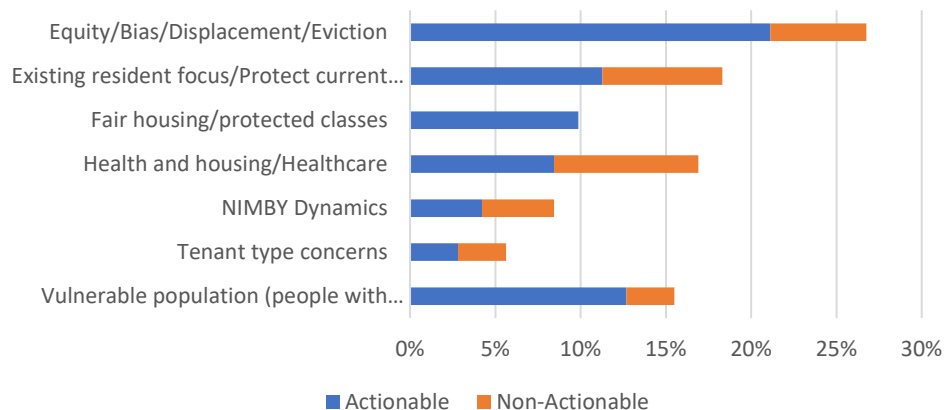
Seventy percent of the comments categorized in the people topic were actionable. Thirty percent of the comments were non-actionable either because the topics fell outside the Plan's scope of work or are outside of the City of Flagstaff's authority.

People Actionable vs Non Actionable Comments



Subtopics within People Comments

Percent of People Comments by Subtopic and Actionable Status



Overview & Characterization of Comments

Over thirty percent of the comments referenced equity. Comments regarding equity requested to ensure equity is a central focus of the Plan. Additionally, the Housing Commission and some commenters suggested partnering with those who have lived experience and specific organizations such as NAU's Center of Health Equity Research. Some comments suggested that the Plan not focus on race but rather income disparity and economic inequalities while other comments said equity should have no part in government planning. Less than three comments were not in favor of the equity language of "equal outcomes" and the language regarding the housing continuum because it may imply that people on the lower end of the housing continuum are living in poor housing conditions and situations.

Over fifteen percent of comments focused on including language regarding housing situations for vulnerable populations such as those experiencing homelessness, housing for people with disabilities and seniors. Other suggestions were to explore data regarding households who are most at risk of

eviction, experiencing homelessness and housing instability and to use data to drive decisions on where resources should be targeted.

Comments include educating the public on the financial benefit to society of housing those experiencing homelessness. Other comments request that the Plan describe specific efforts the City of Flagstaff will undertake, how it will be executed and what the evaluation process will look like to develop and promote community health measurement data for vulnerable populations.

Close to twenty percent of the comments referenced protecting current residents. Comments ask for the Plan to focus on serving established residents in Flagstaff rather than creating opportunities that result in people moving here to access housing subsidies. Over five percent of comments discussed creating a campaign to combating affordable housing opposition and three commenters questioned how this could be accomplished.

Ten percent of comments under Fair Housing subtopic demonstrate the need for additional research and broader community education.

Conditions & Backgrounds

Protected classes, specifically “Sexual Orientation and Gender Identity” were included following the United States Supreme Court case *Bostock v. Clayton County* in June 2020 and an Executed Order issued by President Biden identifying the application of the Supreme Court decision to additional federal laws in January of 2021. Comments regarding incentivizing landlords who rent to those with housing barriers were supported by many citizens, in fact some comments requested the City of Flagstaff also explore ways it can create, implement, and enforce protection for tenants. Other comments voiced concerns about removing barriers for justice impacted citizens² and stated that support would strongly depend on what types of criminal records would be allowed.

The City of Flagstaff continues to serve people from all backgrounds and housing situations through coordination and delivery of resources in operating the Flagstaff Housing Authority and other City’s Housing Section programs. The City of Flagstaff maintains a high level of involvement with the Coconino County Continuum of Care and the Flagstaff Front Door for Coordinated Entry.

Where is this topic addressed in the 10-Year Housing Plan?

Housing equity is central to the Plan. The Plan focuses on people of all backgrounds and different income levels for the purpose of defining affordable housing. Throughout the Plan, "affordable housing" is defined, using HUD's definition, as households paying 30% or less of monthly gross income towards the home in which they reside.

The Plan defines the Housing Emergency in Flagstaff and provides policy initiatives and strategies to address it over the next 10 years. As the City of Flagstaff implements the 10-Year Housing Plan, the goal is to substantially increase the number of available and affordable housing options for Flagstaff residents at all income levels and to increase subsidies to low- and moderate-income Flagstaff residents.

² **Justice Impacted Citizens:** Includes those who have been incarcerated or detained in a prison, immigration detention center, local jail, juvenile detention center, or any other carceral setting, those who have been convicted but not incarcerated, those who have been charged but not convicted, and those who have been arrested. Source: Law School Admission Council

Policy initiatives and strategies will be implemented using data driven decisions whenever possible. Specific populations are intentionally not identified in this Plan because income levels are used when applying the “affordable housing” definition.

Strategies will be implemented with both internal and external stakeholders after the Plan is adopted by Flagstaff City Council, thus strategies do not go into specifics about different populations, nor does the Plan go into detail about how strategies will be accomplished. The creation of new programs will be created with an equity lens and process that includes community partners and people with lived experience.

The Plan’s “Housing and Healthcare” section describes how stable housing is a basic, cost-efficient form of healthcare that has the potential to significantly improve physical and behavioral health outcomes among vulnerable individuals and families.

[What Changes were made in the 10-Year Housing Plan based off public comments?](#)

The Plan now has a section that discusses racial and ethnic composition for those experiencing homelessness and those living in rental and ownership housing cost burdened situations. This section incorporates racial equity and distribution of wealth information and goes into further detail about housing cost burdened situations. This section also discusses the Fair Housing Act and the City of Flagstaff’s commitment to further fair housing in Flagstaff. Refer to the section in the Plan titles, “Racial Disparities and Housing Justice.”

In the beginning of the 10-Year Housing Plan, under the section titled “Addressing the Housing Emergency”, it points out that a little over 58% of Flagstaff resident stated that they were either “nearly certain” to “somewhat likely” to relocate due to housing costs. The intent of the Plan is to help individuals and families in Flagstaff achieve housing affordability for those who want to continue to call Flagstaff their home.

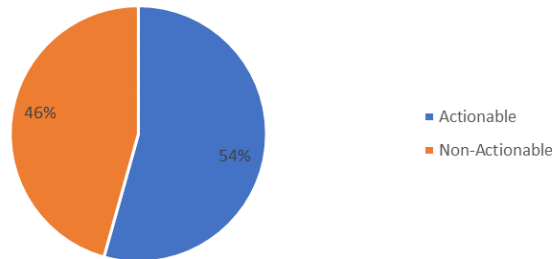
“Housing First” is addressed in the Plan and educates readers about how Housing First is an approach that prioritizes providing permanent housing to people experiencing homelessness and individuals with any degree of service need, thus ending their housing instability, and serving as a platform from which they can pursue personal goals and improve their quality of life.

Financial

Comments related to financial aspects of housing and housing programs, including tax, subsidy and funding implications, loans, rent controls and other financial assistance considerations.

Actionable v. Non-Actionable

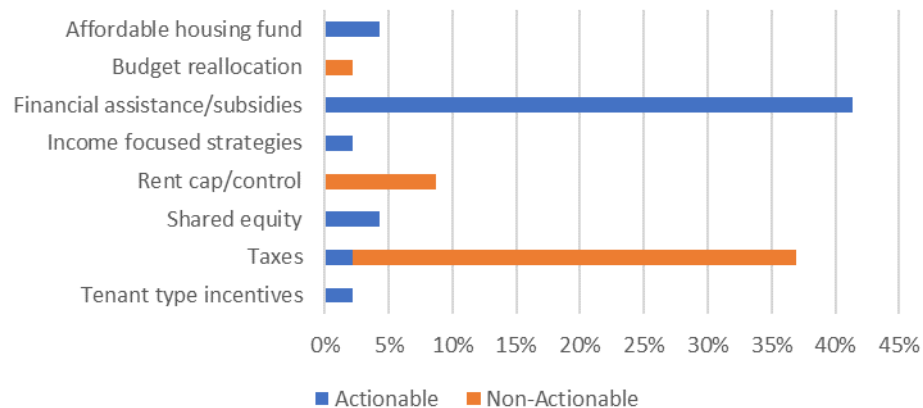
Financial Actionable vs Non Actionable Comments



Forty-six percent of the comments were non-actionable. Comments related to tax decreases and increases were all marked non-actionable for the purpose of determining their legal standing. While these comments will not specifically be addressed in the Plan, they were addressed as strategies to explore. These comments will be shared and discussed with Management Services and the Legal Department within the City of Flagstaff.

Subtopics within Financial Comments

Percent of Financial Comments by Subtopic and Actionable Status



Overview & Characterization of Comments

Thirty-seven percent of the comments expressed concern about increasing taxes to solve the housing problem. Every comment regarding taxes in this section suggested lowering taxes and to not increase the financial burden on those already living here. One commenter suggested lowering taxes on properties occupied by primary residents while another suggested reducing the sales tax on construction material.

Forty-one percent of the financial comments focused on subsidies and direct financial assistance. Most of the comments expressed support for providing housing subsidies such as down payment and rental assistance and suggested connecting Area Median Income (AMI) to the Plan's strategies. A few comments did not support providing subsidies and one suggested providing a program to help people navigate housing assistance opportunities.

Thirteen percent of financial comments asked the City of Flagstaff to consider rent control and shared equity models when creating financial assistance programs. A small set of comments (4%) asked the City of Flagstaff to consider setting up an affordable housing fund that would provide consistent funding for either City owned or private affordable housing development.

Conditions & Backgrounds

In Arizona, the State preempts local governments from enacting rent control, with the only exception being when a unit is owned, financed, subsidized or insured by a municipality or state agency.

Ariz. Rev. Stat. [§§ 33-1329\(B\)](#), [33-1416\(B\)](#).

Where is this topic addressed in the 10-Year Housing Plan?

The section titled “Funding” discusses how funding is imperative for the implementation of the 10-Year Housing Plan's goal, policy initiatives and strategies. Funding sources include the City of Flagstaff budget, agency grants, private, public and nonprofit community partners and new sources such as general obligation bonds.

Policy Initiatives and Strategies indicate the level of required funding in the section titled, “Detailed List of Policy Initiatives and Strategies.”

What Changes were made in the 10-Year Housing Plan based off public comments?

The Plan now includes a section titled “Legal Barriers to Adopting Affordable Housing Policies”. The updated content provides a reference to legal barriers to adopting affordable housing policies in Arizona.

The Plan now has a section titled “Serving Local Residents Through Housing Programs”. This section discusses how the City of Flagstaff’s housing programs serve local residents by requiring either owner occupancy, or employment / residency in the City of Flagstaff or surrounding area.

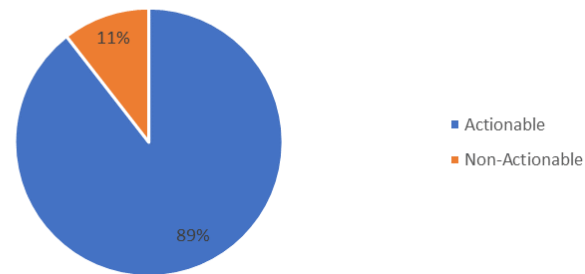
Housing Programs

Comments that include mention of direct housing program types such as public housing, land trusts, co-housing, and other housing programs for repairs and tenant protections.

Actionable v. Non-Actionable

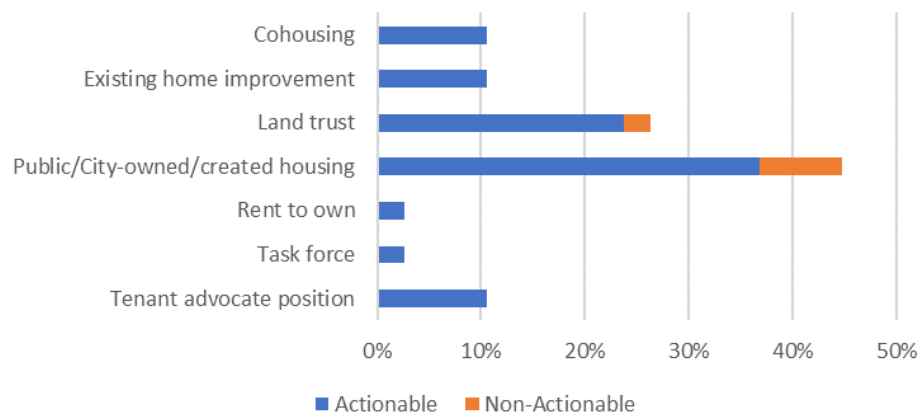
Nearly ninety percent of comments regarding City of Flagstaff housing programs were actionable. Actionable subtopics included City owned and operated housing such as public housing and programs such land trust, homeownership and affordable rental improvement. Eleven percent or four comments that were non-actionable either conveyed support or opposition of subsidized housing programs and requested that the City of Flagstaff not get involved in purchasing property.

Housing Programs Actionable vs Non Actionable Comments



Subtopics within Housing Programs Comments

Percent of Housing Programs Comments by Subtopic and Actionable Status



Overview & Characterization of Comments

Over forty percent of the comments referenced creating affordable housing owned by the City of Flagstaff. These comments focused on supporting public housing and the creation of City owned housing. Commenters voiced that they support public, private partnerships and programs that incentivize developers to create affordable housing, but clearly stated incentives alone will not adequately increase the supply of affordable housing to address Flagstaff's Housing Emergency. Citizens suggested that the Plan include information about the City of Flagstaff's public housing and urged the organization to develop, own, and operate more affordable housing. Other comments suggested that the City of Flagstaff expand efforts and budgets to purchase land for the explicit purpose of building City of Flagstaff owned affordable housing.

Over twenty-five percent of the comments in this section referenced the City of Flagstaff's Land Trust. Public comment related to the City's Land Trust program showed strong support for increasing the supply of this alternative housing model, while others felt it was necessary to evaluate the program concerning its equity sharing model. Some suggested the equity sharing model be revisited in light of changed market conditions since the program was created.

Over ten percent of the comments referenced existing home improvement programs. Comments showed full support for expanding the housing rehabilitation programs and creating a housing navigator or advocate position. Citizens suggested that the City of Flagstaff research similar positions in Maricopa County and Pima County and consider implementing this position with a local legal organization such as People's Legal Services (DNA).

Comments expressed encouragement for the City of Flagstaff to explore co-housing projects to address the social and health needs of residents. Co-housing is an intentional community of private homes clustered around shared space. Each attached or single-family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces.³

Lastly, a comment mentioned creating a housing task force for implementing the Housing Plan. For comments related to programs such as down payment assistance please refer to the topic titled "Financial" in this document where there are additional comments regarding housing subsidies.

Conditions & Backgrounds

The City of Flagstaff Housing Authority provides multiple affordable housing programs, including:

- 265 public housing units
- Management of 80 units of HUD Multifamily Housing
- 12 mod-rehab units in partnership with the Guidance Center
- 333 Housing Choice Vouchers
- 106 Veterans Affairs Supportive Housing (VASH) Vouchers
- 40 Mainstream Vouchers for non-elderly households that contain an adult with a disability
- 29 Emergency Housing Vouchers for households experiencing homelessness or fleeing domestic or dating violence
- A flexible number of Foster Youth Initiative vouchers for homeless youth exiting foster care

The City of Flagstaff's Incentive Policy for Affordable Housing (IPAH) was adopted by Flagstaff City Council in 2009 and encourages the creation of affordable housing units through various incentives. The IPAH document allows for the payment or reduction of fees relating to the development process. Refer to Growth and Development comments in the document regarding Flagstaff's Incentive Policy for Affordable Housing. Additionally there are regulatory incentives located in the [Flagstaff Zoning Code](#). In the years since its adoption, City staff and other users of these documents have identified discrepancies between the IPAH, incentives in the Zoning Code, and current departmental practices that impact the effectiveness of the policy. Therefore, the IPAH is undergoing an update process that began in Spring 2021, with the goal of Flagstaff City Council adoption in 2022.

The City of Flagstaff's Housing Commission is responsible for implementation of this Plan. The Housing Commission was established in July of 2019. The Commission strengthens Council's goal to "Support

³ [What is Cohousing ABQ](#)

development and increase the inventory of public and private affordable housing for renters and homeowners.” Flagstaff’s Housing Commission also assures that an open, inclusive, and transparent process is utilized in the discussion, prioritization, and presentation of recommendations that address the community’s housing needs. For more detail refer to the [Commission’s Enacting Authority](#).

Where is this topic addressed in the 10-Year Housing Plan?

Specific City of Flagstaff programs are not addressed individually in the 10-Year Housing Plan mainly because they are dependent on funding, capacity and could potentially change during the Plan’s implementation. For a detailed list of current City of Flagstaff Housing Programs, refer to the [Housing Section](#) webpage. For Plan implementation refer to section titled “Forging Ahead for Housing Advancement, Flagstaff City Council & Housing Commission”.

What Changes were made in the 10-Year Housing Plan based off public comments?

The Plan now has a section titled “Serving Local Residents Through Housing Programs”. This section discusses how the City of Flagstaff’s housing programs serve local residents by requiring either owner occupancy, or employment / residency in the City of Flagstaff or surrounding area.

Refer to the section of the Plan titled, “City of Flagstaff Housing Authority and Possibilities” regarding how the City intends to reposition and redevelop its public housing in order to increase the inventory of public and private affordable housing for renters and, potentially, homeowners throughout the City. Through this process, all current residents of public housing have the right to return to the redeveloped units, thus no one who currently lives in Public Housing will be permanently displaced. The City’s vision is to create vibrant, attractive, and diverse mixed-income communities that include a mix of rental units to house families, as well as units specifically designed for the elderly and other groups with special needs.

Not all housing types are identified in the Plan. This is now noted in the section titled “Housing Continuum” by stating that housing types such as accessory dwelling units, tiny homes or co-housing communities are not shown in the basic housing continuum but will be strongly considered during the Plan’s implementation.

A section has been added regarding forms of housing. For information regarding additional types of housing, refer to the section in the Plan titled “Forms of Housing.” This section discusses what “Missing Middle Housing” is, provides pictures of different forms of housing and points out how missing middle housing not only affects affordability but can also lower our community’s carbon footprint by increasing the walkability of our neighborhoods

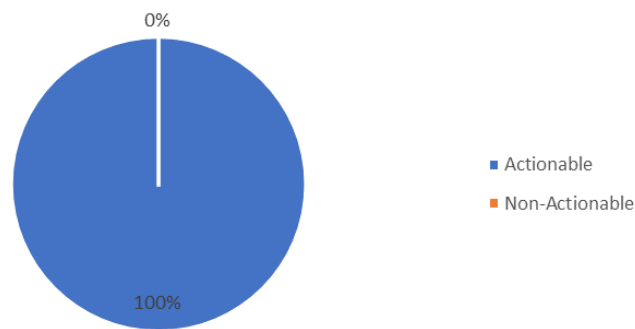
Involvement

Comments that suggest the involvement or partnership with particular community groups.

Actionable v. Non-Actionable

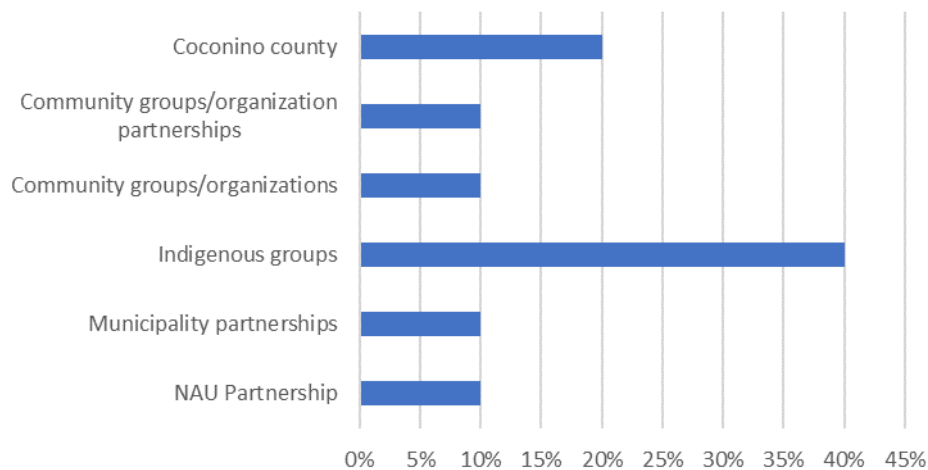
One hundred percent of comments suggesting the involvement of partnership with specific community groups are actionable and will be applied when implementing Plan policy initiatives and strategies.

Involvement Actionable vs Non Actionable Comments



Subtopics within Involvement Comments

Percent of Involvement Comments by Subtopic



Overview & Characterization of Comments

On the topic of involvement and partnerships, a few comments were received that requested the document clarify the role of the County and coordinate affordable housing efforts with the County.

Other comments pointed to the importance for working with existing organizations that work in affordable housing and expanding the coalition of affordable housing partners to include neighborhood associations, businesses, building associates, Native nations, and nearby communities such as Winslow and Williams.

One comment also suggested recruiting assistance from NAU in monitoring the housing market and assessing conditions.

Conditions & Backgrounds

Partnerships are mentioned throughout the 10-year Housing Plan and are essential to meeting the goals and objectives of the Plan. Existing Partnerships through the Continuum of Care Committee and affordable housing non-profits are ongoing. Additionally, the development of new partnerships is an ongoing initiative of the City of Flagstaff.

Where is this topic addressed in the 10-Year Housing Plan?

The Plan had extensive public participation. Refer to the 10-Year Housing Plan's Public Participation Plan and the list of contributors for the creation of this document to see the diversity of participants.

Plan implementation will continue to require extensive public participation and community engagement. Refer to the Policy Initiative and Strategy document to see which strategies will require Flagstaff City Council's consideration, public engagement and collaboration between internal divisions and sections.

What Changes were made in the 10-Year Housing Plan based off public comments?

Refer to the section in the Plan titled "Forging Ahead for Housing Advancement, Actions Needed, Coconino County Leadership" for an update on inclusive and productive engagement with Coconino County.

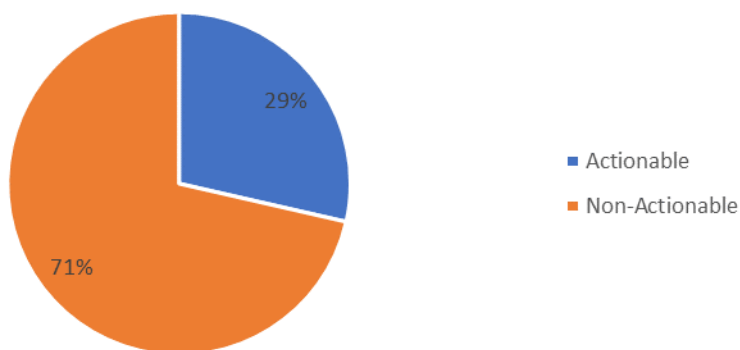
Environment/ Sustainability

Comments that include climate change considerations, sustainable construction, and natural resources.

Actionable v. Non-Actionable

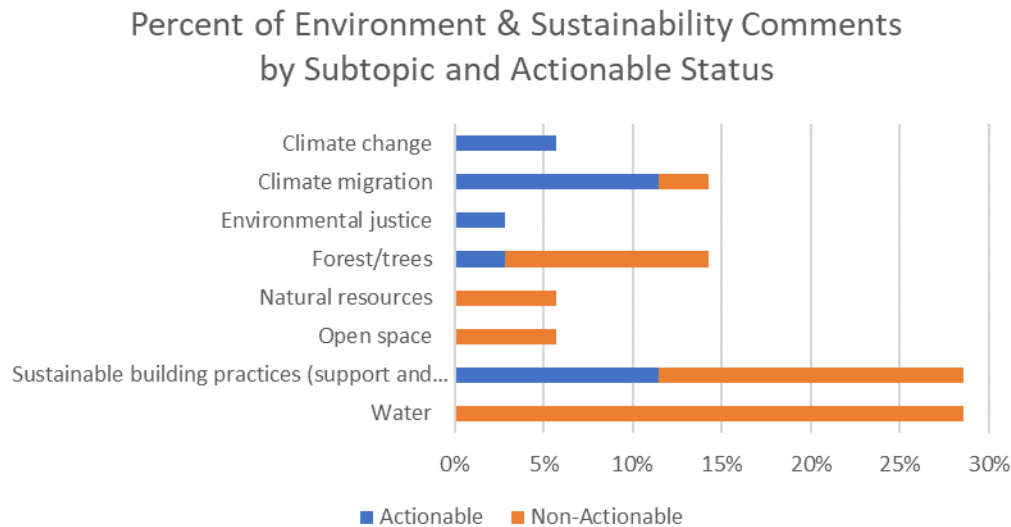
A little over seventy percent of the comments in this category were non-actionable. The regulation of sustainability, open space and water resources are the focus of other policy documents such as the Flagstaff Regional Plan and the Carbon Neutrality Plan.

Environment & Sustainability Actionable vs Non Actionable Comments



Nearly thirty percent of the comments in this category were actionable. Actionable comments included housing related to climate change, climate migration, environmental justice, and sustainable building practices.

Subtopics within Environmental & Sustainability Comments



Overview & Characterization of Comments

Twenty-nine percent of the comments raised concern about the availability and long-term sustainability of water resources in the region, some suggesting that the strain on water resources is cause for not facilitating growth in the region. For water resource information refer to the Flagstaff Regional Plan.

Roughly twenty- six percent of comments related more generally to natural resources, open space, and greenery that are iconic elements of Flagstaff's environment. These comments generally expressed concern that facilitating additional housing and population growth would start to diminish the extent and/or quality of the City of Flagstaff's natural environment. Natural resources, open space and land designation are decisions of Flagstaff City Council and are outside of the scope of work of this Plan.

Thirty percent of the comments that are actionable pertained to subtopics related to climate change, climate migration, trees, environmental justice, and sustainable building practices. Commenters suggested that the Plan discuss how higher density housing explicitly reduces both carbon impact and increases housing affordability. Commenters also urged the City of Flagstaff to limit cutting down trees and develop housing with low flow toilets and the use of natural light. Other commenters suggested the Plan discuss climate migration and environmental justice.

Conditions & Backgrounds

All City of Flagstaff owned and operated affordable housing units (public housing) are located within pedestrian sheds that are accessible to public transit, schools, jobs, medical services and groceries. In fact, federally funded housing such as public housing and Low Income Housing Tax Credit (LIHTC) units require such locations to have proximity to services, employment, and retail contribute to a complete neighborhood and vibrant multi-family developments.

Housing is critical to community health and overall resilience. As we anticipate changes to Flagstaff's climate and social systems, we know that different groups in Flagstaff have different levels of resilience, or ability to withstand challenges like a power outage, school closure, or a medical emergency. Those who are facing housing insecurity are more vulnerable to the impacts of climate change – and so today's current Housing Emergency means Flagstaff is not as strong a community as it could be. One's financial security and housing security can impact their ability to adjust to both short-term shocks like flooding

and long-term shifts like increases in housing prices. Low-income residents, communities of color, and Indigenous individuals are more likely to experience disproportionate impacts from climate change. Improving housing in Flagstaff will mean that more residents can live in healthy homes and are better prepared for the changing climate.

Where is this topic addressed in the 10-Year Housing Plan?

Both the 10-Year Housing Plan and the Carbon Neutrality Plan note that Flagstaff faces a multitude of community challenges and competing priorities which must be met with open dialogue, innovative thinking, and good faith that we can find creative solutions that move us forward towards a healthier, more inclusive community. Partnerships across the City of Flagstaff and the community at large are vital for addressing the Housing Emergency and creating a healthier, more resilient Flagstaff.

Sections related to climate migration, environmental justice, and how climate action can support lower cost of living, refer to the section titled “Housing is Flagstaff’s Infrastructure, Housing and Sustainability”.

What Changes were made in the 10-Year Housing Plan based off public comments?

Refer to the section in the Plan titled “Forms of Housing”. This section discusses what “Missing Middle Housing” is and how missing middle housing not only affects affordability but can also lower our community’s carbon footprint by increasing the walkability of our neighborhoods. Higher density housing development with a mix of other land uses within close-proximity – such as retail and recreation – encourages walking, biking, and transit use instead of the predominantly car-dependent nature of single-family neighborhoods. Transitioning from car-dependent development to more walkable, pedestrian-oriented development is also integral to achieving the city’s carbon neutrality goals

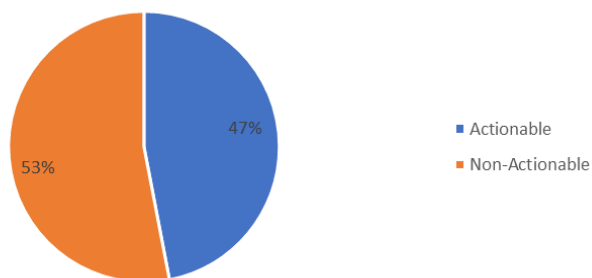
General Plan/ Survey Comments

Comments that generally relate to the Plan document (support/opposition), Plan content/language, implementation, and topics covered by the Plan.

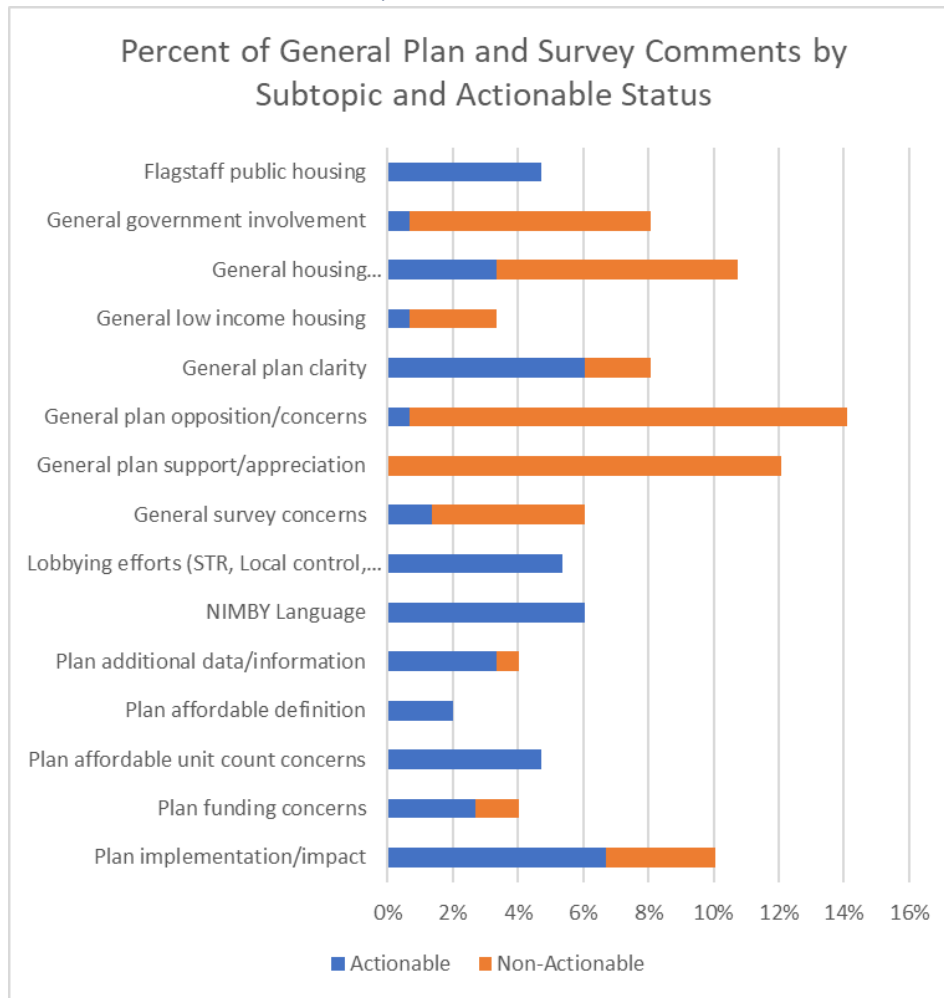
Actionable v. Non-Actionable

Fifty-three percent of the comments were non-actionable because they displayed general support or opposition of the 10-Year Housing Plan. Other non-actionable comments were read by staff and will be shared in the comment spreadsheet with the Flagstaff Housing Commission and Flagstaff City Council. Note that subtopics labeled as NIMBY (Not In My Back Yard) language are comments expressing opposition to the use of the term “NIBMY” in the Housing Plan.

General Plan and Survey Actionable vs Non Actionable Comments



Subtopics within General Plan and Survey Comments



Overview & Characterization of Comments

Plan Support and Opposition

Combined, twenty-six percent of the comments reference Plan opposition or support. The majority of the comments supporting the Plan and opposing the Plan were split. All general Plan opposition and support feedback were marked non-actionable. Other non-actionable comments were read by staff and will be shared in the comment spreadsheet with the Flagstaff Housing Commission and Flagstaff City Council.

Plan Implementation

Ten percent of the comments referenced Plan implementation. For comments concerning Plan implementation, participants questioned what the Plan's evaluation process would look like and asked for assurance that the Plan will be prioritized and effectively administered. Others expressed concern with the conceptual language in the Plan such as "evaluate", "raise awareness", "encourage" and said that the Plan lacks the willingness to take more concrete, lasting actions. Some felt that the duration or the time comments of the strategies lacked a sense of urgency.

Some comments urged that the Plan include more specific information about the number of units needed, the kinds of units needed and where the capacity for building these units exist, suggesting that

this information will help the public understand how the various strategies work together and which strategies make sense in which locations.

Two commenters suggested that the goal of 7,976 housing units under shoots the market rate goal and should take into consideration Flagstaff's projected population growth. Commenters expressed concern that this action item will only meet the City of Flagstaff's current needs and will not be an improvement in 10 years which will continue an affordable housing shortage.

Three participants asked for clarification on why the first element of the overarching goal of the Plan is to reduce the current affordable housing need in our community by half over the next ten years. Commenters were concerned that element one which is to "create or preserve 7,976 units by 2031 with a minimum of 10% affordable," only adds approximately 800 affordable units to the city's inventory. Commenters suggested that the City of Flagstaff strive for more than 10% affordable units.

Comments asked why the market rate goal is modest in relation to element two which is to "impact at least 6,000 low-to-moderate Flagstaff residents." Commenters urged the city to consider more direct routes for addressing an increase in affordable housing units and to include specific numbers such as "secure funding for 800 new affordable rental housing units for households earning 80% AMI or less through 2031, etc. The commenters suggested that outlining these specifics will allow the City of Flagstaff, the Planning and Zoning Commission, and others to track the progress on fulfilling these goals. It will also allow private developers to know what type of housing the city is seeking.

Affordable Housing Impact Statement

Solution-oriented comments suggested that the City of Flagstaff track development annually so the community is aware of land inventory and its current zoning within the urban growth boundary. Tools like this would educate the community and show how much land is dedicated to single family housing vs. multifamily housing, second home and vacation rentals. Commenters supported the creation of a Housing Impact Statement as a required element of staff reporting and encouraged that it be prepared for all building permits that add, subtract or modify housing units.

Definition of Affordable

Comments suggested that the definition of affordable housing be capped at a certain level of income because there is an underlying concern that it opens the doors that an expensive unit could be considered affordable if the residents have high enough income. Stated clearly by stakeholders, new luxury condominium units are likely only attainable to a very small portion of our population, while being very attractive to outside investors or those purchasing second homes. The final Plan should make it clear that this kind of development does not contribute to the City of Flagstaff's ability to address affordability and workforce housing goals and is not included in the Plan's calculations.

Not In My Back Yard (NIMBY) Language

Comments highly suggest removing NIMBY language from the Plan, stating that it is overgeneralized and divides people. Some state the way to address opposition to affordable housing in all neighborhoods is through education and good design and showing how affordable housing can enrich neighborhoods.

Lobbying

Commenters suggest that this language make clear that lobbying is not a task of staff but rather Flagstaff City Council. Other commenters suggest that the City of Flagstaff partner with other Arizona towns and cities to lobby for more local housing control. Others suggested lobbying against the prohibition of mandatory inclusionary zoning.

Conditions & Backgrounds

Although the City of Flagstaff has a number of Housing planning documents, when declaring the Housing Emergency, Flagstaff City Council directed staff to create a single, comprehensive community-facing document to summarize the organization's immediate and long-term needs and strategies to improving housing affordability. This Plan defines the Housing Emergency in Flagstaff and provides policy initiatives and strategies to address it over the next 10 years. As the City of Flagstaff implements the 10-Year Housing Plan, the goal is to substantially increase the number of available and affordable housing options for Flagstaff residents at all income levels and to increase housing subsidies for our neighbors that are unable to afford housing in Flagstaff.

Where is this topic addressed in the 10-Year Housing Plan?

Plan implementation and required actions are addressed in the section of the Plan titled "Forging Ahead for Housing Advancement, Action Needed". The Flagstaff City Council will have oversight responsibility for this Plan and will make policy decisions, budgetary appropriations and workplan approvals that will facilitate implementation. The Flagstaff Housing Commission will provide recommendations to Flagstaff City Council on the implementation of this Plan. Flagstaff City Council and the community will receive an annual update on the progress of Plan implementation.

The Plan also discusses how this document is a living document that will evolve with market conditions, community housing needs and budgetary status. This section presents a structure for ongoing monitoring, evaluation and reporting on the Plan's goal and progress.

The Plan establishes one overarching goal, supported by two fundamental elements that together will significantly impact housing attainability. The goal will be achieved through the implementation of the policy initiatives and strategies in this document. Implementation of the policy initiatives and strategies will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff and private, public and nonprofit partnerships.

Multiple factors including market conditions, community will, Flagstaff City Council support and funding availability will dictate the City of Flagstaff's involvement in future housing development. Where development will take place will be driven by land availability and developer willingness to contribute toward affordable housing goals. Development progress will be tracked and reported to Flagstaff City Council, the Housing Commission and the community at large on an annual basis.

The 10-Year Housing Plan addressed community opposition when identified through the local Housing Survey. See section titled "Flagstaff Housing Survey – Qualitative Results, Support of Affordable Housing Development".

What Changes were made in the 10-Year Housing Plan based off public comments?

The Plan discusses the purpose of conceptual policy initiatives and strategies. Refer to the section in the Plan titled "Accountability, Plan Flexibility".

The Plan discusses community opposition and has removed the term Not In My Back Yard (NIMBY).

The Plan now addresses how the City of Flagstaff's housing programs serve local residents and owner-occupied housing. For more information refer to the section titled "Serving Local Residents Through City of Flagstaff Housing Programs."

Public Housing is included in the Plan, refer to section titled "Housing Authority & Possibilities."



Draft 10-Year Housing Plan 30 Day Public Comment Period

November 6, 2021, 9:31 AM

Contents

i.	Summary of responses	2
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Draft 10-Year Housing Plan 30 Day Public Comment Period

We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan

Summary Of Responses

As of November 6, 2021, 9:31 AM, this forum had:		Topic Start	Topic End
Attendees:	786	September 22, 2021, 11:15 AM	November 6, 2021, 8:56 AM
Responses:	327		
Hours of Public Comment:	16.4		

QUESTION 1

How would you prioritize the policies initiatives in the "Create" category of the 10-Year Housing Plan? Click each priority to add it to your priority list in order of importance.

1. Create 5: Incentivize the creation of affordable units through various programs and mechanisms.
2. Create 3: Ensure that the Flagstaff Regional Plan includes robust affordable housing goals and policies.
3. Create 1: Create a dedicated funding source for affordable housing in Flagstaff
4. Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types.
5. Create 2: Explore Building Innovation and cost saving practices.

QUESTION 2

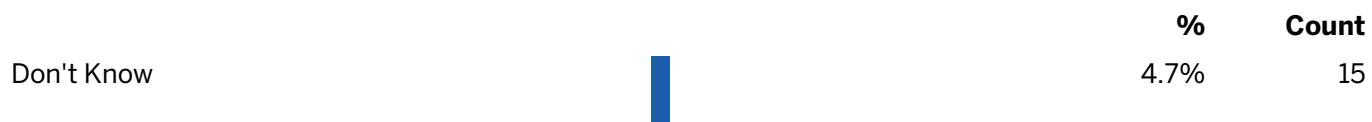
There are 32 strategies in the Create Policy Category. How favorable are you of the following strategies to implement the "Create" policies?

Create 1.1: Present 2022 Bond Measure to Council and Community for consideration for additional funding to be leveraged with local, state and federal dollars.

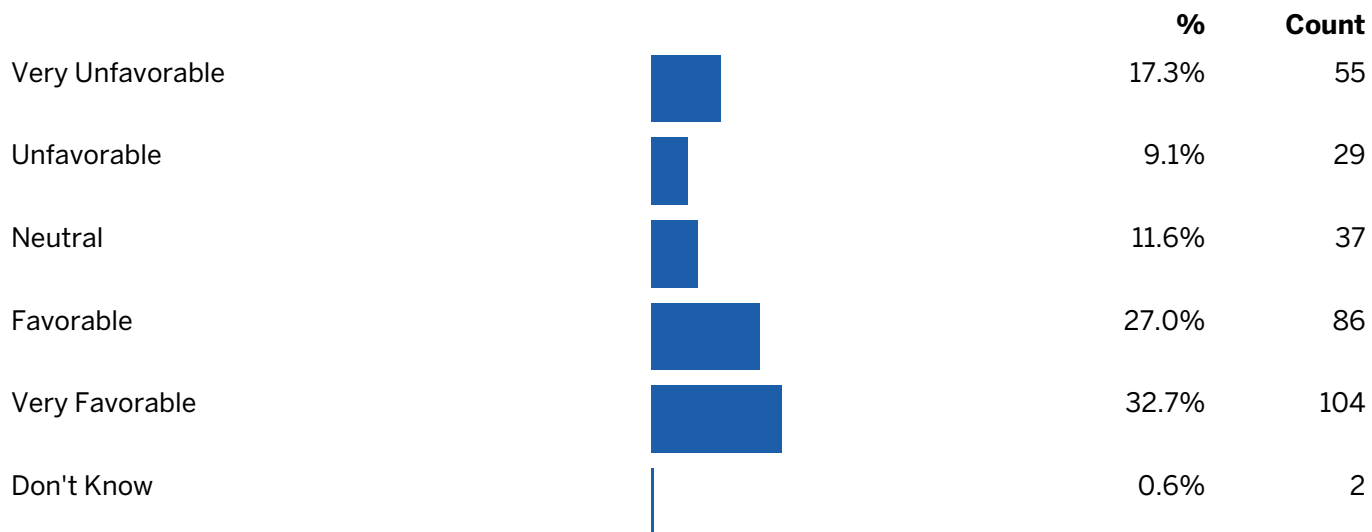
		%	Count
Very Unfavorable		17.9%	57
Unfavorable		10.7%	34
Neutral		18.2%	58
Favorable		30.2%	96
Very Favorable		17.3%	55

Draft 10-Year Housing Plan 30 Day Public Comment Period

We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Create 1.2: Create a fund for the purpose of acquiring land/units for affordable housing in order to be able to respond to opportunities as they arise.



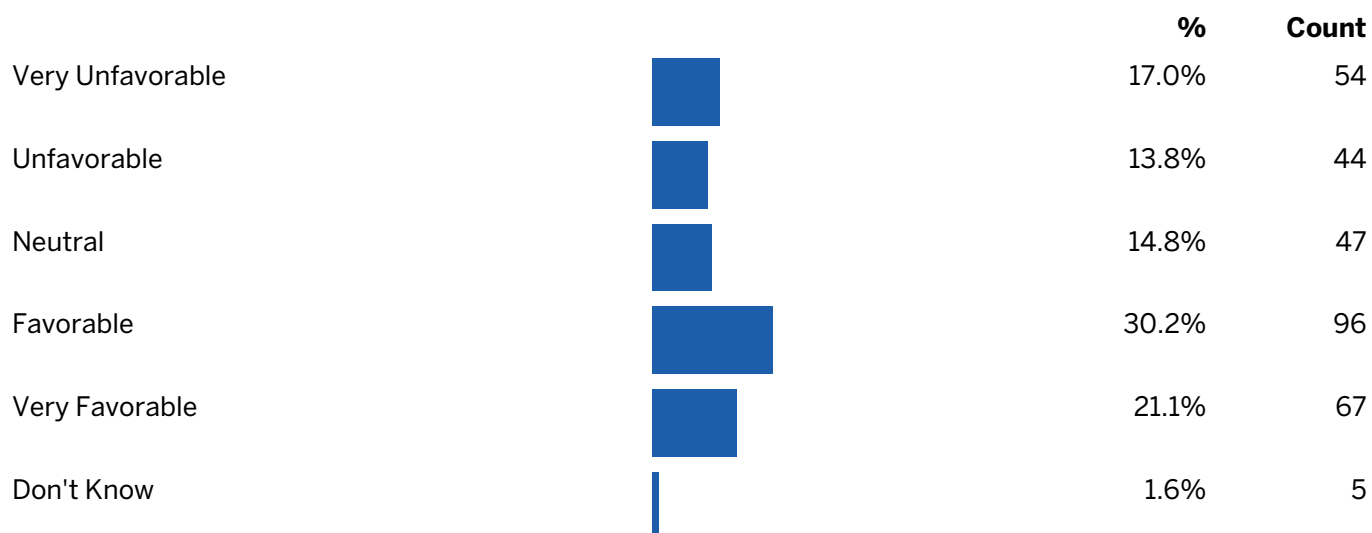
Create 1.3: Identify ongoing resource opportunities for the purpose of assisting households experiencing homelessness, households at risk of becoming homeless, first time homebuyers, and affordable housing targeted to these populations.



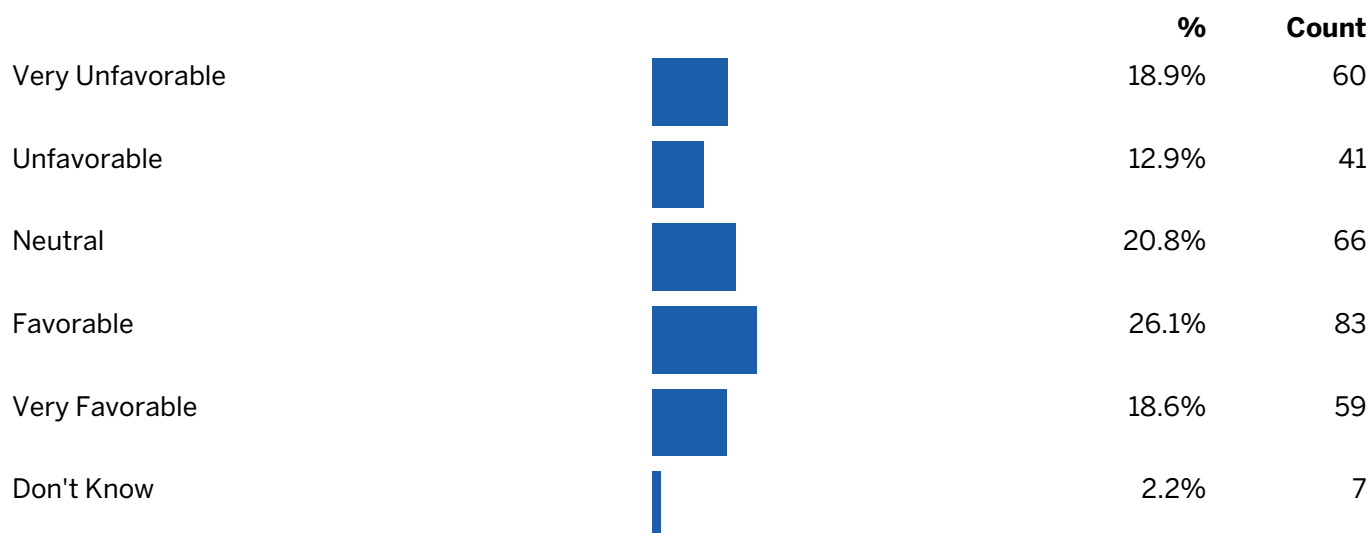
Create 1.4: Explore other funding mechanisms for affordable housing developments such as Revitalization district and dedicated sales tax.

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We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Create 2.1: Hire an independent consultant to review City codes, processes and fees to determine whether modifications, reductions, or eliminations would facilitate cost saving housing development strategies.



Create 2.2: Explore innovative tools and techniques to limit costs for regional development impacts on individual development projects, such as infrastructure.

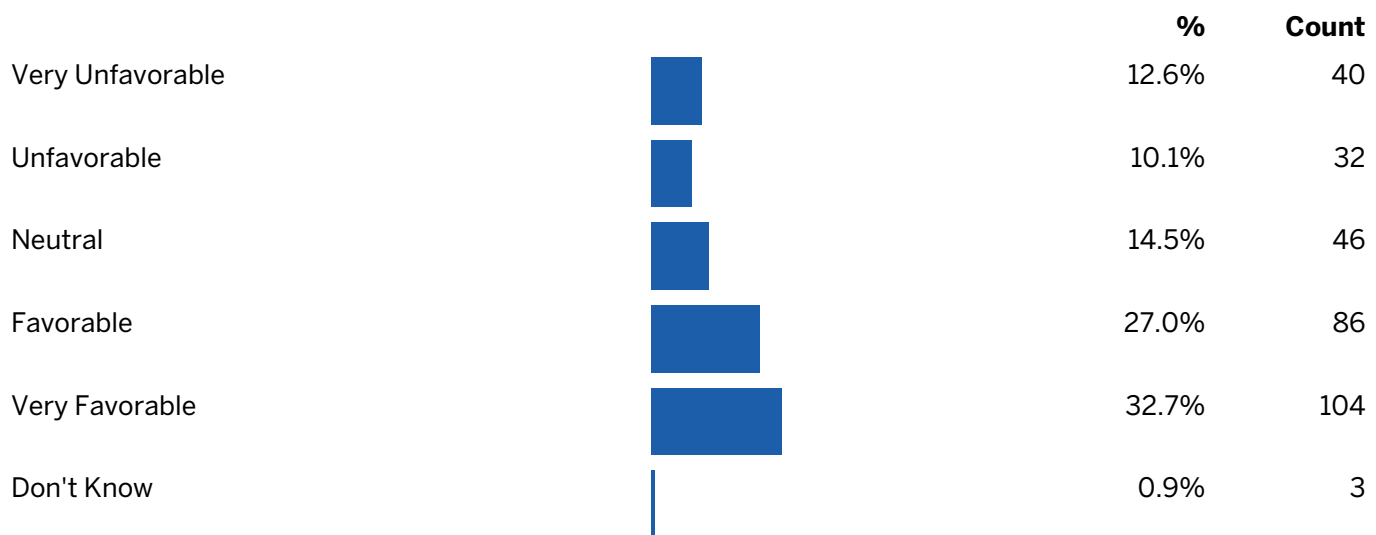


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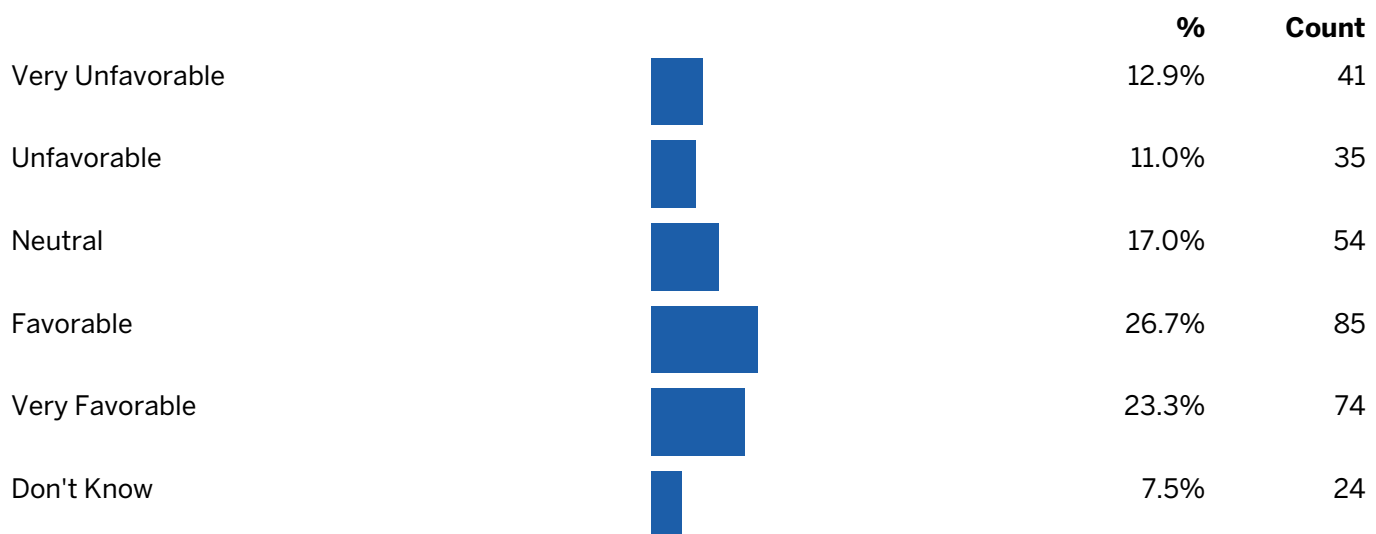
We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Create 2.3: Create a dedicated team specifically for affordable housing projects.



Create 2.4: Establish a simplified entitlement (i.e. rezoning and conditional use permit) and development review process.

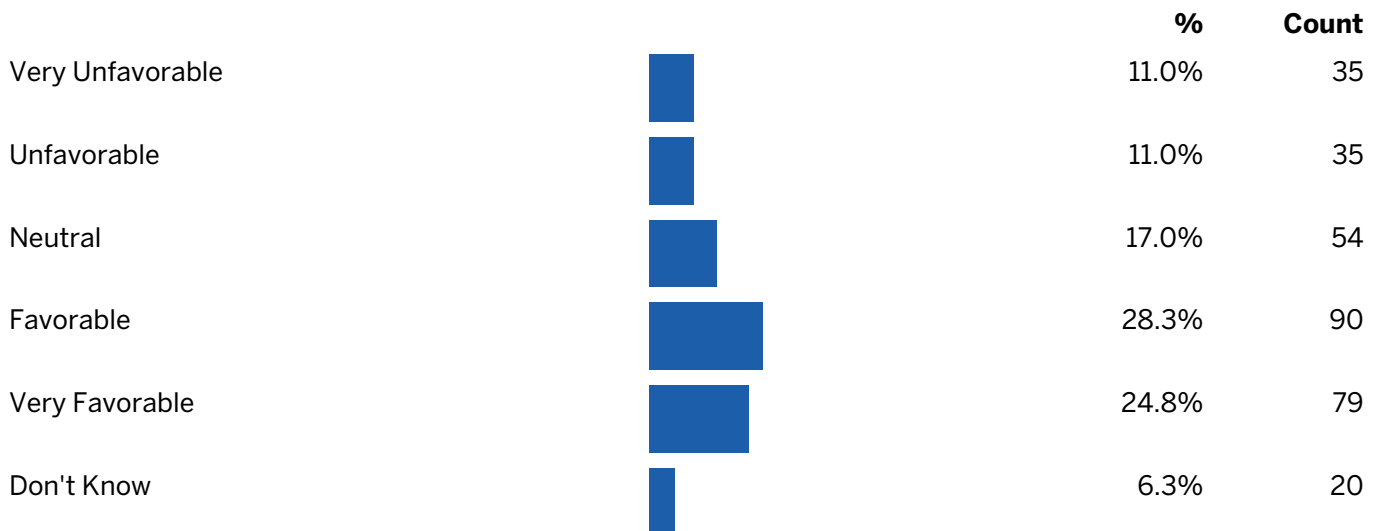


Create 2.5: Explore alternative Engineering and Fire requirements to minimize the cost of development without

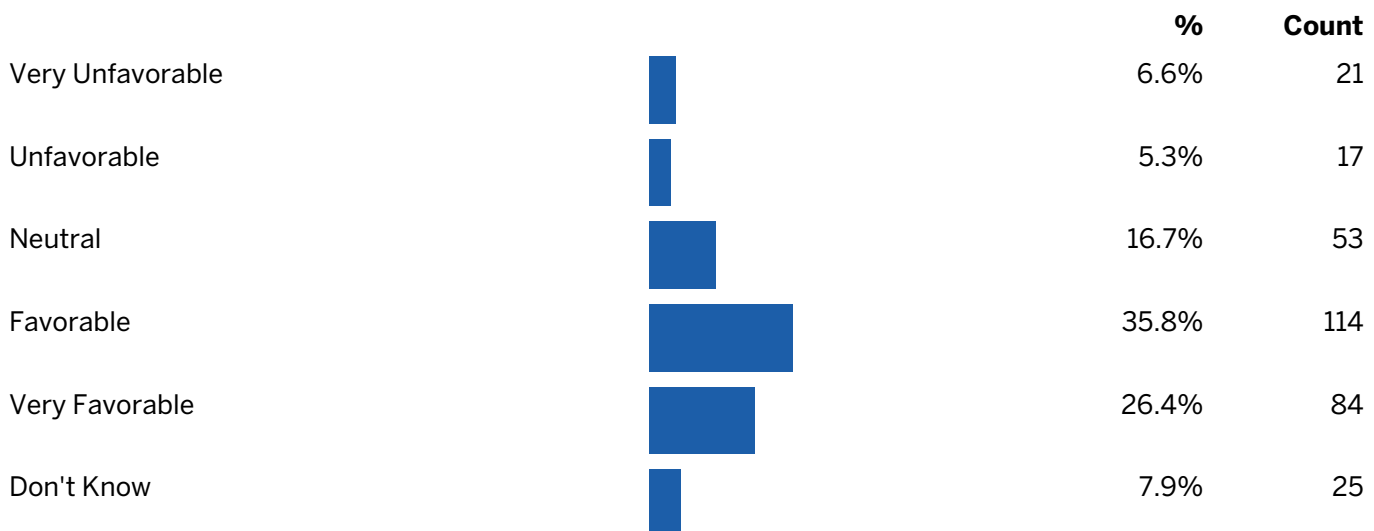
Draft 10-Year Housing Plan 30 Day Public Comment Period

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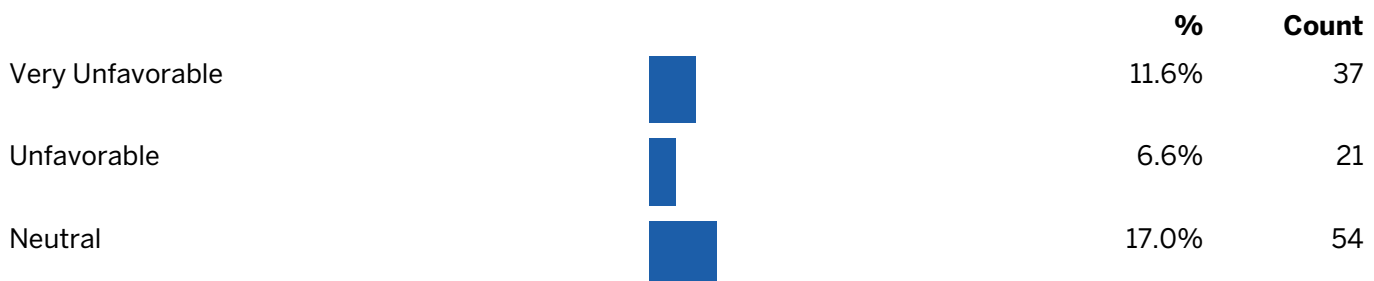
compromising Fire and Life Safety.



Create 2.6: Make pre-approved standard plans available to property owners to reduce planning and review costs.



Create 2.7: Construct and promote net zero or net zero ready affordable housing when funding is available and encourage private developers to do the same.

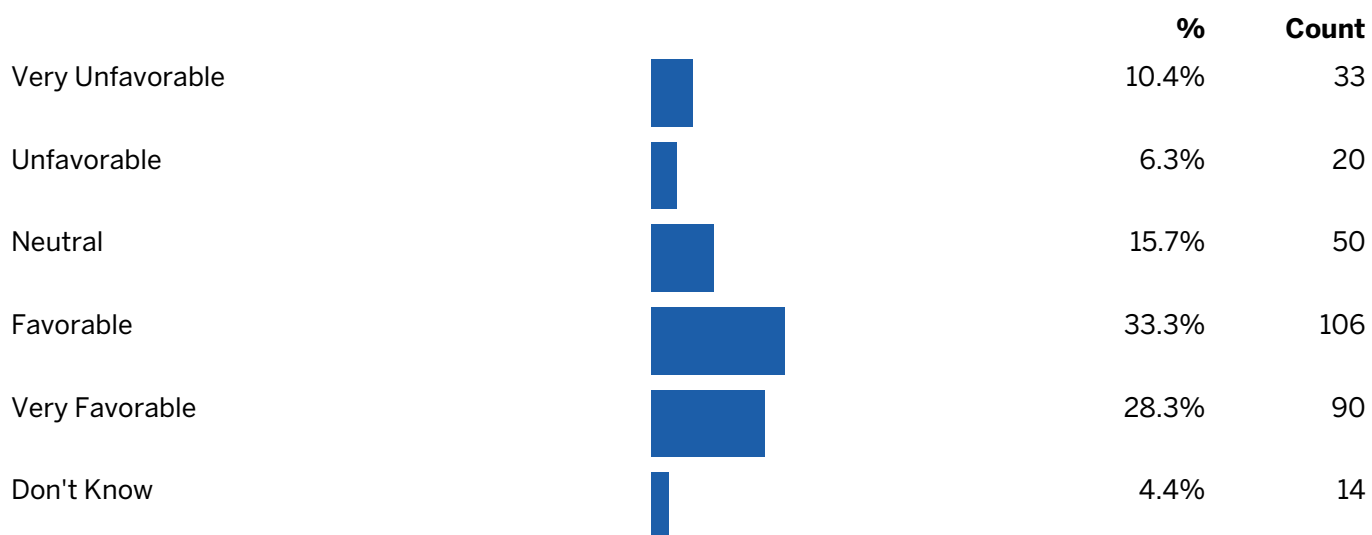


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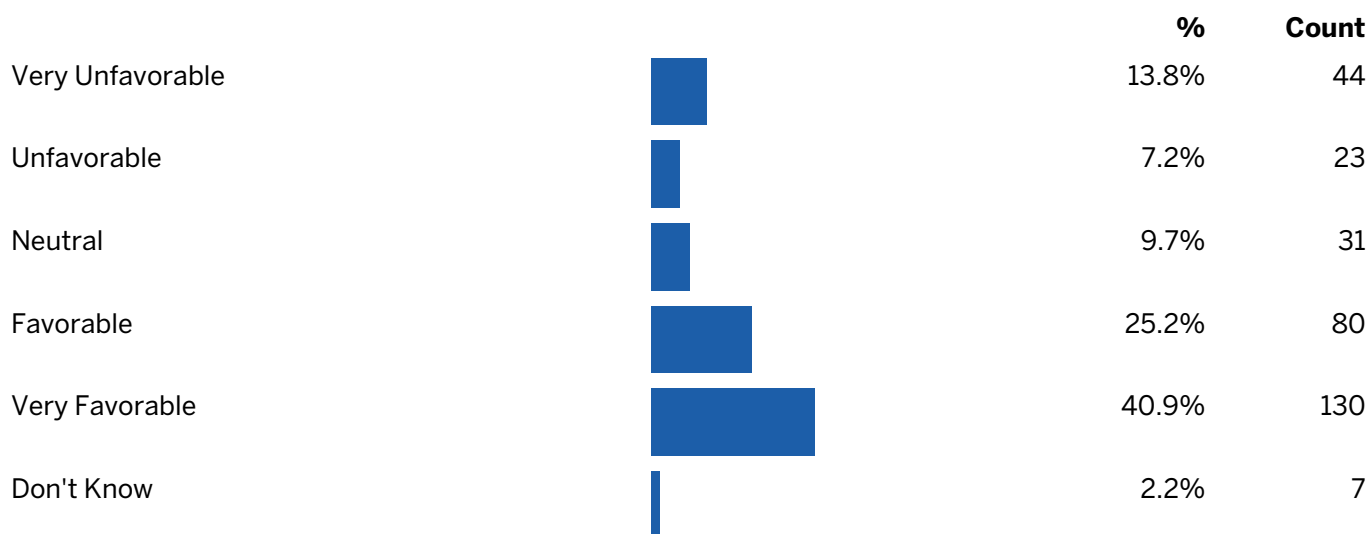
We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Create 2.8: Prioritize Capital Improvement Projects that facilitate affordable housing.



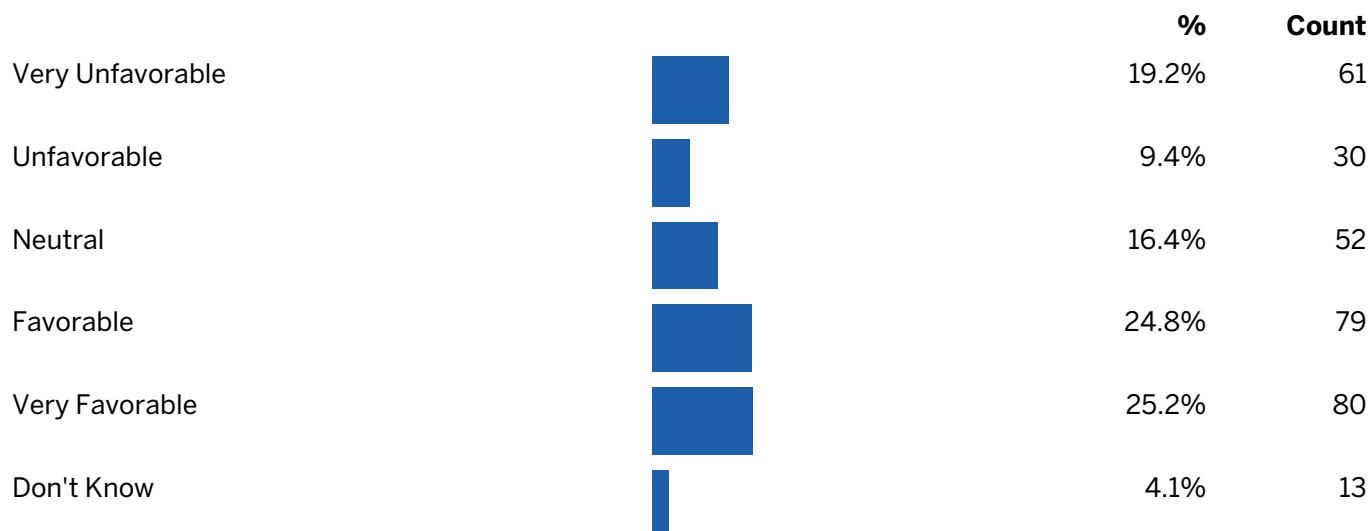
Create 2.9: Prioritize the development of City owned land designated for affordable housing and evaluate other city owned parcels for affordable and mixed-income housing.



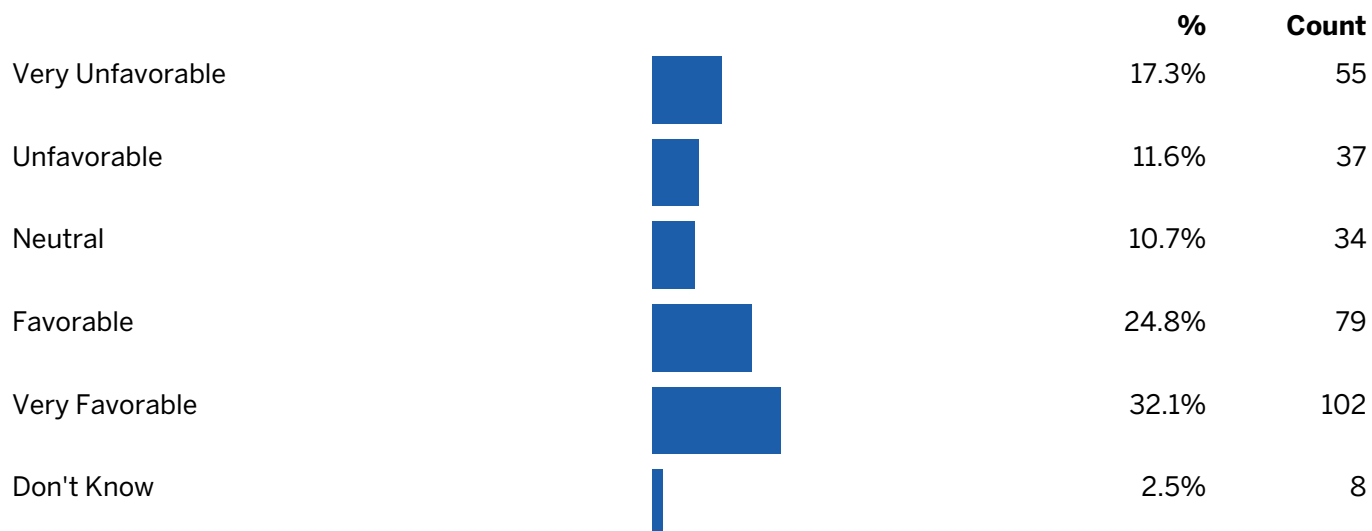
Create 3.1: Update the Regional Plan policies to support increased density related to affordable housing.

Draft 10-Year Housing Plan 30 Day Public Comment Period

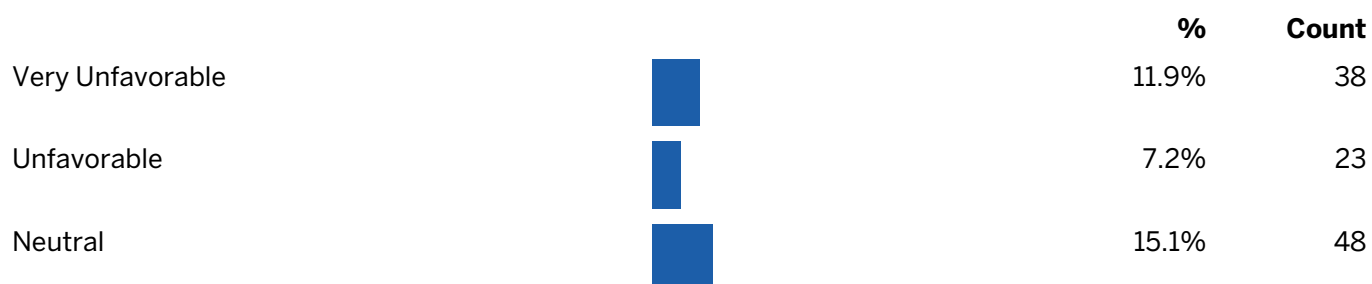
We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Create 3.2: Identify suburban areas that have the existing infrastructure to support greater density and intensity of development.



Create 3.3: During the update of the Flagstaff Regional Plan, revise the Community Character chapter for goals and policies to include cost saving methods that reduce the conflict between affordable housing, historic preservation and urban design.

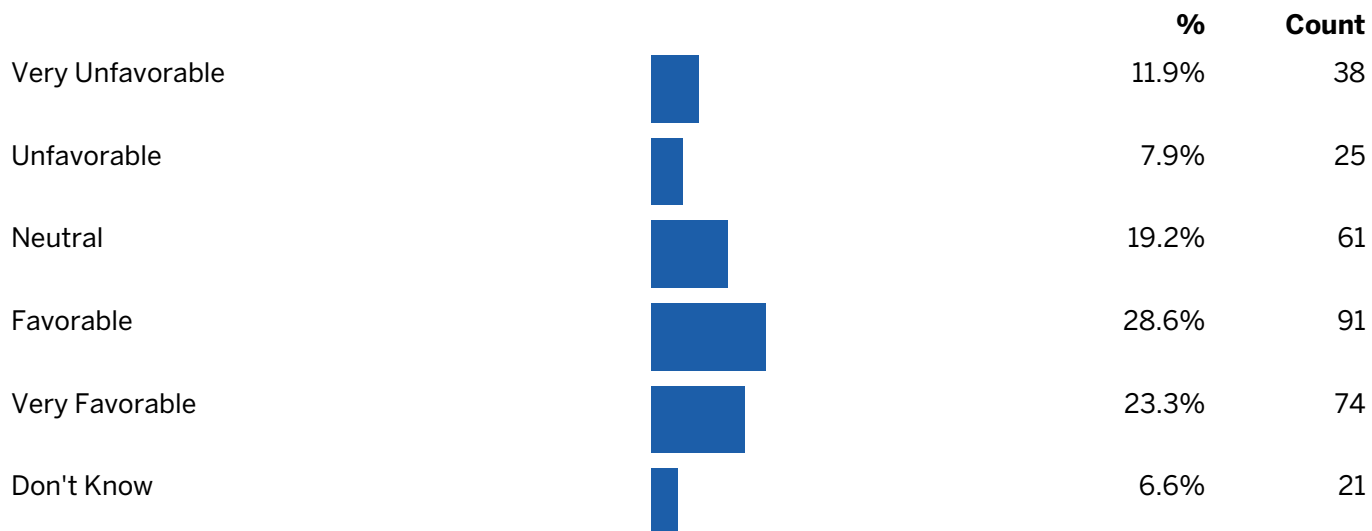


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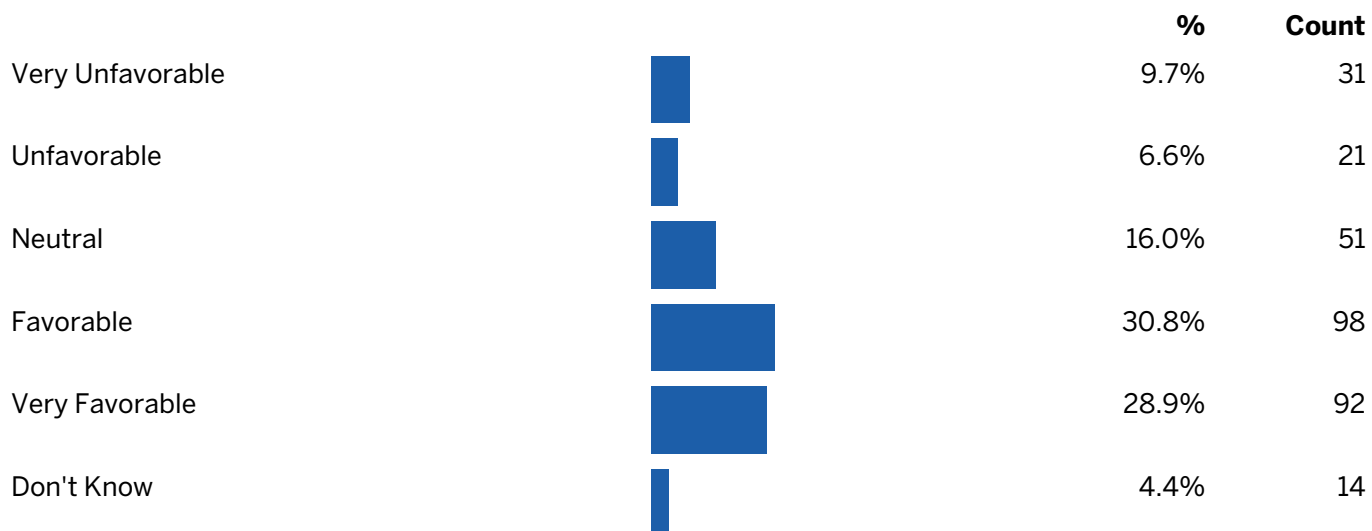
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Create 4.1: Review and amend the Planned Residential Development (PRD) standards and process to address barriers for infill development and allow for more flexibility in development options, building types, and lot configurations.



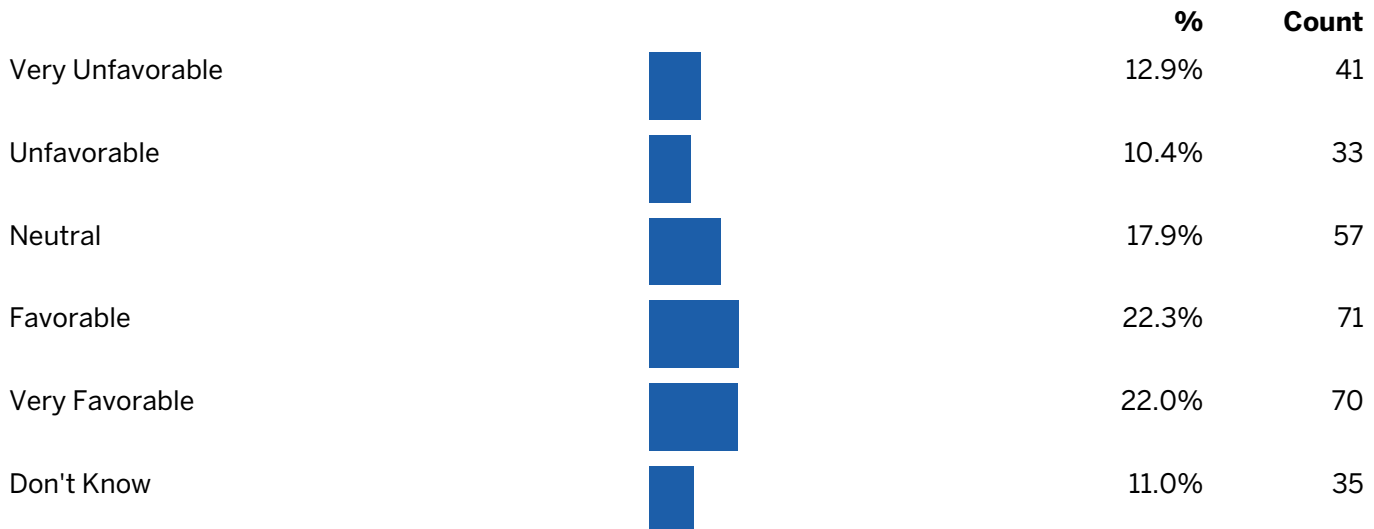
Create 4.2: Explore options with appropriate land use and economic studies as necessary that could integrate affordable housing units to be developed in commercial and industrial locations where suitable.



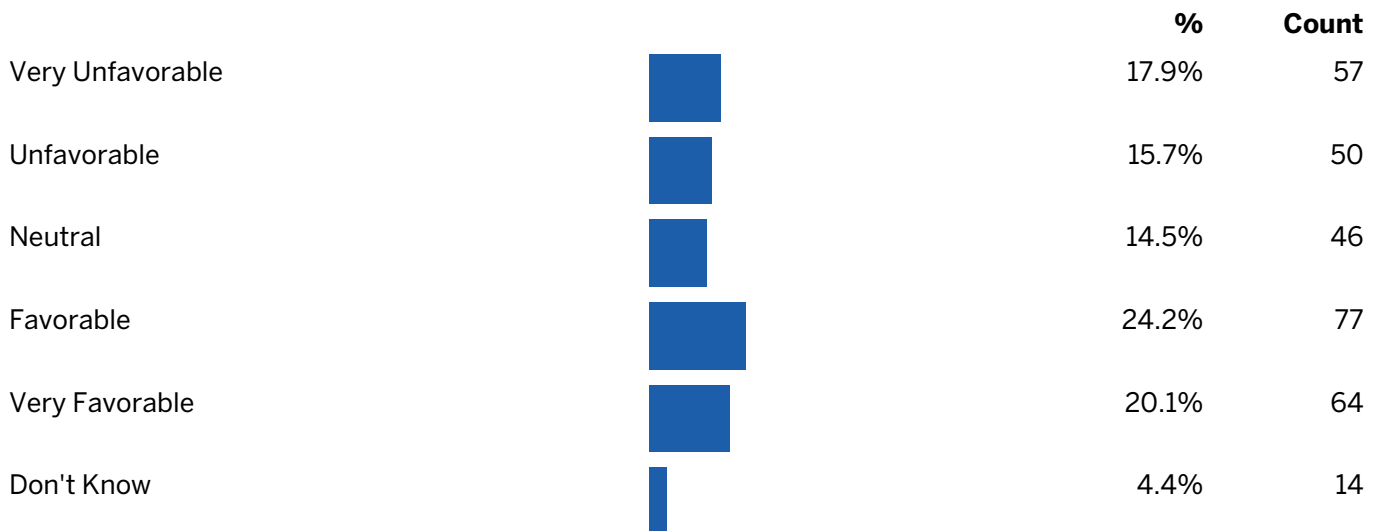
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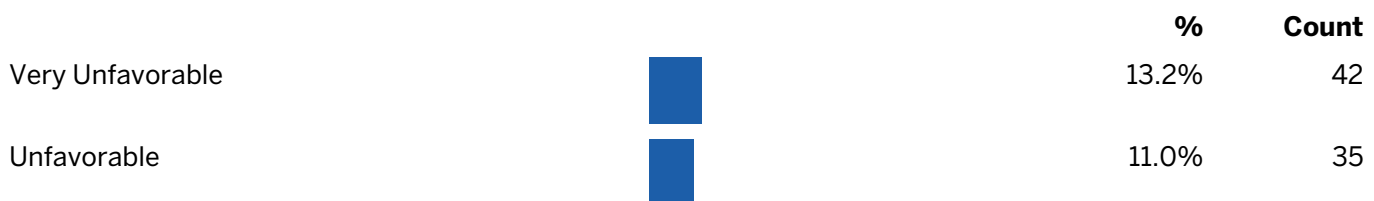
Create 4.3: Explore adding affordable housing as an allowed use in the Public Facilities (PF) Zone.



Create 4.4: Review parking standards for all residential development with the goal of reducing the cost of development and increasing the number of dwelling units that may be achieved.

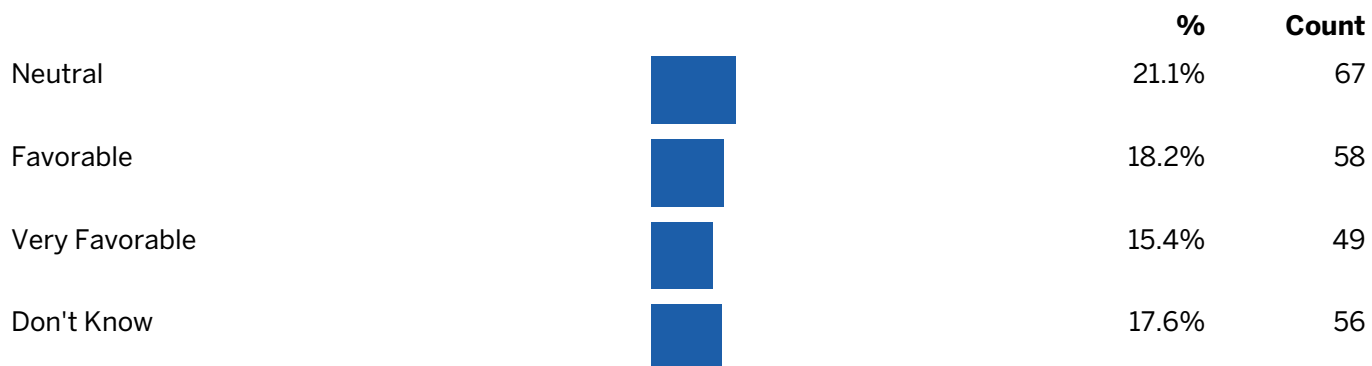


Create 4.5: Evaluate and amend the Resource Protection Overlay standards to ensure that the minimum densities can be met on most sites, including making the requirements for residential sites to be similar to those for a commercial site.

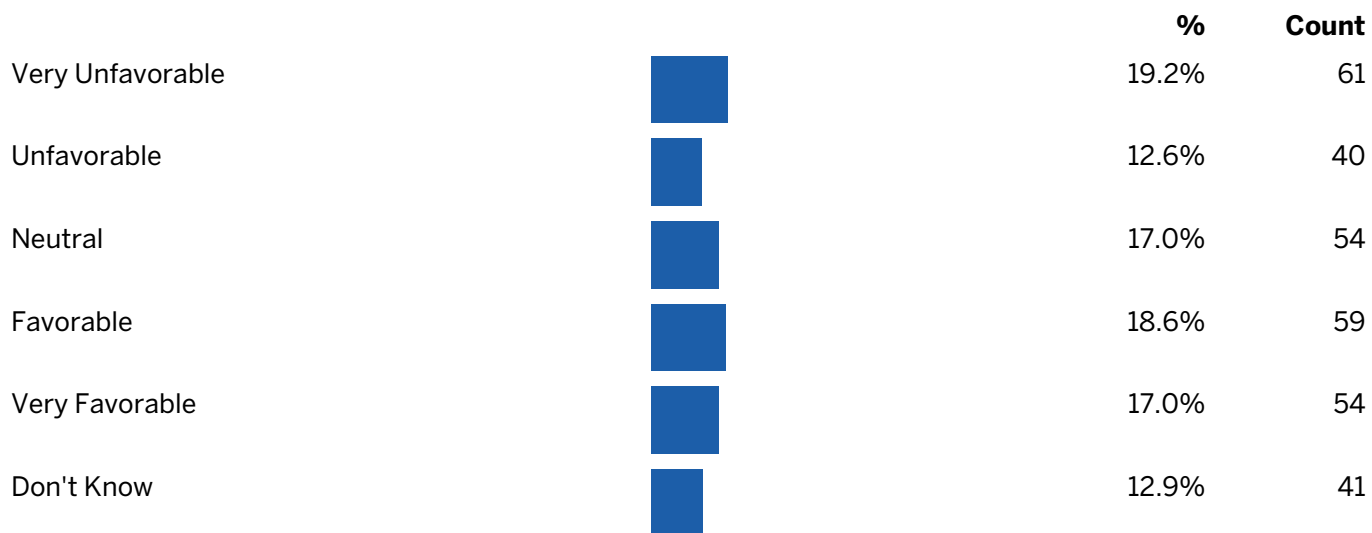


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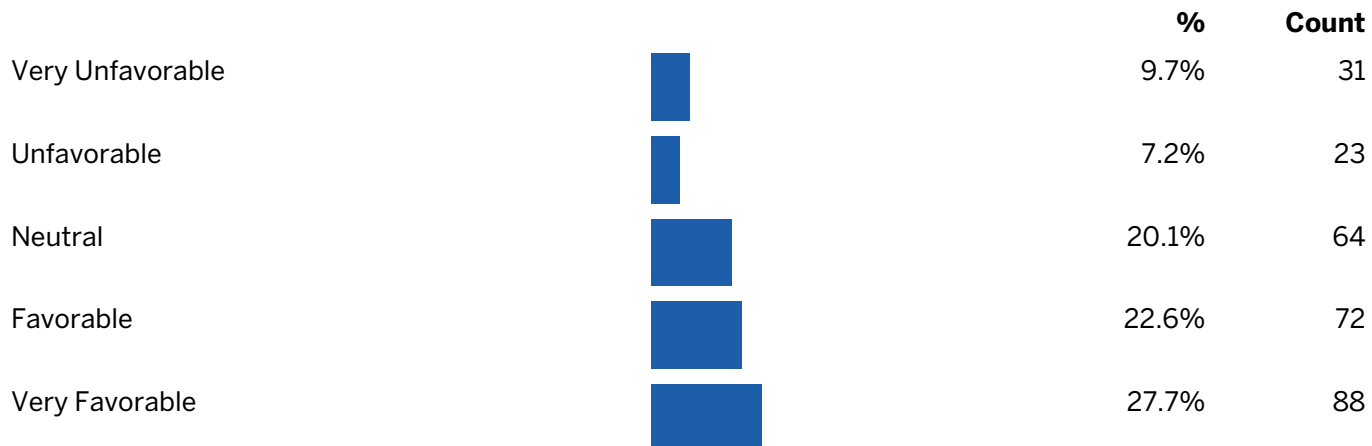
We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Create 4.6: Evaluate Resource Protection Overlay standards in terms of consistent application across each zone, and allow for greater maximum densities.



Create 4.7: Continue to evaluate and amend the current Accessory Dwelling Unit (ADU) zoning code standards with the goal of increasing supply.

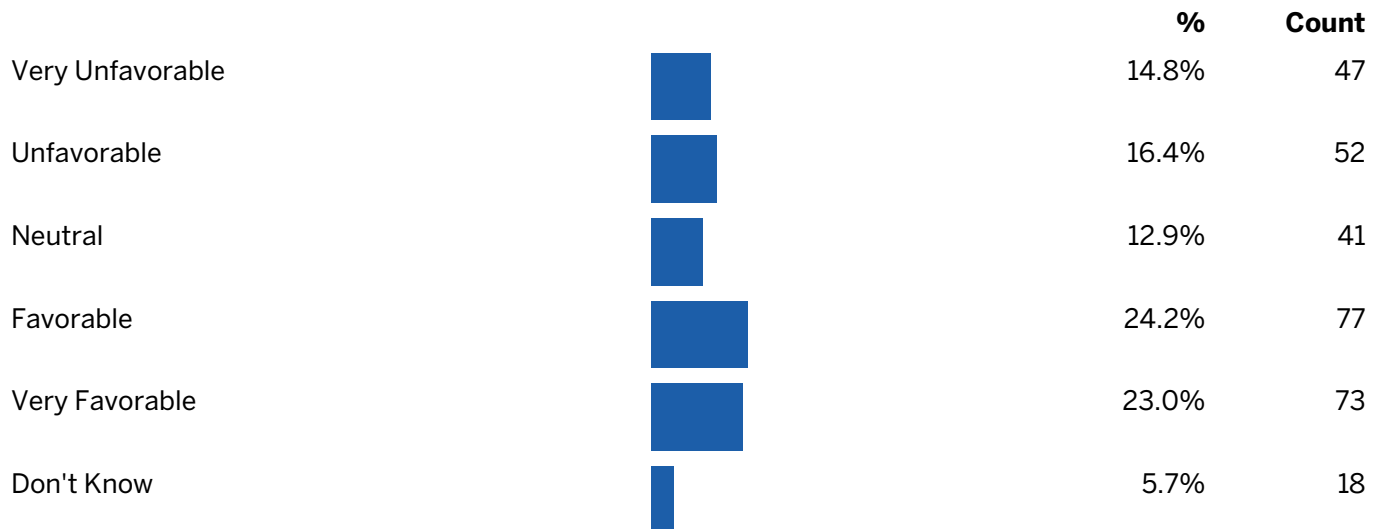


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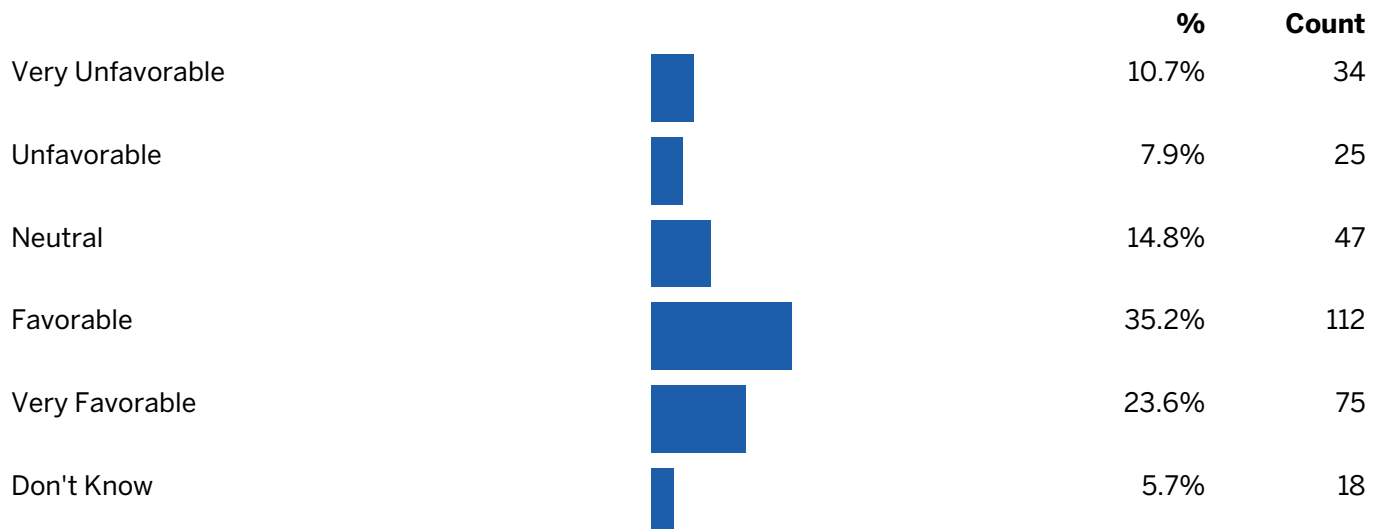
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Create 4.8: Explore allowing additional flexibility for homeowners and landlords to increase density.



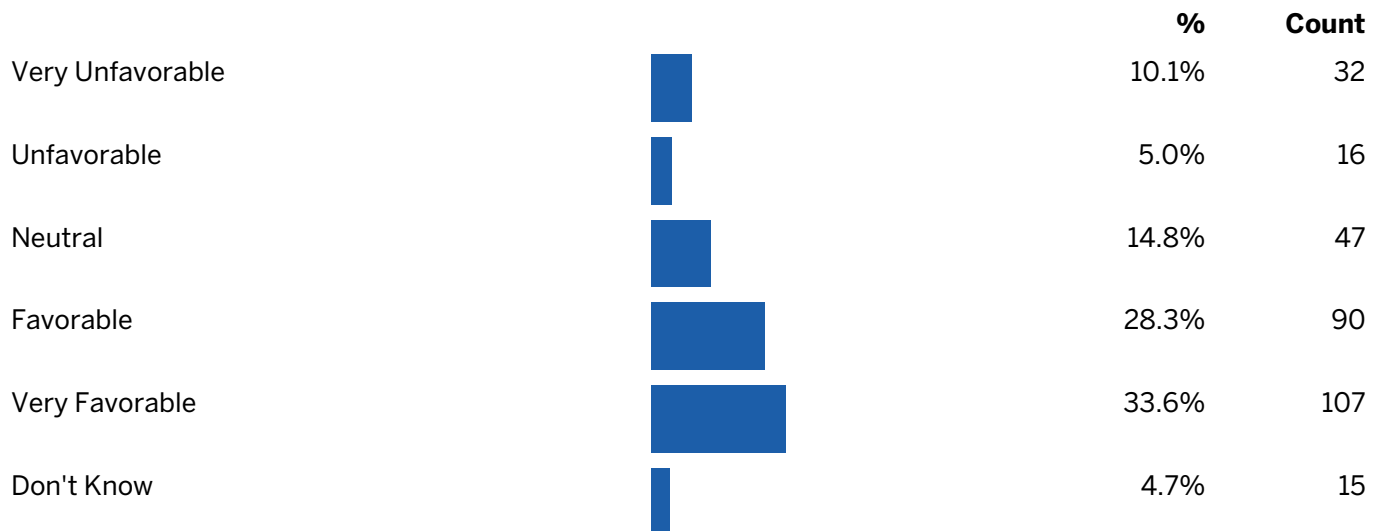
Create 5.1: Ensure that modifications to the zoning code improve and maintain the effectiveness of the density incentives for affordable housing.



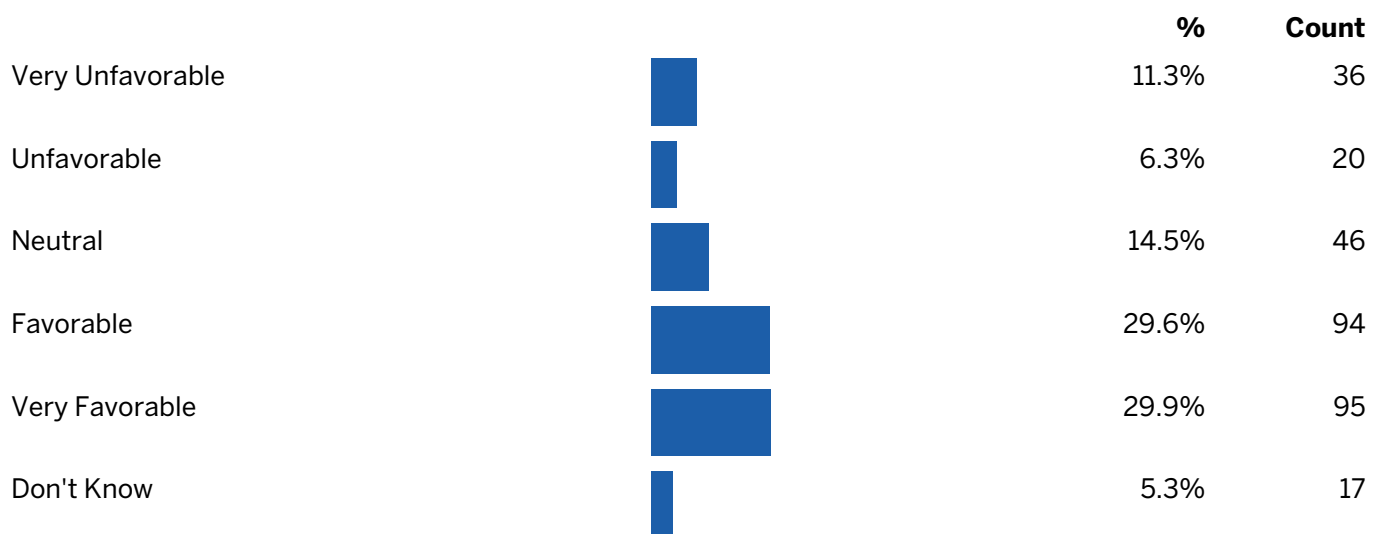
Create 5.2: Update the City's affordable housing incentive policy to implement the goals and policies of the 10 Year Housing Plan.

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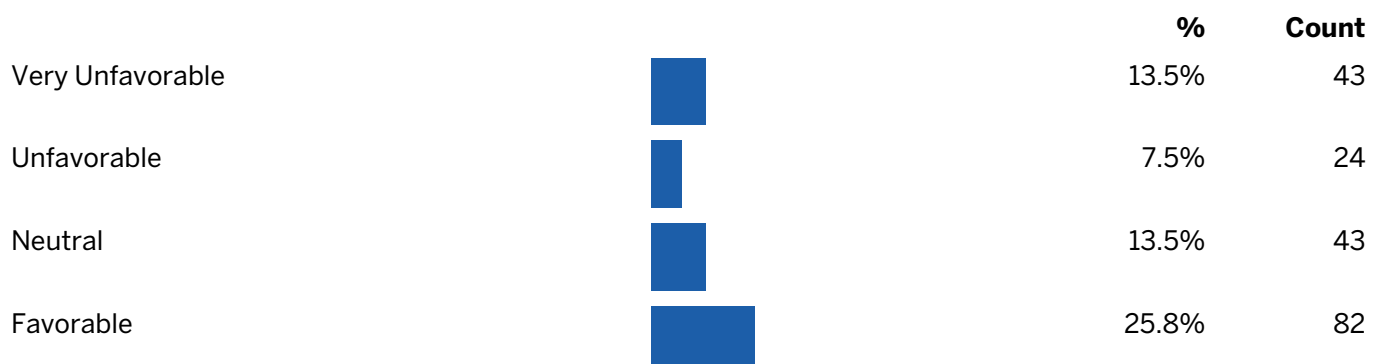
We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Create 5.3: Amend the City Code to implement the revised affordable housing incentive policy.



Create 5.4: Explore implementing reduced fees and waivers to incentivize the development of affordable housing.

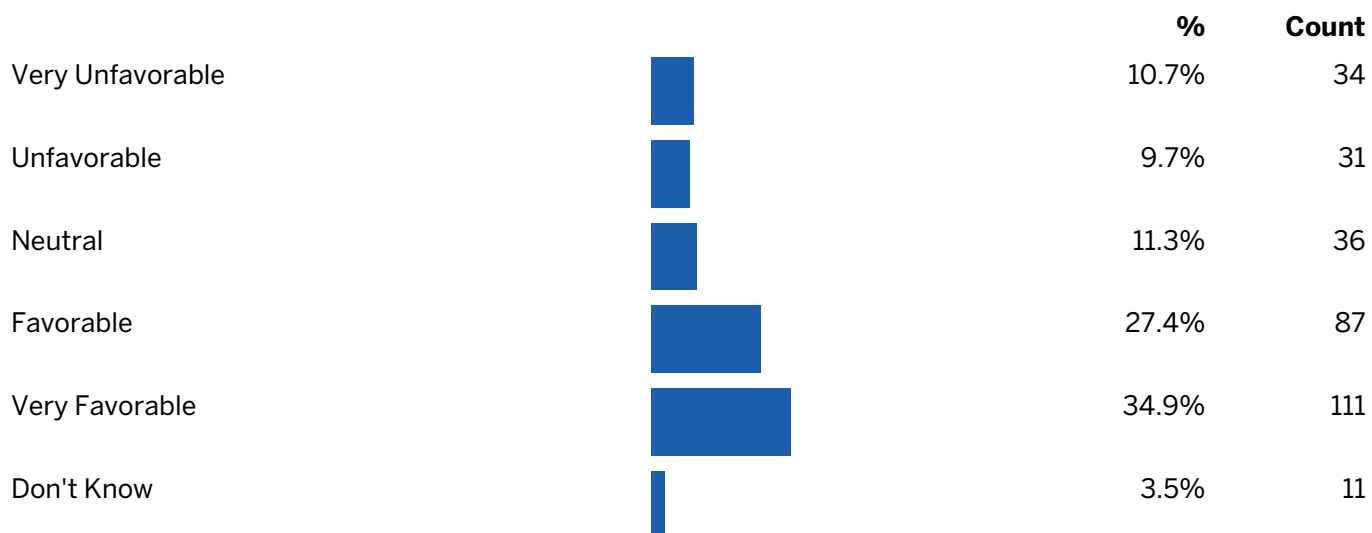


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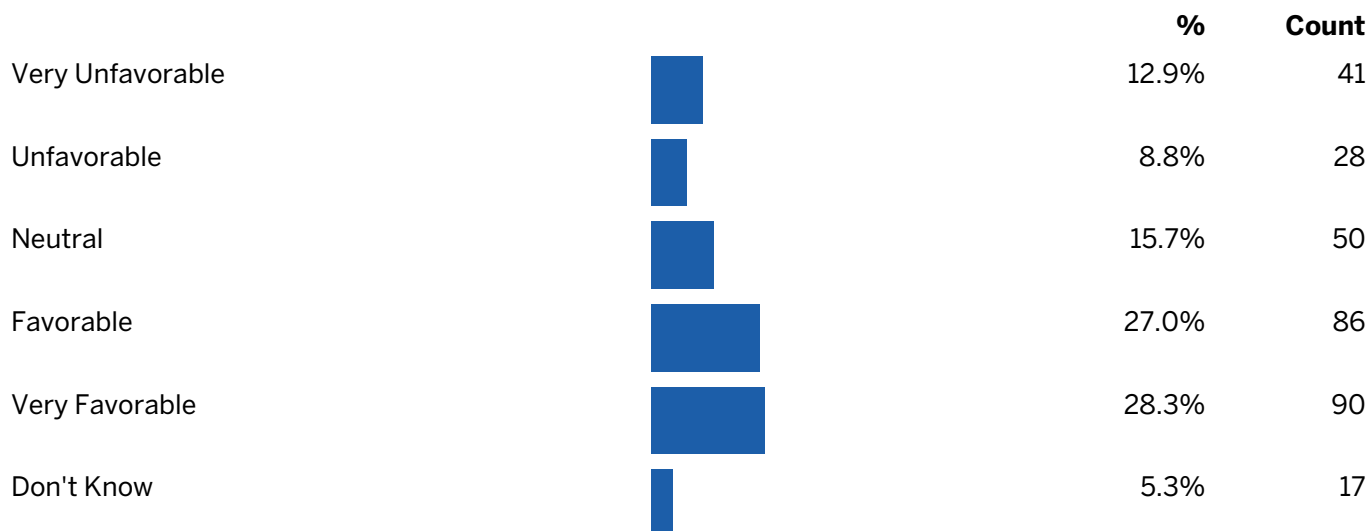
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Create 5.5: Explore in-lieu alternatives to providing affordable housing units (e.g. down payment assistance program, donation of finished lots, in-lieu payment, etc.).



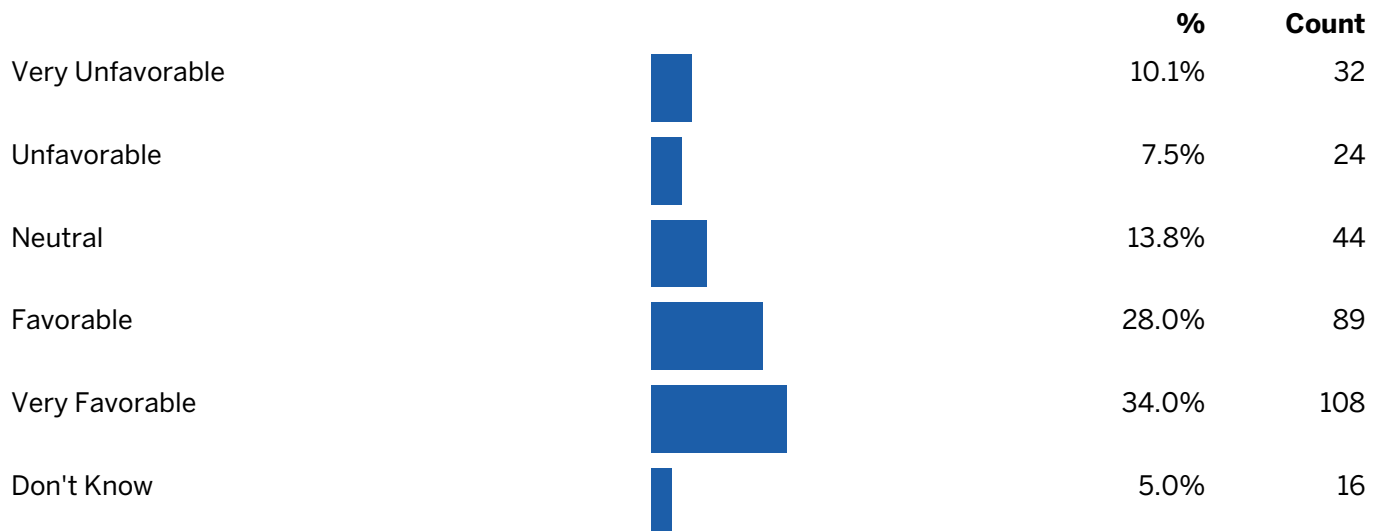
Create 5.6: Explore expedited review as an incentive to developments that provide affordable housing units.



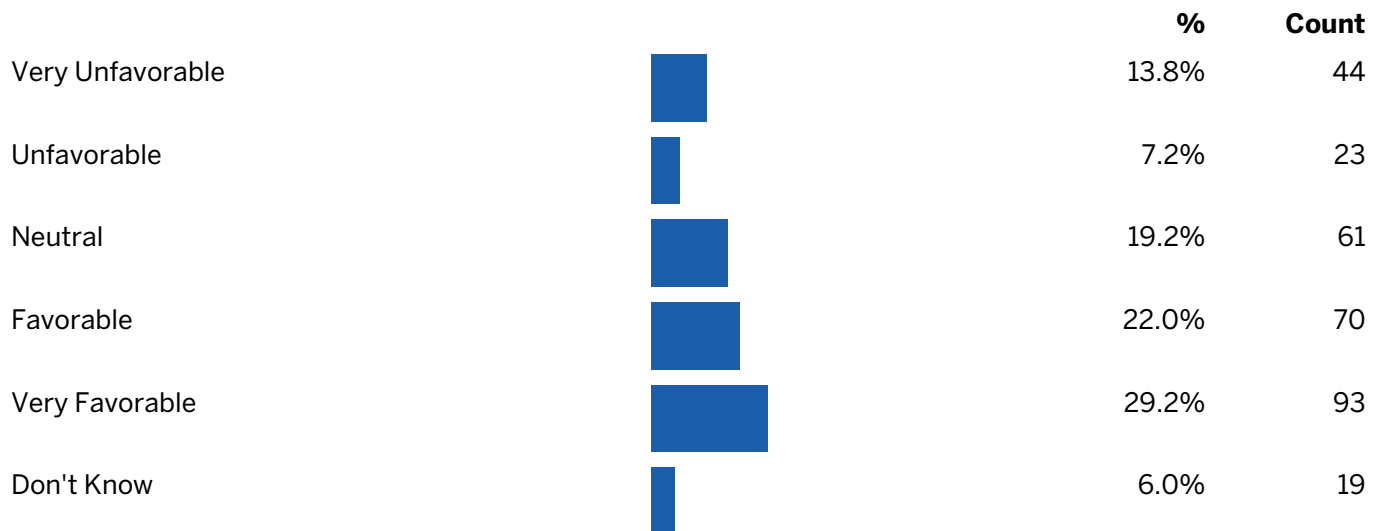
Create 5.7: Explore ways to incentivize employers to offer Employer Assisted Housing (EAH) programs.

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Create 5.8: Explore the use of the community land trust model and public/private partnerships to incentivize the development of ownership units that are priced significantly below market rate.



QUESTION 3

Do you have any solutions you would like to share about the "Create" category? Are any strategies missing or should any of the strategies above be changed?

Answered	131
Skipped	196

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We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan

- **affordable** all also **community** **cost** could create density **development** do flagstaff from high **home** homes **housing** how income into like live **market** money **more** nau **need** out people rentals **residents** s t than they town units up what **who**

QUESTION 4

How would you prioritize the policies initiatives in the "Connect" category of the 10-Year Housing Plan? Click each priority to add it to your priority list in order of importance.

1. Connect 2: Reduce homelessness in the community and seek creative solutions to foster housing permanency for all.
2. Connect 1: Implement a framework for centering equity in proposed and existing housing practices, policies and programs.
3. Connect 3: Integrate healthcare into housing programs and housing into healthcare programs as appropriate

QUESTION 5

There are 10 strategies in the Connect Policy Category. How favorable are you of the following strategies to implement the "Connect" policies?

Connect 1.1: Evaluate housing policies and strategies in City planning documents through an equity lens.

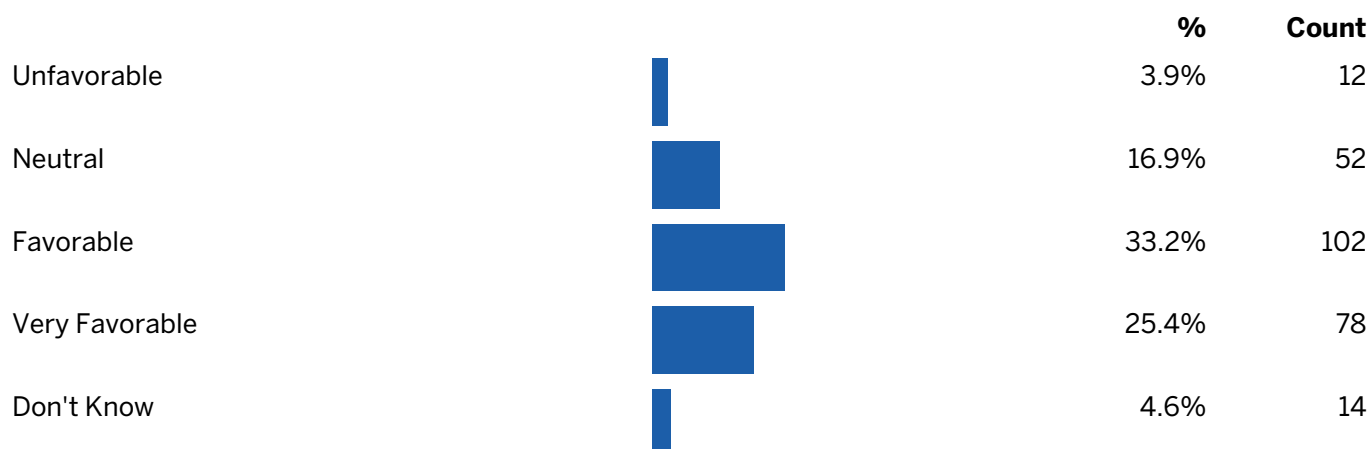
		%	Count
Very Unfavorable		14.7%	45
Unfavorable		4.2%	13
Neutral		15.6%	48
Favorable		34.5%	106
Very Favorable		26.7%	82
Don't Know		3.3%	10

Connect 1.2: Encourage community organizations such as local Continuum of Care to continue to integrate equity into programs and policies.

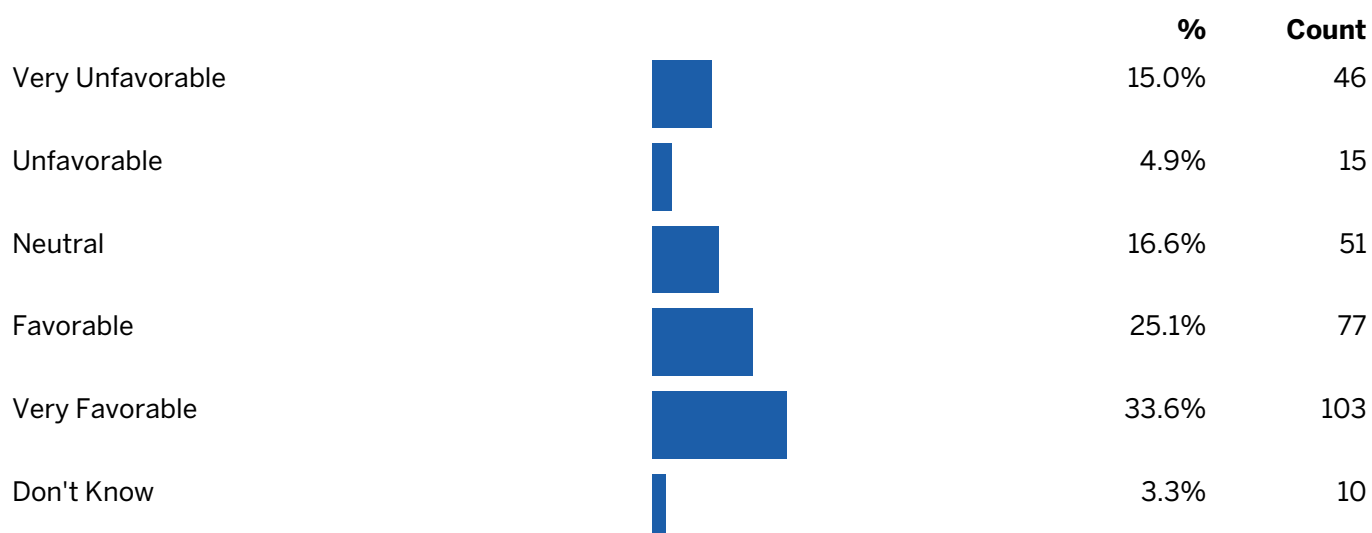
		%	Count
Very Unfavorable		14.7%	45

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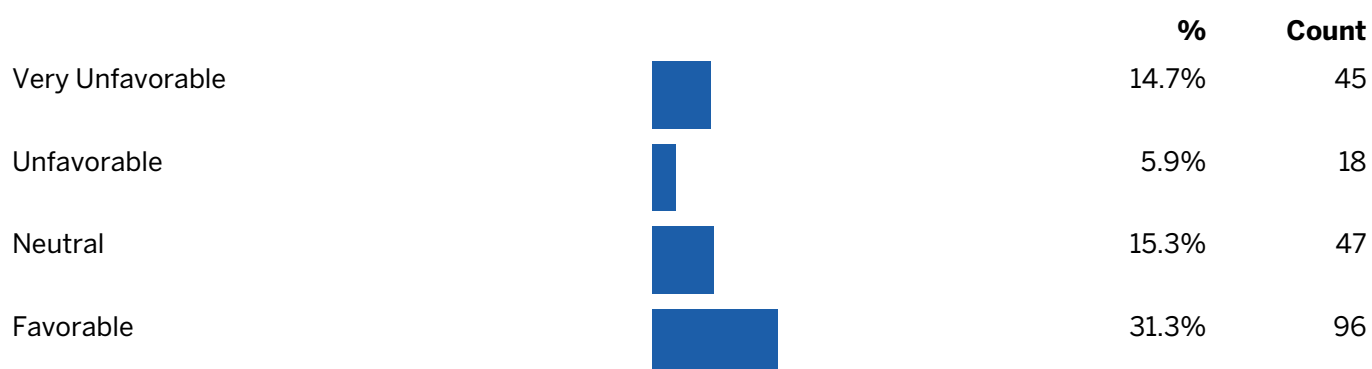
We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Connect 1.3: Review member composition of the Housing Commission and Housing Authority Board to ensure racial and economic diversity reflective of the Flagstaff community and present to Council for input.



Connect 1.4: Utilize City resources to educate the community about financing and housing opportunity with an emphasis on assisting low to moderate income households to advance through the housing continuum and to address past racial disparities.

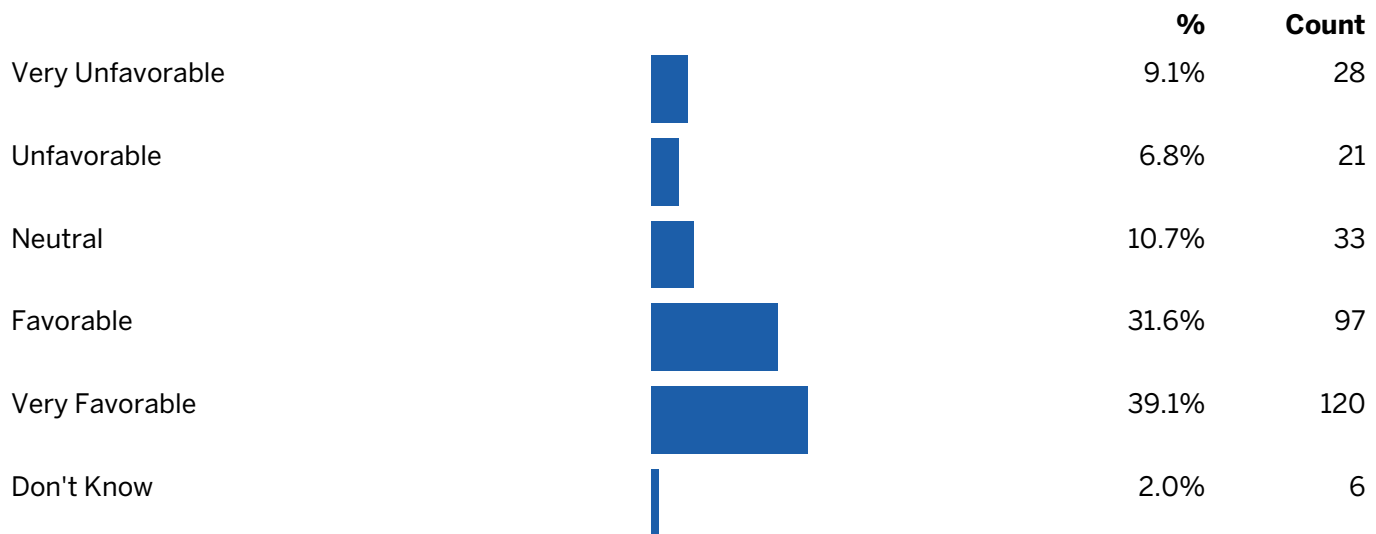


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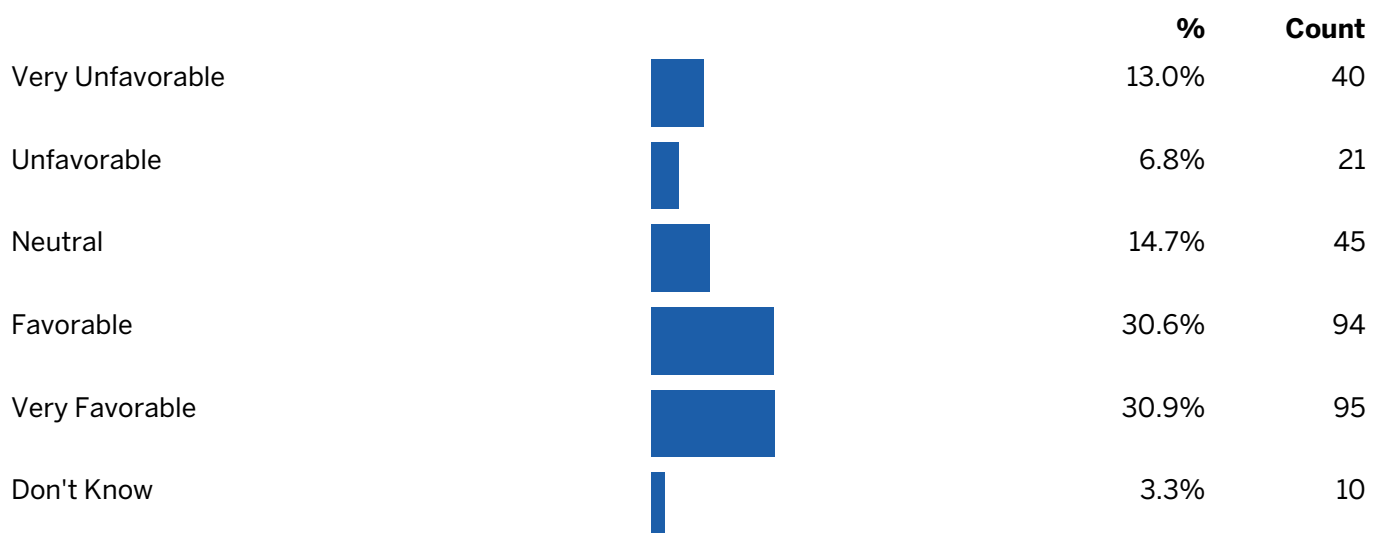
We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Connect 2.1: Explore the feasibility of a one-stop shop for a 'pre-qualification' letter or document that avoids application fees for rentals.



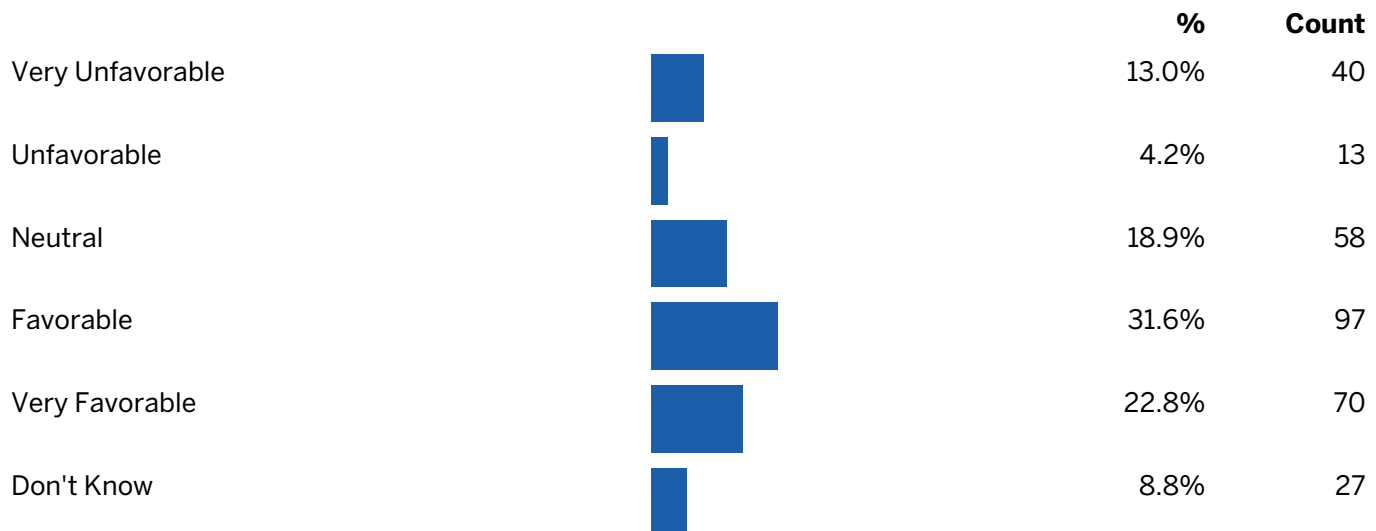
Connect 2.2: Create housing navigator or advocate positions to assist both landlords and housing challenge populations in securing and maintaining housing.



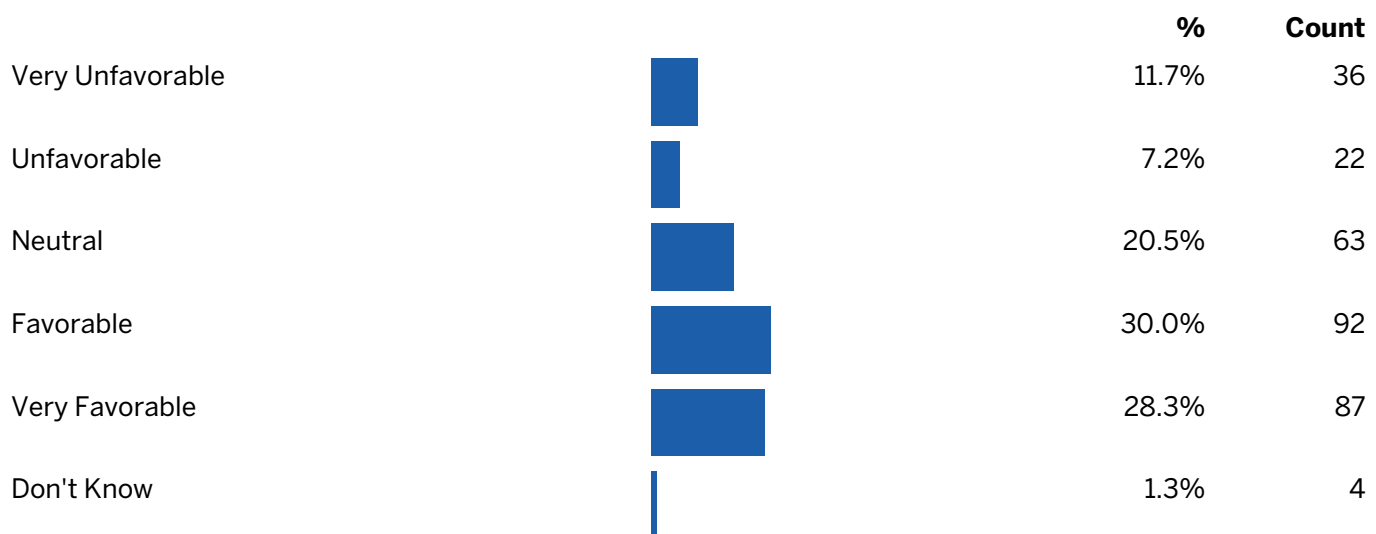
Connect 2.3: Continue to support and develop Coordinated Entry in meaningful way in providing linkages to healthcare, behavioral health and housing.

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Connect 3.1: Raise awareness of housing security as a social determinate of health.



Connect 3.2: Encourage neighborhoods, housing types and building practices that increase health.

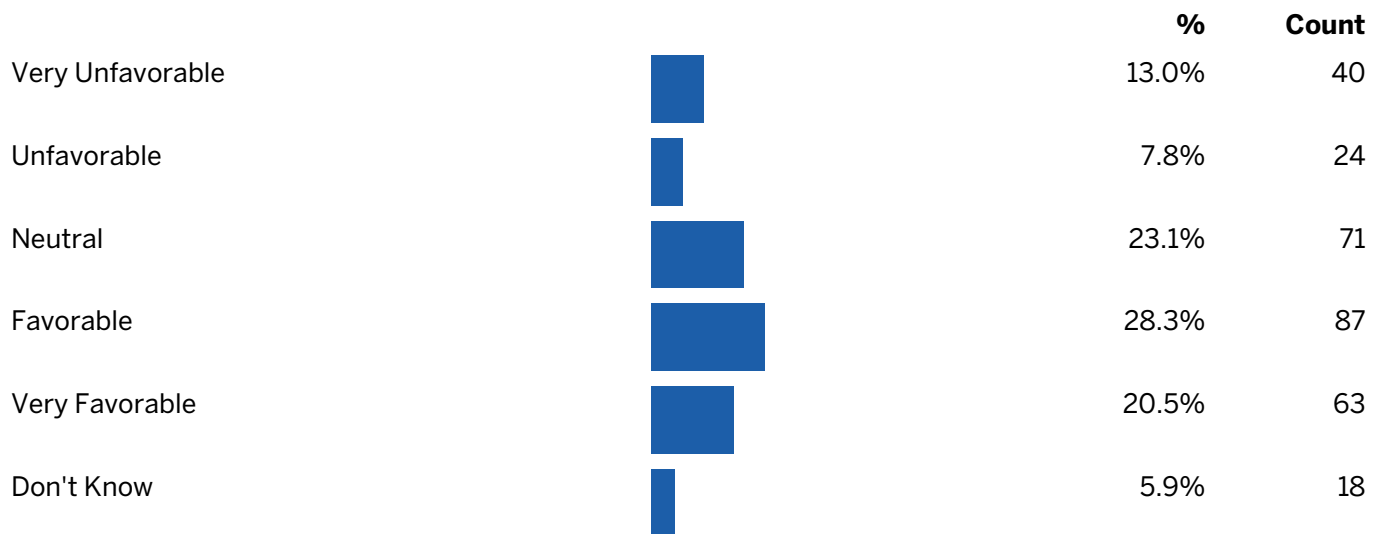


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Connect 3.3: Work in partnership with the community to develop and promote community health measurement data collection into housing services when viable.



QUESTION 6

Do you have any solutions you would like to share about the "Connect" category? Are any strategies missing or should any of the strategies above be changed?

Answered	53
Skipped	274

123 all also care community do don equity flagstaff focus from get go health help homeless housing how just like more need needs one out people poor racial so t they up was way what which your

QUESTION 7

How would you prioritize the policies initiatives in the "Preserve" category of the 10-Year Housing Plan? Click each priority to add it to your priority list in order of importance.

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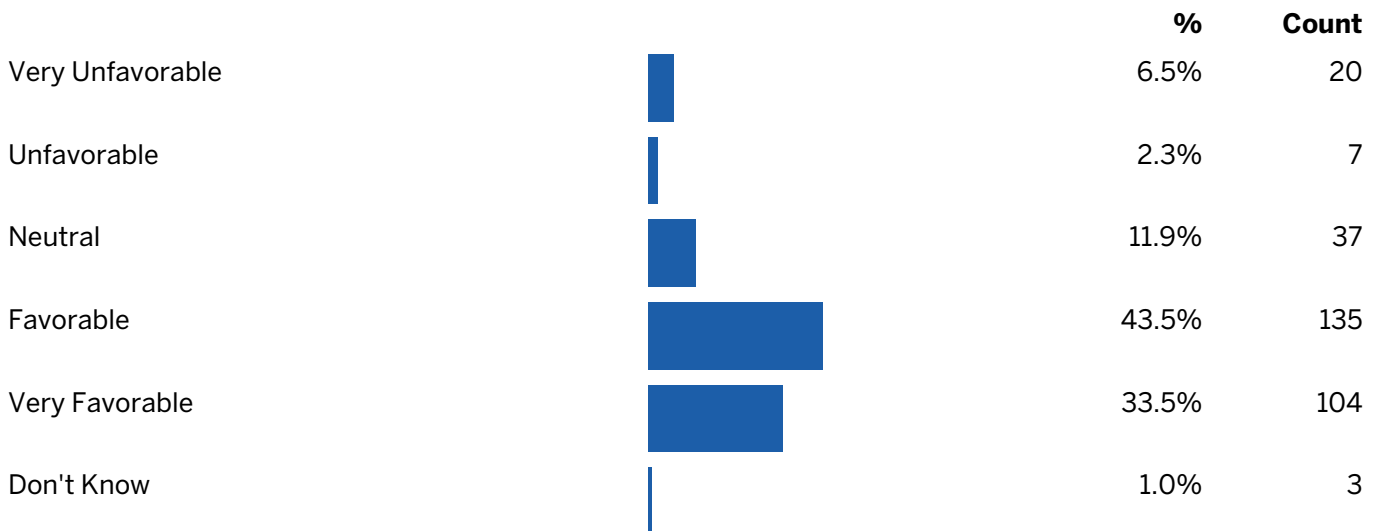
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1. Preserve 2: Encourage the adaptive reuse of buildings.
2. Preserve 1: Expand efforts to preserve existing housing stock.

QUESTION 8

There are 5 strategies in the Preserve Policy Category. How favorable are you of the following strategies to implement the "Preserve" policies?

Preserve 1.1: Continue homeownership rehabilitation program and create an affordable rental rehabilitation program with a focus of establishing safe, decent and sustainable housing.



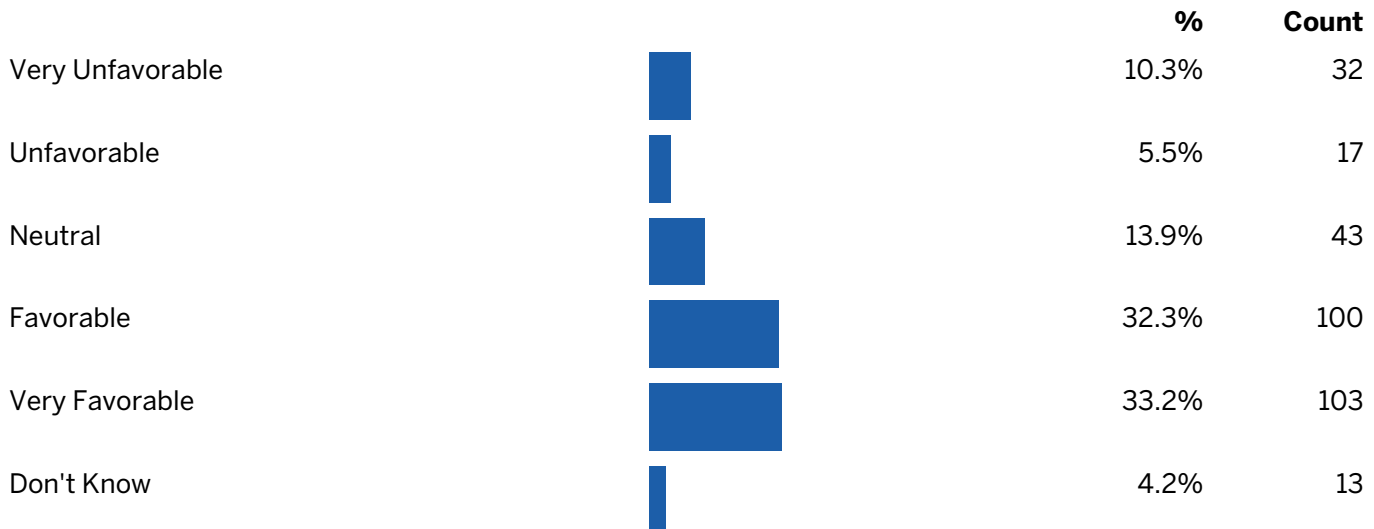
Preserve 1.2: Acquire and rehabilitate already built properties for affordable housing projects when financially feasible.



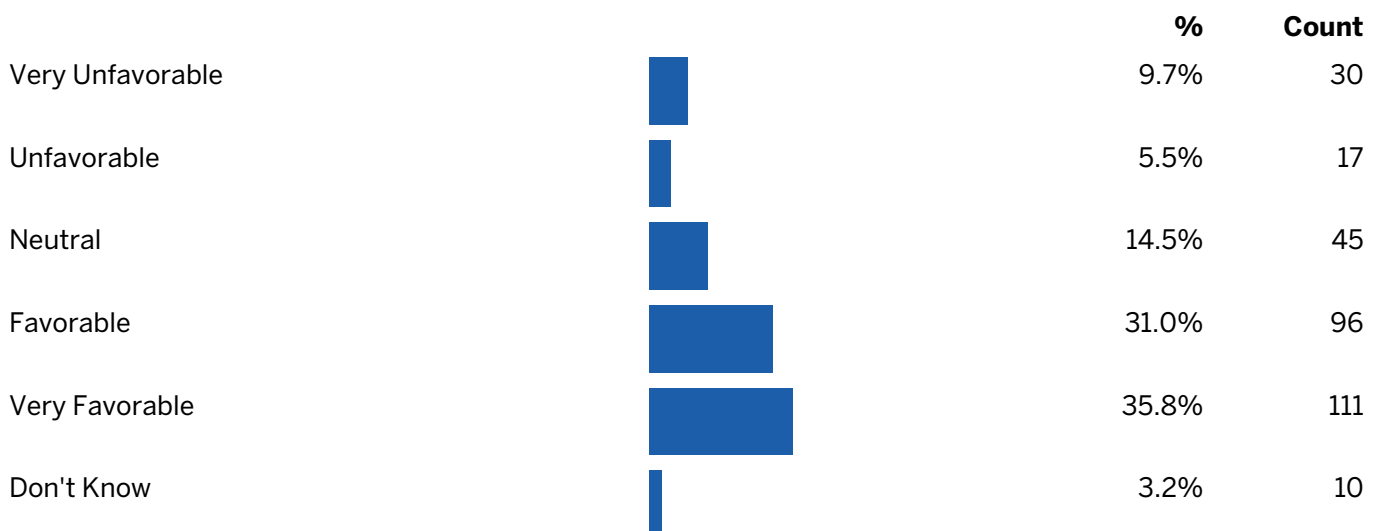
Draft 10-Year Housing Plan 30 Day Public Comment Period

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Preserve 2.1: Explore the use of Low income Historic Tax Credit in conjunction with Historic Preservation Tax Credit for acquisition and rehabilitation affordable housing where appropriate.



Preserve 2.2: Review the Land Use Goals and Policies in the Regional Plan, Specific Plans, and City Code to remove barriers to adaptive reuse for the creation of affordable housing.



Preserve 2.3: The City's Housing Section and the Sustainability Section will partner to seek and administer grants for housing programs and developments that invest in environmentally friendly, retrofits and upgrades.



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We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan

		%	Count
Neutral		11.6%	36
Favorable		27.7%	86
Very Favorable		40.3%	125
Don't Know		3.5%	11

QUESTION 9

Do you have any solutions you would like to share about the "Preserve" category? Are any strategies missing or should any of the strategies above be changed?

Answered	41
Skipped	286

affordable all any building buildings category character do don environmentally existing flagstaff friendly historic homes housing into like more most much new old out over people preservation private properties S SO stock stop t them they think town using what

QUESTION 10

How would you prioritize the policies initiatives in the "Protect" category of the 10-Year Housing Plan?

1. Protect 3: Continue to lobby & support federal & state legislation to increase funding for affordable housing.
2. Protect 2: Ensure affordable housing is a part of every neighborhood & work to address disparate impact.
3. Protect 1: Continue commitments to further Federal & AZ Fair Housing laws. Provide Fair Housing education & resources.

QUESTION 11

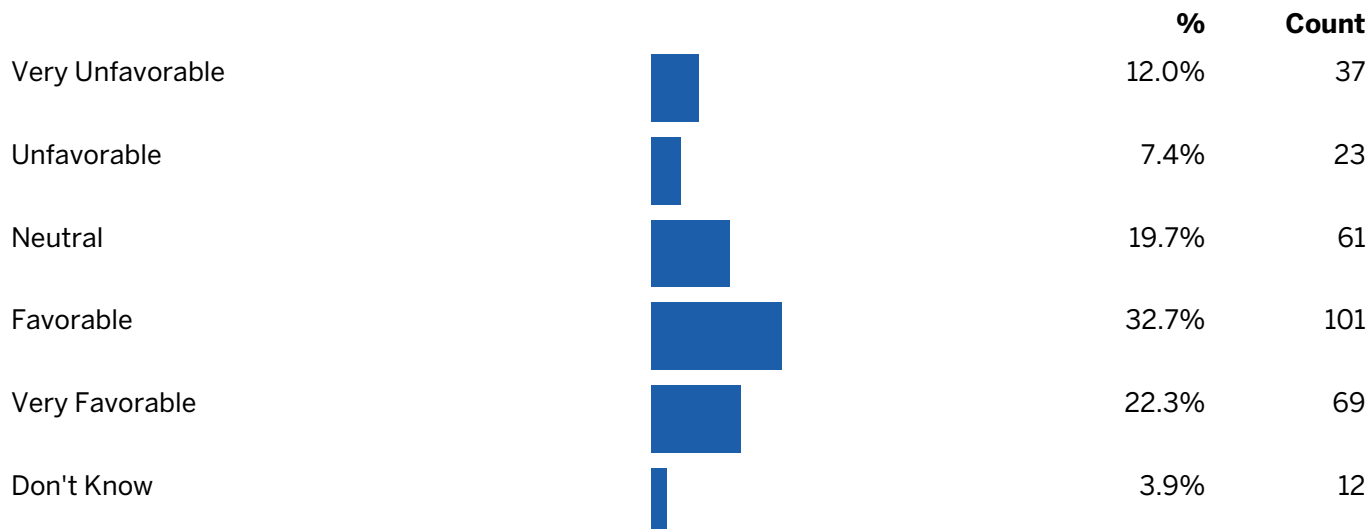
There are 11 strategies in the Protect Policy Category. How favorable are you of the following strategies to implement the "Protect" policies?

Protect 1.2: Work with community partners to ease reentry and assess the need for alternative housing models and processes, and create necessary programs that address the systemic and structural barriers to justice

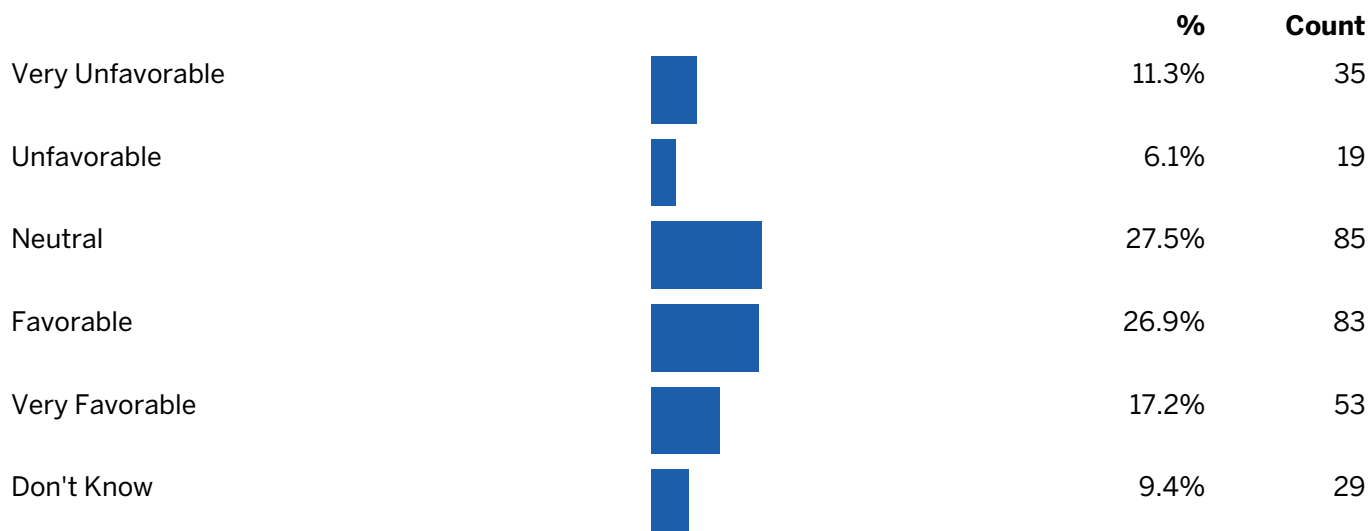
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impacted citizens.



Protect 1.3: Examine and update if needed the City of Flagstaff's Housing Limited English Proficiency (LEP) Plan.



Protect 1.4: Research ways to provide incentives to landlords who rent to those with any housing voucher or housing barriers such as poor credit, criminal history etc.

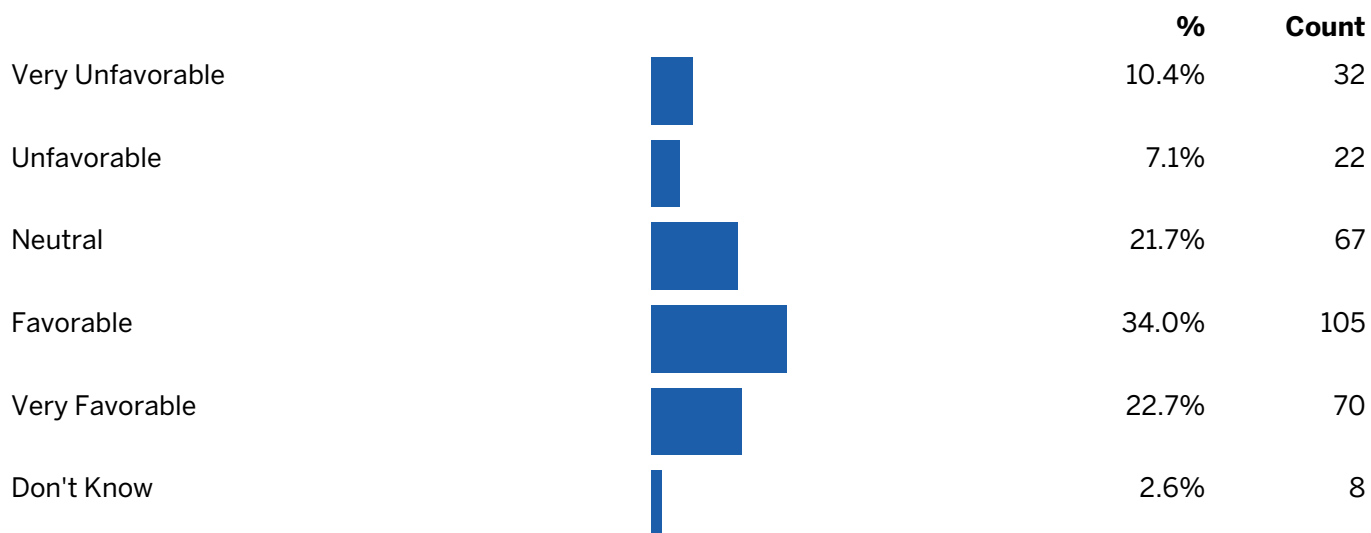


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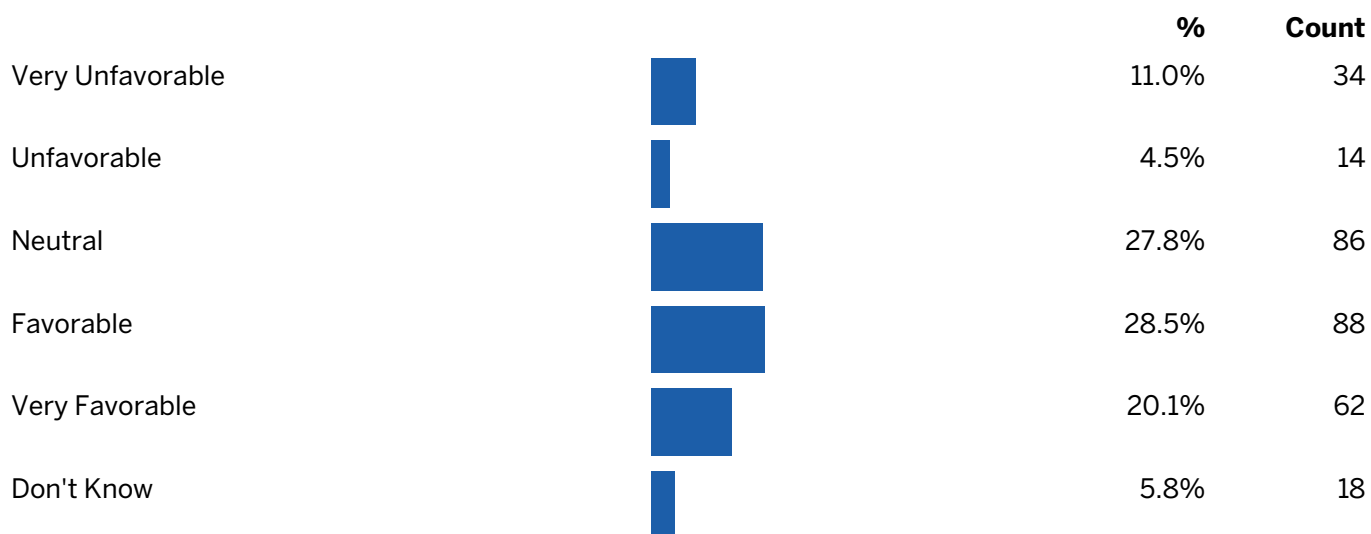
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Protect 1.5: Support local social service network in establishing a home share program inclusive of features like peer support and conflict resolution.



Protect 2.1: Create and maintain an Affordable Housing Impact Statement.

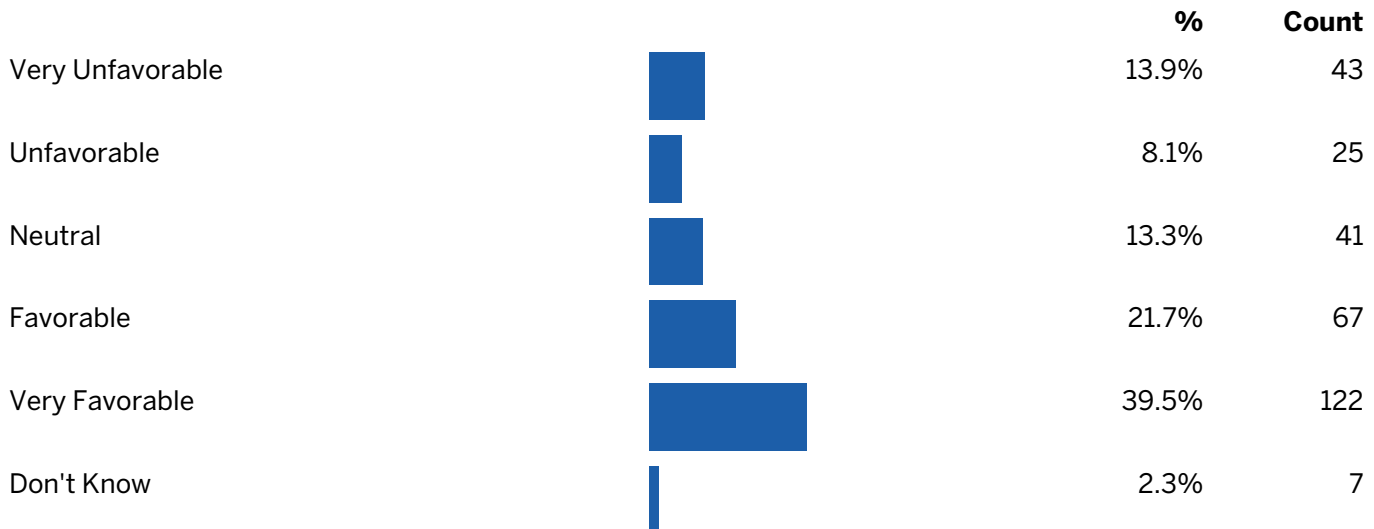


Protect 2.2: Encourage diversity in housing options in all neighborhoods, understanding that exclusive

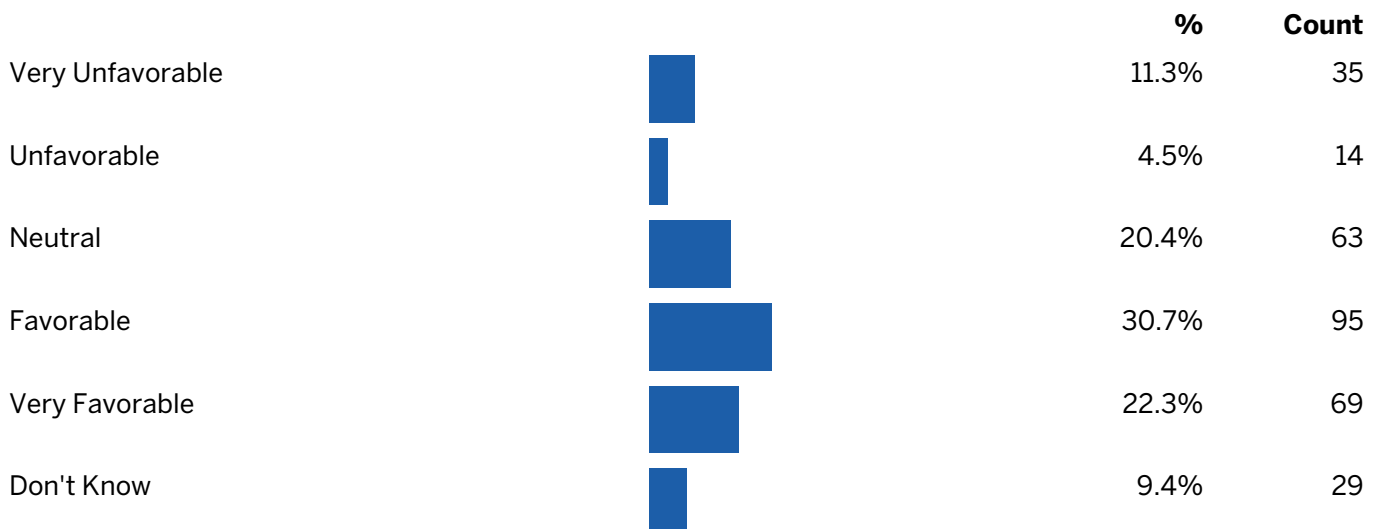
Draft 10-Year Housing Plan 30 Day Public Comment Period

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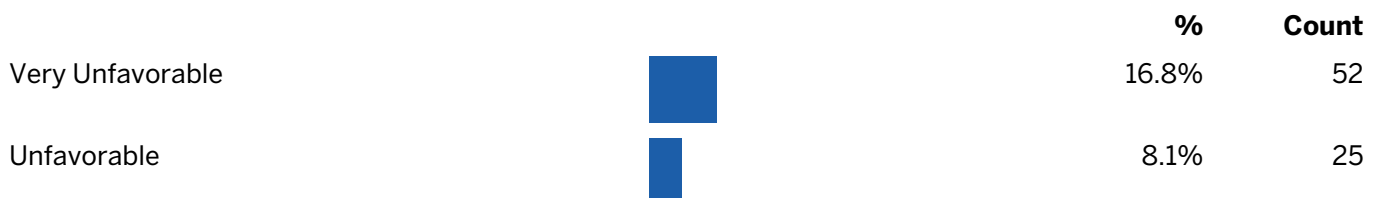
communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all.



Protect 2.3: Evaluate, better understand, and if necessary, develop strategies to address the disparate impacts of programs like Crime Free Multi-Housing and other relevant programs and policies.

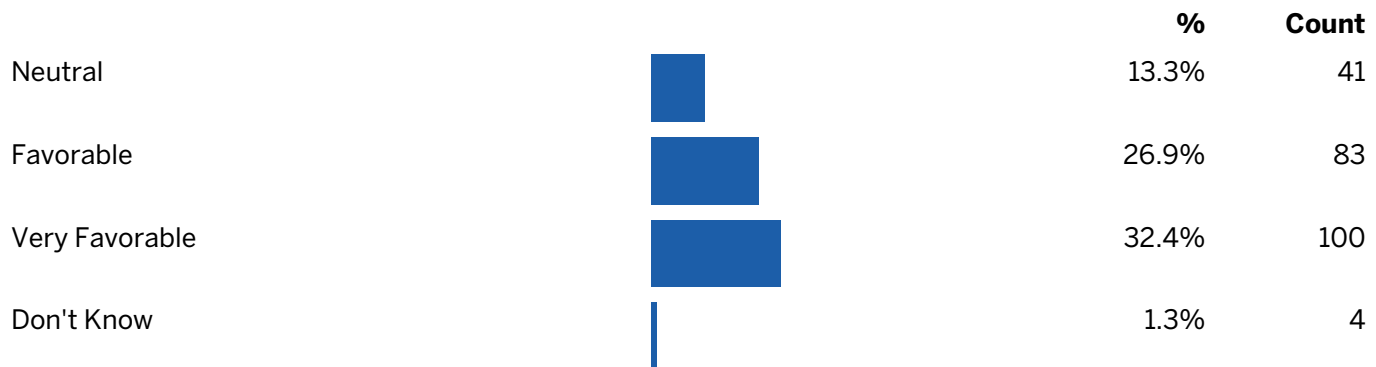


Protect 2.4: Implement a public outreach campaign to educate the community about the critical role affordable housing plays in a thriving community, creating a groundswell of support for affordable housing and combat Not in My Backyard (NIMBY) opposition to housing and affordable housing.



Draft 10-Year Housing Plan 30 Day Public Comment Period

We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan



Protect 3.1: Advocate to the State of Arizona to allow greater local control of vacation rentals and second homes.



Protect 3.2: Pursue local and legislative changes that increase the preservation, creation and protection of affordable housing as necessary.



Draft 10-Year Housing Plan 30 Day Public Comment Period

We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan

		%	Count
Don't Know		1.3%	4

Protect 3.3: Explore expanding State and local fair housing protected classes to include items such as age, source of income, sexual orientation and gender identity.

		%	Count
Very Unfavorable		17.2%	53
Unfavorable		7.1%	22
Neutral		15.9%	49
Favorable		21.4%	66
Very Favorable		33.7%	104
Don't Know		2.9%	9

QUESTION 12

Do you have any solutions you would like to share about the "Protect" category? Are any strategies missing or should any of the strategies above be changed?

Answered	48
Skipped	279

3 affordable better building criminal existing flagstaff from get homes housing income into like look low more most much neighborhood new nimby people protect public renters residents S second SO stop strategies support t than they vacation what who your

QUESTION 13

Is there anything else you would like to share with the project team and the Housing Commission?

Answered	104
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Draft 10-Year Housing Plan 30 Day Public Comment Period

We want to hear your policy and strategy priorities on Flagstaff's Draft 10-Year Housing Plan

Skipped

223

- affordable all any building community could do don flagstaff from high homes housing income like live make
more need needs other out people plan residents s so student t they think those town units up very what who work

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
26	Development and Growth	Adaptive reuse			Actionable	add conversation of repurposing existing student housing and transform them into workforce housing
216	Development and Growth	Adaptive reuse			Actionable	Allow for adaptive-reuse of existing buildings for affordable housing, including permanent housing options in commercial zoning.
284	Development and Growth	Adaptive reuse			Actionable	Turn empty hotels into homeless shelters. SIMPLE solution. 1 has already started but I don't know if its the city that did that change or if it was a private person/company. Whoever did that is a genius. Its time to be human
292	Development and Growth	Adaptive reuse			Actionable	Why can't the city utilize any number of the empty buildings to create places for homeless people to at least
318	Development and Growth	Adaptive reuse			Actionable	Purchase old hotels and update them for long-term use. Utilize them for housing unhomed or housing-insecure people in the city.
324	Development and Growth	Adaptive reuse			Actionable	Many empty building in city that can be rehab for various usage. Distasteful to see new super high risers and empty buildings in surroundings. Why build more when you can rehab buildings?
325	Development and Growth	Adaptive reuse			Actionable	With so much unused retail space, especially along 4th st corridor, evaluate possibility to convert dormant retail into affordable housing
335	Development and Growth	Adaptive reuse			Actionable	We should be using existing infrastructure to provide affordable housing.
338	Development and Growth	Adaptive reuse			Actionable	There are many unoccupied buildings that could be converted to apartments and condos in these areas.
375	Development and Growth	Adaptive reuse			Actionable	Additionally, the City buying and updating existing property rather than building something entirely new would go a long way.
393	Development and Growth	Adaptive reuse			Actionable	The answer is not to increase this living situation. Existing infrastructure that can be re-allocated for low income housing should be explored.
422	Development and Growth	Adaptive reuse			Non-Actionable	There is a lot of NIMBY that comes with some of the proposals for both student and affordable housing and I believe a lot of it comes from the fact that it is always taking open space (big reason people live here) and putting in a development. We already have serious traffic issues and in my area of town; multiple student housing and apartment complexes have been put in within the last few years, with more on the docket, plus the hospital but no infrastructure changes to support the added traffic. It is better to utilize existing vacant areas that are close to town, where people work and where reliable public transportation already exists. We shouldn't be building on every piece of land that is available, as eventually, there will be none left and the reason many people came to Flagstaff will no longer exist. There has to be a balance of housing, greenspace and alternative transportation that connects it all.
501	Development and Growth	Adaptive reuse			Actionable	(1) Again ... I am concerned with the trend in Flagstaff to build, build, build as an answer to the housing shortage. The starting price of "affordable" housing tracts in Flagstaff is somewhere around \$300,000 since when is that "affordable" to the average minimum wage earner? Some of the strategies mentioned to revitalize old neighborhoods and old buildings sounds like a good direction to move.
543	Development and Growth	Adaptive reuse			Actionable	Use the older hotels/motels along Route 66 etc as housing units - be innovative and look closely at successful "far out" housing ideas that are in other cities.
336	Development and Growth	Adaptive reuse			Actionable	Vast sections of our town are genuinely crappy old buildings. It costs a fortune to retrofit them (I am a remodeler by trade). While the historic character of many of the downtown buildings is key to the vibe of the town, aggressively replacing much of our dilapidated housing stock with higher occupancy and higher efficiency structures could be a game changer.

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
535	Development and Growth	Adaptive reuse			Non-Actionable	Also Flagstaff should implement a program that allows month to month rent free retail space to any space that is empty. Empty space creates a blight...developers drive by and have no incentive to create something new if all they see is empty spaces. Also, it will allow someone with an idea to move in at a low cost and try a new business...that may take off and then give them the springboard they need to start paying rent and have a thriving business. Portland did/does this and it works wonders.
138	Development and Growth	Affordable housing incentives			Non-Actionable	Yes, try to incentivize the market to provide AH without any government subsidies at all. Afterall if the demand is there which we truly believe it is, then technology and non-profit organizations may be able to provide AH on a more efficient basis than having the government be involved. Also, what about co-ops to provide AH? Perhaps that is what you mean by Create 5.8 but not sure.
152	Development and Growth	Affordable housing incentives			Actionable	The idea of incentivizing private development without the need for a bond or tax is appealing.
162	Development and Growth	Affordable housing incentives			Actionable	Enact policies that guarantee that housing that is constructed as "affordable housing" cannot later be purchased and then resold at non-affordable housing prices. Someone who builds/purchases "affordable housing" must be required to keep it "affordable" in perpetuity, even if the property later changes hands.
489	Development and Growth	Affordable housing incentives			Actionable	Encouragement is nice to have, but the city needs to establish systems to benefit the creation of affordable housing, define restrictions for who falls within certain categories such as "Justice Impacted" and then provide financial benefit for developers or property managers who support housing for those groups. The city "encouraging" changes will be one of the least effective methods of change in this document.
49	Development and Growth	Affordable housing incentives			Non-Actionable	100% in support of incentives
622	Development and Growth	Density			Actionable	We do have a few specific recommendations that we would like to make: Increased housing density will be necessary not just for affordable housing, but also to meet Flagstaff's carbon neutrality goals. We would like the housing plan to discuss the advantages of higher density explicitly and to recommend it. We would like the housing plan to include an analysis of the most resource effective means of reducing the carbon impact of housing.
70	Development and Growth	Density	Housing types		Actionable	I think there is too much focus on creating more dense "affordable" units. If there was more housing available to middle-income or middle-to-lower income residents -- a way for people and especially families to move "up" into better housing -- then there would be plenty of the more dense "affordable" housing available.
108	Development and Growth	Density	Housing types		Non-Actionable	Flagstaff does not need more 5 over 1 residential complexes. The best solution is to treat the cause of the problem, and not build more "cheap" housing.
169	Development and Growth	Density	Housing types		Actionable	Supply of quality single family homes needs to be of focus. I am concerned with the focus on increasing density of housing units as a top priority - this to me seems Flagstaff will encourage building of more apartments and condos, not single family homes.
120	Development and Growth	Density	New development location		Actionable	Explore commercial and industrial redevelopment in the urban core. Rt 66 and Fourth Street have lots of seemingly vacant or underutilized properties that might make great high density housing developments.

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
130	Development and Growth	Density	New development location		Actionable	I want to see greater residential density inside city limits. The lack of housing is awful and driving up prices, but the housing plan will align better with the carbon neutrality plan if new residential construction is concentrated around jobs and stores. That probably means going up to (or over) 5 stories in town, and people will definitely complain about the view being cut off in some places, but it's the smart thing to do.
466	Development and Growth	Density	New development location		Actionable	As a common citizen, I don't know all of the current zoning rules and restrictions in each Flagstaff neighborhood. I would like to see less development of high-density housing in our congested areas (ie: on Milton Rd, W. Rt 66 & Ft Valley Rd). Therefore, I support changing zoning laws that would allow these high-density housing developments to be spread out in the community. We could have more of those kinds of buildings on the East side of Flagstaff, (ie: near bus routes, the mall area, Butler/Continental). This could also help boost business on the East side of town. My opinion is the West side is getting congested and crowded, and we have ample space & opportunity for growth on the East side.
84	Development and Growth	Density	Zoning/Permitting and review process		Actionable	I disagree with the push in the "create" category to increase density. Most of the impacted areas mentioned in the plan are already the highest density in the area. Modifying codes to allow for higher densities will not fix the problem.
87	Development and Growth	Density	Zoning/Permitting and review process		Actionable	It's obvious that changing the zoning conditions is necessary to move forward with the proposed plan, but at what expense. Who wants to live near a high density area, where historically "housing projects" have failed to improve the community, but instead result in increase costs for civic services and blighted communities.
83	Development and Growth	Density	Zoning/Permitting and review process	Neighborhood/Community Character	Actionable	Please stop destroying existing neighborhoods by changing zoning from lower to higher density. This practice is unfair to people who have worked hard to purchase a home. Look at areas that are not yet occupied by homes. Thank you!
114	Development and Growth	Density			Non-Actionable	Here are some of my thoughts: We already have "high-density" projects that have been built and to my knowledge are not at capacity!
136	Development and Growth	Density			Non-Actionable	Although I accept that some increase in density is desirable, I also think density goals as discussed are currently too high. We have to accept that not everyone is going to be able to live in Flagstaff. It seems to me that city leadership is operating under the fallacy that we can accommodate everyone who wants to live here. We can't. It's just that simple. The county should support development efforts in desert areas instead.
192	Development and Growth	Density			Non-Actionable	I'm wary of the "increased density" strategy, but perhaps I'm not understanding what it would look like/what it means. Most of the recent housing developments have barely any yard around the homes (e.g., Presidio in the Pines). Density greater than that sounds terrible.
264	Development and Growth	Density			Non-Actionable	You all do not care about health. Density brings poor health
266	Development and Growth	Density			Non-Actionable	increasing density does nothing to preserve health in fact lessons learned from most cities is high density leads to poor health outcomes
546	Development and Growth	Density			Non-Actionable	Don't amend the Flagstaff zoning code to facilitate density in areas that were designed for low density. You will be creating a nightmare. Flagstaff is special it is a gem. Don't ruin it.
611	Development and Growth	Density			Non-Actionable	Sustainably - build higher density

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
435	Development and Growth	Density	General development /growth concerns		Non-Actionable	More slap dash high density housing in an attempt to make up the lack of housing not a solution. We were a fine community in 2000 before the population doubled. I do not see how working to double the population again in the future will lead us to a better community.
168	Development and Growth	Density	Housing types		Actionable	I understand increasing supply of other housing units (i.e. condos, apartments) may open up additional houses that would otherwise be rented out. The city should consider evaluating the demand/supply of different types of housing to better understand the factors driving the demand/supply issues. I am not confident the creations proposed will be effective unless thorough research is performed.
587	Development and Growth	Density	Housing types		Non-Actionable	1. ARE YOU KIDDING? What in the world is Flagstaff thinking by allowing the humongous monstrocities (apartment complexes) all over town? I am embarrassed and ashamed that our planners have allowed those to be built. And there are even MORE being built! Do they know that there will soon be a saturation point, and many of these monsters will sit empty? And to make it worse, some of our planners will not sign off on long-standing alternative road projects to more efficiently move traffic. Why? Because they say those road projects will "focus too much on cars!" With those apartment monsters, what else would you expect?
132	Development and Growth	Density	NAU/Student growth/housing/development		Non-Actionable	the city ordinance specifically defining any housing unit with over 10 bedrooms as "student housing" serves just to stigmatize any development of high-density housing by making everyone treat it as just for students and giving it unneeded hostility.
78	Development and Growth	Density	Neighborhood/Community Character		Non-Actionable	Greater density is eroding my quality of life in Flagstaff. I'm no longer willing to pay a premium price to live in Flagstaff.
185	Development and Growth	Density	Neighborhood/Community Character		Non-Actionable	As a home owner on the southside, I am opposed to any redistricting of residential areas to high density in my neighborhood. We should be better at preserving our downtown area's with overlays that restrict High Density housing.
447	Development and Growth	Density	Neighborhood/Community Character	New development location	Non-Actionable	2nd Comment (Didn't Put All Of My Comments in the first survey) I wanted to address an important issue to many "established" Flagstaff residents, and that is of the burden many home owners take on by allowing continued high density rental housing to be developed outside of the Milton/Downtown Corridor. Milton is, quite frankly, a lost cause for single family housing. I think many Flagstaff residents are comfortable with this fact. However, when apartment complexes start appearing on Lake Mary, on Beulah, on 180, in Fox Glen, etc, it as though NAU's and Milton's development style is "bleeding over" into our more established communities. Residents of high-priced gated communities in and around Flagstaff avoid this by buying up huge parcels and merely isolating themselves with huge expensive properties.

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
241	Development and Growth	Density	Parking/Traffic/Auto Transportation/Transit/Active Transportation		Non-Actionable	I still think my biggest concerns are high density with poor infrastructure. Public transportation is not adequate and not everyone can ride a bike - especially in winter.
389	Development and Growth	Density	Parking/Traffic/Auto Transportation/Transit/Active Transportation		Non-Actionable	In addition to the strategies listed here should be no more high-density housing on already clogged roadways. The projects on Milton and west Rt. 66 have been devastating to these already busy avenues of travel. Due to the city's layout, there are often few routes to specific destinations. The traffic and parking impacts of placing high density housing creates frustration, consumes additional transit time, and further alienates residents.
72	Development and Growth	Deregulation			Actionable	Just allow more building with less restrictions.
327	Development and Growth	Deregulation	Affordable housing incentives		Actionable	I have concerns about the City taking on the role as a developer on projects. I think the City's role is to remove obstacles during the entitlement process and incentivize these developments. Questions 1.2 and 2.1 imply the City is acting as developer, hence my comment. If the intent is for others to develop with the City's administrative support, or even as a public private partnership then I'm very favorable to these strategies..
100	Development and Growth	Deregulation			Non-Actionable	If ski company can clear forest expand its resort, then I'm sure land be cleared for affordable housing
413	Development and Growth	Deregulation			Non-Actionable	Stop with the diversity push and just allow an increase in housing production
55	Development and Growth	General development/growth concerns			Actionable	how committed is the city to help developers?
9	Development and Growth	General development/growth concerns			Actionable	Aslan- troubleshoot - we will never build our way to affordability.
65	Development and Growth	General development/growth concerns			Non-Actionable	Yes. Development should not diminish the quality of life for current residents and homeowners, nor should we be forced to suffer the direct (e.g., city staff support to developers as they seek zoning waivers to increase densities) and indirect (streets closed for developers' convenience - e.g. Butler by new monster development next to jail, etc.). Butler Avenue west of Fourth Street is a nightmare of growing proportions.
179	Development and Growth	General development/growth concerns			Non-Actionable	I for one think that the affordable housing initiatives are running down Flagstaff. They are unsightly and poorly developed. Every where you turn there is a new housing development going up. Have you driven down Milton at 4pm on a weekday?! The town isn't built to manage a high population. If you can't afford to live here, then so be it.
182	Development and Growth	General development/growth concerns			Non-Actionable	Flagstaff is already overpopulated. The city is overcrowded. Parking is often scarce. Adding MORE housing is not the solution.
218	Development and Growth	General development/growth concerns			Non-Actionable	YES-- STOP DEVELOPMENT! WE ARE OVERCROWDED NOW!!

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
238	Development and Growth	General development/growth concerns			Non-Actionable	STOP BUILDING Altogether , there is NOT enough water or resources or SPACE to EXPAND into your insanity \$\$\$\$ making ideas ! Satan/rules here now huh ? Freeze population # into this little place . traffic is already horrible now, drivers are nuts, insurance rates go sky high . Please stop being demonic CYBORGS .
255	Development and Growth	General development/growth concerns			Non-Actionable	No more housing
334	Development and Growth	General development/growth concerns			Non-Actionable	New developments only adds to the overpopulation of the city.
392	Development and Growth	General development/growth concerns			Non-Actionable	Flagstaff is the most unique town I've been to in regards to single-family homes located on the same street as low income housing. The answer is not to increase this living situation.
434	Development and Growth	General development/growth concerns			Non-Actionable	Flagstaff is an island in a federal forest and is limited in how it can develop. Our roads, water system and other infrastructure are insufficient for ongoing population growth. The focus of the city should be the quality of life for its citizens. Looking to build a few houses, less than 300 to address a need of more than 8000 at the expense of open space and increased burden on limited resources is not a remedy.
476	Development and Growth	General development/growth concerns			Non-Actionable	Too many people in Flagstaff already. This town I grew up in has changed. Stop adding student housing and stop building. Our water, roads and locals can not handle any more people.
499	Development and Growth	General development/growth concerns			Non-Actionable	(4) Perhaps the lack of affordable housing is a way to limit growth.
500	Development and Growth	General development/growth concerns			Non-Actionable	(3) Essentially inviting people to move to Flagstaff for its beauty, access to outside recreation and "small town feel" is counter productive. Increasing the number of people ruins this for all who currently live here and causes the shortage of housing, which in turn increases the price of existing homes.
504	Development and Growth	General development/growth concerns			Non-Actionable	The city is already overpopulated and can't support growth in a reasonable way.
144	Development and Growth	General development/growth concerns	Neighborhood/Community Character		Non-Actionable	Stop changing the zoning to allow building that are too high in neighborhoods that historically did not have tall buildings.

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
424	Development and Growth	General development/growth concerns	Neighborhood/Community Character		Non-Actionable	Any survey you ask people to respond to needs to be written in standard English without jargon and be clear about the assumptions behind everything. For example, people approved the Lone Tree Overpass funding but did they have any idea what would result? If they saw what I saw in the public presentation they would be appalled. What was presented belongs in Phoenix or Los Angeles, not Flagstaff. Is Flagstaff changing at warp speed into a big city? There are too many elephants in the room underlying this plan, the Lone Tree extension, etc. This housing plan is well researched and written but it is left up to the reader to figure out the underlying assumptions. Is anyone asking if Flagstaff can accommodate everyone who wants to be here, do that within a short time frame, while not without losing our organically grown community character? We are fast becoming an anonymous place where people don't give a hoot about anyone else's quality of life (no matter what rhetoric is in the City's motto).
37	Development and Growth	General development/growth concerns	Parking/Traffic/Auto Transportation/Active Transportation		Non-Actionable	Flagstaff admits to having limited space to grow. Flagstaff only sometimes admits to limited water. Flagstaff's streets are already overburdened and new ones are huge and make room for more traffic. The underlying assumption I'm pointing to is that Flagstaff cannot provide for every person who wants to live here, and especially when they can't afford our cost of living (it was already high when I came 40 years ago). I am talking numbers--only numbers, not about individuals. We have to be realistic about what we can do in terms of land and water, what we can afford to do, and then do a really good job for everyone to have a good quality of life (noting the question about making affordable units of a lower quality--no: a bad investment).
317	Development and Growth	Heritage/Historic Preservation			Actionable	While I don't object to rehabilitation or adaptive reuse of older buildings for these purposes if it offers a cheaper housing alternative that expands the housing supply in Flagstaff, historic preservation should not be prioritized over new construction if new construction can be built to be more energy efficient, denser, and affordable.
320	Development and Growth	Heritage/Historic Preservation			Actionable	Preservation as a goal seems to conflict with more just housing. Preservation policies seem mostly to be gatekeeping and I believe that if a particular building is desirable for its historic character the burden of doing so should fall on those who actively choose to put their time and money into it, so long as doing so does not adversely impact any vulnerable populations
322	Development and Growth	Heritage/Historic Preservation			Actionable	I voted that I was opposed to preservation because if a single family home is not particularly notable it should be scraped and replaced by a larger structure that can provide housing for more families.
348	Development and Growth	Heritage/Historic Preservation			Actionable	STOP, don't take historic properties and destroy them with your greed.
315	Development and Growth	Heritage/Historic Preservation			Non-Actionable	Balance the priorities of historic preservation against community benefit. A property built in the 60's or 70's isn't historic. There are plenty of ways to redevelop a historic property to maintain community character without preserving the entire structure (Architectural fascism.)
51	Development and Growth	Housing types			Actionable	We need homes built at lower prices
73	Development and Growth	Housing types			Actionable	Modular home or well-loved mobile home parks for Seniors
77	Development and Growth	Housing types			Actionable	Encourage sale of affordable /starter homes to members of the community who work and live in flagstaff.
298	Development and Growth	Housing types			Actionable	Transitional housing for families is needed, especially in the winter months.
518	Development and Growth	Housing types			Actionable	Flagstaff needs affordable Housing. The private sector, developers and builders should work with city planners and council to come up with an affordable product. The city should focus on a municipal infrastructure and not on reviewing federal and state housing laws. Manufactured housing and condos should be a major part of any future land development.

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
531	Development and Growth	Housing types			Actionable	More family shelters are also needed and beneficial to the growth of any community as keeping a family together instills values as well as a viable work force.
593	Development and Growth	Housing types			Actionable	1.c. The public also needs to understand that some development will not meet the city's affordable and attainable housing goals. For instance, the building of new large, single family homes that are not affordable for those making 80% or less AMI should not be included in the calculation of the goal to meet the needs of those 12,072 households with an affordable housing need. These larger homes are also likely not affordable for most of our workforce earning between 80%-120% AMI. New luxury condominium units are likely only attainable to a very small portion of our population, while being very attractive to outside investors or those purchasing second homes. The final plan should make it clear that this kind of development does not contribute to the City's ability to address affordability and workforce housing goals and is not included in the City's calculations.
603	Development and Growth	Housing types			Actionable	Additional Strategies to be Considered: - Strategy 3.2 should also include the need to pursue Federal changes that increase the preservation, creation, and protection of affordable housing. Add an additional "Create" initiative encouraging the development of a variety of alternative housing plans. The inclusion of a discussion of the advantages and types of alternative housing plans in the main section of the housing plan will make it visible to potential developers and private landowners and highlight that the city is looking at all options to address the housing needs of our community. Strategies will then need to be included to encourage development of non-traditional housing such as: 1. Accessory Dwelling Units: ADUs allow seniors to age in place while remaining near family or caretakers for support. They can work well for the smaller household sizes that Flagstaff needs. ADUs can be used as infill and can help limit sprawl. These units provide housing that is affordable for a wider range of households than larger homes, and they can fit well with Flagstaff's goal of reducing carbon emissions. 2. Tiny Houses: These single-family homes (often stand-alone) can vary in size but are usually 500 square feet or less. Tiny houses can be used as "starter homes" or by the elderly who are downsizing. Tiny houses can often be built together and create "pocket neighborhoods" which have the added benefit of creating community and increasing resiliency. Zoning guidelines should enable these smaller homes and encourage the building of these units. 3. What is often termed "Missing Middle housing:" Smaller attached units such as duplex and fourplex designs, as well as detached bungalows often grouped together around a shared green space. Often this type of housing may be considered too high density for single-family residential zoning, and they may not meet the requirements of multifamily residential zoning. Parking and open space zoning requirements may need to be modified to allow these smaller units. Interestingly, cities in California and Texas are addressing their housing crisis by starting to build 3D-printed, smaller, eco-friendly homes that are built using 95% fewer labor hours, producing 10 times less waste than conventional construction and thus drastically reducing housing costs. 4. Co-housing: Co-housing intentionally clusters private homes around a shared space and can take many forms including clustered small single-family homes (such as Townsite Community Land Trust's "Foursquare" or a condominium building. Usually, co-housing includes extensive shared spaces, and many are intentionally intergenerational.
562	Development and Growth	Housing types	Density		Actionable	the plan relies a lot on private builders and private builders do not want to build affordable housing. It is a possibility for the City to build. The report seems to focus on single family housing - uses a lot of land. one way to get to affordable housing is for the city to develop co-housing opportunities with a great deal of density. Take it away from private developers from building fancy homes.

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
357	Development and Growth	Housing types	Mixed-income		Actionable	Seemless integration of all types of housing into existing neighborhoods needs to be the goal. Subsidized housing should not be distinguishable from what surrounds. If a house in Continental can serve someone who otherwise could not afford it because the cost is 25% more than what they can afford integrating the lower income household into that neighborhood makes a difference for them (maybe the schools are better or these are people that would otherwise never meet) and everyone else who lives there. That is equity. Building incompatible housing for people who will be treated as different is not equitable.
316	Development and Growth	Housing types			Non-Actionable	Stop trying to make everything into a rental unit. Citizens do not like living next to loud, over lite, all night party with a camp fire. This is not camp Flagstaff, some people actually have to sleep so they can get up in the morning and work.
370	Development and Growth	Housing types			Actionable	The city allowing large lots and enormous houses (Pine Canyon, Equestrian Estates, etc) is making housing more inequitable.
146	Development and Growth	Housing types	NAU/Student growth/housing/development		Non-Actionable	You met student housing, but family housing is not existing. High rise units will hinder retired resident's reason for residing in Flagstaff. Students come and go, they do not have investment in our community. High rise will hinder tourism as the mountain town views are why they come, if tourism slows down, so do the jobs for family residents. Water, fire safety, school, traffic, floods are just some critical factors that need to be married to housing. If you have more units, you need more water, school, fire safety needs etc. If these needs become more scarce the families have to pay higher fees for them. Super tall units are so destructive to the view of our tourist town, slow down the tourism and business owners hurt and employees hurt too. Surveys include temporary residents who will move out in a few years and their votes for high risers forever impacts the permanent residents of this city after they leave. You can add housing without doing it like a California Gold Rush, you are not seeing beyond the 10 years. You have to know the outcomes when you have permanent residents and temporary residents. You have to see the future fee increases when you increase populations and the main source of income for city being a view of ponderosa pines and peaks. We already see the bad planning of a high rise in the middle of town covering all views for residents in west and south. Do not destroy the reason this city flourishes, the Grand Canyon and views of Peaks.
145	Development and Growth	Housing types	Parking/Traffic/Auto Transportation/Transit/Active Transportation		Non-Actionable	Stop allowing developers to build rent-by-the-room apartments, and force them to have adequate parking.
3	Development and Growth	Inclusionary Zoning			Actionable	What other states do not allow for inclusionary zoning. - What are those states doing. Look into other Arizona Communities in there practices. Not just for IPAH but for
207	Development and Growth	Inclusionary Zoning			Non-Actionable	(1) Instead of incentives for developers to have affordable housing units in their developments, can it be a requirement that all multi family (or multi unit over a certain number) developments have affordable housing units incorporated?
150	Development and Growth	Mixed-income			Actionable	Look into creating mixed income rental units that produce profits on the market rate units. Use that income to continue to purchase more affordable housing.
354	Development and Growth	Mixed-income			Actionable	There must be a strong effort to incorporate affordable homes in existing neighborhoods. A diverse neighborhood is a happy neighborhood.

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Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
374	Development and Growth	Mixed-income			Actionable	It's very hard to get a groundswell of support for affordable housing when courting people who have invested their life savings into affording a home in an unaffordable market. It makes sense they'd be scared about the price of housing going down. They might be much more easily convinced by truly mixed-income housing (something like >33% below 80% AMI, 33% between 80 and 120% AMI, and no more than 33% above 120% AMI).
202	Development and Growth	Mixed-income			Non-Actionable	Is there a way to randomly select the 'affordable units' from a block of new buildings/units? Something similar to what the city of Boulder does?
56	Development and Growth	NAU/Student growth/housing/development			Actionable	off campus student housing development need to be reflected better in off campus student housing beds. Community concern - disproportionately affecting the affordable housing supply. Broader supply - off campus student housing developments need to be accounted for.
60	Development and Growth	NAU/Student growth/housing/development			Actionable	students look different today. They are not just 18 year old. Some are older adults with full time jobs of first generation college students.
420	Development and Growth	NAU/Student growth/housing/development			Actionable	We need more transparency from the student rentals as well. The large apartment complexes that have sprung up need to provide their occupancy rates. This information would help in understanding student housing needs and might help reduce overall rents if the students are not filling the apartment complexes built especially for them. We need to put a stop to student housing. Overall demographics of NAU and other universities across the U.S. will be dropping and enrollment will decrease. Therefore, we do not need more student housing. Please do a study to see how much of the student housing is actually being utilized. This will shed light on the future of specific student housing. I am sure there are ways to find out the occupancy of all of the student apartment complexes.
103	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Stop building student housing or better yet, convert all the student housing to affordable housing.
118	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	2. Restrict NAU's ability to grow without providing student housing. Flagstaff was a better place when 75% of students lived on campus, opposed to maybe 25% now. Too many opportunities arose for slum lords to take advantage of a young, inexperienced captive audience.
164	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Put a Cap on NAU's ability to grow. More students=less housing. More college students are paying their housing by means of wealthy families or expensive loans. Reducing NAU's ability to grow will have a positive effect on the communities housing issues.
175	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Instead of supplying housing, try limiting the number of people renting. Instead, work with NAU to become a real university and not a place that allows anyone in just to increase enrollment. By increasing the cost of NAU and along with then paying the faculty better, NAU could reduce the number of students along with increasing the rigor of the program. We do not have a need for a university in this small town with limited space and water resources to simply have a large enrollment with small costs. By reversing the approach and having less students and a school with greater academic prowess, there could be a reduction in demand for housing which in turn would reduce costs. By also paying the staff of NAU better, that would also help people out in terms of finding affordable housing. This school is simply becoming a "cheap" school for California kids and this is the very opposite of what should be desired.

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Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
178	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	stop with the huge ugly student projects.Put them where I cant see them.
181	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	The univerisity is part of the problem. We need to limit the growth of the NAU population and drive the price of rentals back down.
189	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	How about addressing NAU and it's growth off campus? Why are we building these off campus student housing that only a student would live in? How about you eliminate that practice (e.g. make a minimum percentage standard apartments) and make them more appealing to all citizens. How about making NAU stay within NAU's footprint?
198	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Quit letting NAU buy all of Flagstaff and make it more affordable for the disabled
206	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Stop making NAU the only thing that matters in Flagstaff. Flagstaff is not a good place for family's anymore.
222	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Anything we could possibly do to limit student housing and add affordable housing units to our community. It is a scarcity issue
226	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	The cancer that causes unaffordable housing in Flagstaff is NAU. Cap enrollment at 10,000 student, use the developed student housing off campus for affordable housing.
244	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	NAU is providing housing for less than 50% of its students. That is outrageous. With almost 30% of Flagstaff population being students Flagstaff needs to get a commitment from NAU to house more of their students. Why is NAU putting the burden on Flagstaff to house their students? This plan is setting itself up for litigation.
250	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Another is that NAU has outgrown Flagstaff. When I came here in 1974 their were approx 8-9,000 students. There is not enough housing for 25K students and they take up the cheap housing that could go to lower income families.
339	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	We wouldn't be in the situation if NAU hadn't been the main focus for so many years. Focus on the Flagstaff residents, not NAU.
343	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Stop any more student housing project, use what we have to solve the homeless and affordable housing crisis.
402	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Controlling the unlimited amount of student housing projects only protects one entity being that of NAU, which has caused the cost of housing and rates to go up. Hopefully, oversight into NAU's practices and building aspirations is needed and enforced as they are not the only aspect of Flagstaff's economy or future growth.
465	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Limit vacation homes! Local priority! Stop building student housing monstrosities! Stop AirBnB!

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Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
478	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Stop allowing the development of student housing. Make NAU know the community has a strong stance on them creating a student cap. Prioritize affordable housing that has practices that do not allow NAU students strictly coming to flagstaff for school. It might be that you have to have proof of employment in flagstaff to have access to this housing.
480	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Homes filled with college kids is disruptive To much student house
481	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	A large contributor to the housing crisis is the unabashed pressure the increased population of NAU created. How can the city promote a responsible approach to the university's enrollment? With 30,000 current students and an average yearly increase of just under 750 students, and no additional dorms being constructed, the university is forcing this additional population to consume an incredible amount of housing. This in turn allows landlords to drive up prices that only allow multiple students living together to be able to afford, and eliminates opportunities for the permanent residents.
483	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	This may be an overall perception more than fact: that the city was engaged in granting and encourage building high density building zones for the intended purpose of and for NAU housing. Some of these buildings were never advertised fairly(perception?) was this or is it still is a perceived intent. My Belief that this policy or even perception needs to be looked at and reversed to regain trust within this community.
497	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Second - stop "catering" to NAU. The multi level "dorms" are an eyesore and an embarrassment to such a beautiful mountain town.
511	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Develop control of vacation rentals and properties and stop developing student housing with business space that sits empty.
512	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	STOP building student housing and focus on affordable housing for Flagstaff residents.
533	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Get a back bone, NAU caused this crisis and NAU needs to fix it.
575	Development and Growth	NAU/Student growth/housing/development			Non-Actionable	Want to see student directed housing.
326	Development and Growth	Neighborhood/Community Character			Actionable	I think one thing most people like about Flagstaff is the character of each neighborhood, so I would hope that if there are any zoning changes made, it would not allow for major changes to the "vibe" of a specific neighborhood in order to preserve its character.

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432	Development and Growth	Neighborhood/C ommunity Character			Actionable	LIFESTYLE - you never mention any thought of neighborhoods having a lifestyle priority. I choose to not live in a area of student housing for many reasons. I would prefer to not have a high percentage of homes in the area in which I bought/live to be allowed to become short term rentals for many reasons ... I am in favor of increasing density where possible and logical and in finding creative lifestyle opportunities in new building. PARKING - a lot of mention about public transportation in this plan - (but no bus service out Old Rt. 66 to I-40?) Where density is increased, there will be parking needs that MUST be included. The Hub is an example of very bad planning in this respect. Increased density by multi units on a property (owner renting out a unit/room, short term rentals ...) need to consider parking impacts. A VRBO in my neighborhood hosted eleven - 11 - cars on a week this summer and only 4 fit into the driveway. That's not fair to the neighborhood. Please dream big but plan for the reality and respect Lifetstyle choices - or you will drive out folks like me from Flagstaff who worked hard for 50 years to be able to afford to live in a quiet, calm, convenient, safe neighborhood.
573	Development and Growth	Neighborhood/C ommunity Character			Actionable	neighborhoods are supported by f3 and you want to preserve the qualities of nieghborhoods and people taking care of the nieghborhoods.
409	Development and Growth	Neighborhood/C ommunity Character	General development /growth concerns		Non-Actionable	I cannot name a SINGLE case where the City sided with homeowners to block zoning changes that will ultimately devastate neighborhoods to the benefit of outside developers and second home owners. My gut reaction is that somebod(ies) getting paid off. Ugh.
88	Development and Growth	Neighborhood/C ommunity Character			Non-Actionable	The categories are not well founded within the character of Flagstaff as a community. Choices presented are those pre-selected to favor only the desired outcome - more housing options for outside investors at the expense of long term residents. This is not how you include residents input, but rather a fixed box approach to getting inclusions and approvals. The bottom lines are changing the community at residents expense to favor investors "development" favors.
390	Development and Growth	Neighborhood/C ommunity Character			Non-Actionable	Exclusive communities can be extremely good for the local economy. These homes bring high taxes and funding for many things the community wants.
496	Development and Growth	Neighborhood/C ommunity Character			Non-Actionable	Third - three gated golf course communities - really? Watching the sprinklers run mid afternoon in the summer makes me cringe.
507	Development and Growth	Neighborhood/C ommunity Character			Actionable	Flagstaff already has too many gated communities. Insisting that neighborhoods be integrated or at least not exclusive, is a great idea, and would help maintain our "community".
64	Development and Growth	New development location			Actionable	Public works yard aka Thorpe park annex is prime location for affordable housing
67	Development and Growth	New development location			Actionable	The City is sitting on two pieces of land that are ideal for affordable housing - Schultz Pass (aka the sliver of land dominated by invasive weeds that occasionally bloom as sunflowers for a very short period of time) and the old Public Works building.
75	Development and Growth	New development location			Actionable	Map out and illustrate possible housing developments on possible properties to build community support and help people see potential. Then go build them.

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Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
97	Development and Growth	New development location			Actionable	Since public transportation is minimal, New housing development should be located where low income families work so they do not need to drive. There are many empty spaces downtown that could be developed for low income families, for example next to the blessed Virgin Mary chapel.
163	Development and Growth	New development location			Actionable	Acquire more land in outlying areas (bellmont, winoana, east flagstaff near harkins, and mall). Develop lower income housing in these areas. Incentivize builders to manufacture homes our in this area at lower costs. Prioritize lower income housing rather than upper class home production (permits given out first to lower income housing projects).
376	Development and Growth	New development location			Actionable	More housing is good for Flagstaff overall but new construction can be inconvenient and present challenges. For this reason new housing should be fairly spread around Flagstaff as appropriate according to proximity to jobs, groceries, stores, and public transportation. Not going to name names but it feels like some of the richer neighborhoods in Flagstaff are better at limiting or blocking entirely their fair share of housing.
470	Development and Growth	New development location			Actionable	A preferable strategy is to open all neighborhoods as they are to compatible affordable housing. Even Continental could have some City CLT homes scattered throughout. Yes that takes money up front, but the investment has a very long time line. If affordable units are indistinguishable from the rest of the neighborhood people will likely welcome them.
571	Development and Growth	New development location			Actionable	need photos
608	Development and Growth	New development location			Actionable	How will you plan to ensure that public housing in spread throughout our community. How will council ensure that housing will be spread throughtout the community.
140	Development and Growth	New development location	Smart growth principles		Actionable	I'm concerned about item 3.2 - Identify suburban areas that have the existing infrastructure to support greater density and intensity of development. This should allow for commercial intrusion by food and wellness organizations as well as housing. Stop building suburban zones. Start building mixed grocery stores in there.
50	Development and Growth	New development location			Non-Actionable	Developers are looking at peripheral areas - who's going to build those 8k units? Easier to do it someplace else
361	Development and Growth	New development location			Non-Actionable	forced gatedcommunitites to accept some of these proposals
373	Development and Growth	New development location			Non-Actionable	If wishing to build affordable housing, Flagstaff is made up of a majority of renters who are more favorable to affordable housing options. Building there rather than in areas of single-dwelling homes would make much more sense for getting support.
503	Development and Growth	New development location			Non-Actionable	Perhaps housing options should be explored in surrounding areas such as Kachina Village or Munds Park.

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Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
40	Development and Growth	New development location	Density		Non-Actionable	high density rental housing should not be developed outside of the Milton/Downtown Corridor. Milton is, quite frankly, a lost cause for single family housing. I think many Flagstaff residents are comfortable with this fact. However, when apartment complexes start appearing on Lake Mary, on Beulah, on 180, in Fox Glen, etc, it as though NAU's and Milton's development style is "bleeding over" into our more established communities. Residents of high-priced gated communities in and around Flagstaff avoid this by buying up huge parcels and merely isolating themselves with huge expensive properties. I do not intend for this to be taken as NIMBYism, but more to urge Planning and Zoning, as well as the Housing Commission, to realize the impacts of equity of development planning - even on middle and upper class suburban Flagstaff neighborhoods. Building a huge apartment complex predominantly filled college students next to what is in most considered "medium density single family" in some ways is akin to building an industrial park next to a low income community. In the end, it's working class full-time residents of the community who will bare the burden of that development, even if there are positives to it. Instead, I want all Flagstaff residents to share these burdens equally, and that includes the most wealthy of Flagstaff property owners. It is simply not fair for the residents of Ponderosa Trails to live with apartments complexes on their doorstep, while residents of Equestrian Estates, Pine Canyon, and other gated communities enjoy their peace and quiet. We also provide a proverbial "free pass" to developers who will ALWAYS prefer to develop vacant land over the more expensive redevelopment of existing property. This is how urban sprawl and urban blight happens – developers buy parcels further and further away from the urban core, while re-investment in existing commercial and industrial spaces is ignored, leaving many urban areas (like Flagstaff's Rt 66) an industrial wasteland or commercial ghost town. To me, high density multi family housing should be focused on those areas of town with no single family homes, or no residential housing or owner/occupants at all. This comes with added benefit - these are the areas with the most economic activity - Milton, Rt 66, Butler, Fourth St. In many of these areas, the neighbors are businesses who actually WANT people living close by, they benefit from that proximity. It also makes for
139	Development and Growth	New development location	Smart growth principles		Actionable	I'm concerned about item 3.2 - Identify suburban areas that have the existing infrastructure to support greater density and intensity of development. This should allow for commercial intrusion by food and wellness organizations as well as housing. Stop building suburban zones. Start building mixed grocery stores in there.
91	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Actionable	Parking and traffic flow standards must be applied to EVERY PROJECT going forward. Whatever city staff use as a standard is inadequate for what is actually happening on the ground and in neighborhoods
96	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Actionable	parking and traffic evaluations should be required on EVERY PROJECT. make the criteria for parking and traffic used by city ;planners available the reality of what's happening in neighborhoods and traffic. is not being met by existing criteria

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Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
263	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Actionable	Affordable transportation is important to reduce living costs. Something in there about encouraging bike/ped and transit access to developments. Encourage expansion of EcoPass program to neighborhoods/developments so residents can ride transit for free.
131	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation	Smart growth principles		Actionable	Would help if parking requirements were scrapped as well - I want a walkable neighborhood, not a maze of parking lots. Build housing next to jobs and groceries and let people walk and bike! It'll be inconvenient for drivers, but transportation costs are also a big drag (I think second biggest behind housing) and letting people reduce costs there also helps housing I'd think by freeing up more of their budget.
102	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Non-Actionable	Stop building tall buildings with no parking. We have a parking problem in Flagstaff.
115	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Non-Actionable	Our roads and other infrastructure are NOT adequate for the density we have now, nor the influx when NAU has Parent's Weekend, etc. or Snowbowl is operating, etc. Adding more housing without seriously addressing this need is a recipe for DISASTER! Just this morning (10/4/21) on my way to work Milton/Rte 66 were completely backed up and then I transitioned to Butler, forgetting the lane closure that makes Butler a bottleneck of traffic! I live in Boulder Pointe and work over by Tractor Supply. What normally takes me about 12 minutes if the lights are mostly green, took me well over 20 minutes this morning! At this time, it doesn't take much to turn a well-traveled road into a parking lot! We absolutely NEED affordable housing! We also MUST address the inadequate infrastructure before we continue to add more building (too late, as several huge complexes are even now in progress! Thank you!
148	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Non-Actionable	the combined impacts of multiple developments on roads and traffic. This is already a serious issue!
275	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Non-Actionable	We should also integrate transit plans into the official housing plan if possible.
460	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Non-Actionable	Improving public transit and safe biking/walking conditions helps as well.

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520	Development and Growth	Parking/Traffic/Auto Transportation/Transit/Active Transportation			Non-Actionable	Like affordable housing options, a co-issue that needs to be addressed is traffic, the current infrastructure is woefully inadequate for the current needs of Flagstaff. Flagstaff is no longer a cute little one main street town; alternate main arteries are needed. Since Flagstaff is land-locked, building up is one of the few options. We can build denser all that we want; but that will only compound the other major complaint about Flagstaff: traffic. High cost of living, unaffordable housing, and traffic are three complaints that have only worsened in the decade I have been here.
217	Development and Growth	Smart growth principles			Actionable	Allow affordable housing in mixed-use commercial zoning instead of commercial/retail use. This could allow for use/utilization of vacant commercial space in the existing and future student housing developments.
240	Development and Growth	Smart growth principles			Actionable	We need to think "outside the box" - get architectural students to work on these housing issues with new and innovative ways of doing things.
272	Development and Growth	Smart growth principles			Actionable	Does goal 3.2 include promoting higher residential densities close to jobs, groceries, and parks? That's my interpretation, and if so I'm supportive. Being able to walk and bike to for your everyday needs is correlated with activity levels and other health indicators.
337	Development and Growth	Smart growth principles			Actionable	Combine these ideas with some of the other ideas presented regarding creating more affordable housing in commercial and industrial areas.
534	Development and Growth	Smart growth principles			Actionable	Flagstaff needs to double down on mixed use. Every building built with more than one story needs to have retail available below, with residential and live-work space above. No exceptions should be made to this...mixed use and mixed income properties are the only way to encourage a thriving society that doesn't rely on driving vehicles across town for something as simple as a gallon of milk. So many mom and pop shops could supply needs on a micro level if it was encouraged by mixed use.
565	Development and Growth	Smart growth principles			Actionable	beautification language - attention to good design. The success of housing and public housing particular - design is so important. Meet with beautification commission. Provide picture. Share photos.
604	Development and Growth	Smart growth principles			Actionable	Additional Strategies to be Considered: - Include a discussion of the importance of aesthetics in the final plan. Affordable housing is not an isolated value but works in companionship with health, sustainability, and aesthetics. Housing that meets the needs of our residents should be beautifully designed and constructed. As affordable design professionals have made clear, good design "can be the critical difference between an affordable development that succeeds—one that satisfies its residents and neighbors, enhances the community where it is built, and continues as a stable part of that community for decades—and one that does not. In fact, good design may be the most viable strategy currently available to improve the quality, asset value, and acceptance of affordable housing." The need for good design is necessary for every project regardless of its use. One means of addressing aesthetics and also streamlining construction of new non-traditional housing units is the implementation of housing design plans that are pre-approved by the city.
616	Development and Growth	Smart growth principles			Actionable	consider where the City should build more homes - promote smart growth - should be need shops, parks, - walkable communities and close to public transportation. Plays a role in equity as well.

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462	Development and Growth	Smart growth principles	Density	Parking/Traffic/Auto Transportation/Transit/Active Transportation	Actionable	Mentioned on an earlier page - private developers and owners make the whole situation worse because they have an additional expense tenants have to cover - their profit. They won't do anything unless they can make it benefit them, which, is often at the expense of the Flagstaff resident. This impacts the largest drivers of economic activity in Flagstaff (mainly NAU students) and raises the cost of living for all the people who are necessary to enable the retail landscape of Flagstaff to function. If median wage is 48k, there's very little chance they can live in the city. Huge apartment developments only accessible by car compound the issue- it's actually pretty easy, in concept, to make a liveable, walkable city with affordable housing. Downtown areas will need to build up to 3-5 stories.
13	Development and Growth	Smart growth principles	Housing types		Actionable	Aslen - Tyoe of Housing that is better for infill and smart growth - anti sprall efforts.
212	Development and Growth	Smart growth principles	Parking/Traffic/Auto Transportation/Transit/Active Transportation		Actionable	In Create 3.2: I think it is really important to ensure that all affordable housing also has easy access (walking/biking/transit) to nearby grocery stores and frequent bus lines. Plunking affordable housing in along a corridor without a grocery within half a mile, or without frequent bus service, will only lead to increased driving needs for people in lower income brackets, or to reliance on "food" options like gas stations/convenience stores.
517	Development and Growth	Smart growth principles	Parking/Traffic/Auto Transportation/Transit/Active Transportation		Actionable	I suspect it will be hard to prioritize these based on the survey data. From glancing at the results section, it almost looks like people either favored the statements or didn't say anything. To reiterate my thoughts on these questions, I think the most effective way to address the issues creating and created by housing availability is to focus on less car-dependent infrastructure so that new development is both available and accessible to everyone. This would create more opportunities for residents while making it harder for those who control supply to get away with discrimination.
201	Development and Growth	Smart growth principles	Parking/Traffic/Auto Transportation/Transit/Active Transportation		Actionable	Building low density residential areas on the edges of town increases reliance on cars, which increases traffic throughout Flagstaff and remains out of reach for those without access to reliable transportation. The hidden infrastructure costs of that style of development will tend to counterbalance any gains from the increase in supply. Mixed use development or otherwise in-filling existing neighborhoods with a mix of medium density commercial and residential properties has the greatest chance of making Flagstaff more affordable and more accessible to everyone.
364	Development and Growth	Smart growth principles			Actionable	Creative infill, combining residential and industrial, incentives for percentages of development as low income ... are much better strategies than putting low income housing on key parcels better used for that priority described in the plan as healthful.
228	Development and Growth	Smart growth principles			Non-Actionable	Flagstaff needs an aesthetic and design standard minimum. There are too many developers creating banal uninspiring cheap "housing" that makes the city look awful. Particularly the development on the mesa...what were they thinking? The giant hole with cracker jack box houses adjacent to it, with no architectural sense at all...it's embarrassing...The scale of the house, porch, pillars, etc are completely off and they look super cheap.
35	Development and Growth	Zoning/Permitting and review process			Actionable	the zoning code may need revisions to address this issue, but I am not willing to answer "yes:" amend the zoning code without knowing specifics. I am not willing to say, "go for it" and I hope others are also not willing. Why? An example is the proposed Lone Tree extension. People voted for building it, but did they realize the scale of what could, would be, and is being presented? The impacts to surrounding existing neighborhoods?

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
183	Development and Growth	Zoning/Permitting and review process			Actionable	Building codes are driving enormous growth in cost to construct. Insisting on Net 0, while a laudable goal, inevitably raises the cost of construction and purchase, if not the cost of ownership.
438	Development and Growth	Zoning/Permitting and review process			Actionable	Evaluate upzoning existing neighborhoods, eliminate most single family zones, shrink minimum lot sizes, and simpler lots-splits for existing large lots in existing neighborhoods. Good discussion in the "housing and sustainability" section, keep these concepts in mind or even expand on them, housing cost is the largest but transportation cost is the other sunk-cost (in addition to its climate impacts) people must have that keeps them out of a good home.
80	Development and Growth	Zoning/Permitting and review process	Deregulation		Actionable	Reduce the resource protection and open space requirements, thereby making more land available for development (increasing supply will reduce the market prices - Econ. 101).
154	Development and Growth	Zoning/Permitting and review process	Deregulation		Actionable	I would like to see greater flexibility in greenfield development for affordable housing projects - 100% affordable housing projects - such that the "spirit" of the zoning code when it comes to resource protection is applied. For example, the code requires a specific and unbending calculation for protecting trees and steep slopes. I'd rather see a landscaped open space/area for residential development that allows residents to recreate rather than tree canopy scattered throughout the development and wedged into parking islands or in the narrow strip between structures.
129	Development and Growth	Zoning/Permitting and review process	Deregulation	Affordable housing incentives	Actionable	Density, affordable housing fractions/requirements placed on developers, reducing restrictions on private rentals (like ADU's, basement units, HOA restrictions), and multifamily zoning are our best tools to deal with this problem. Incentives for developers to include affordable units are a second best option. These leave housing where it belongs- in the private decision maker's pocketbook and decision authority.
41	Development and Growth	Zoning/Permitting and review process	Deregulation	Parking/Traffic/Auto Transportation/Transit/Active Transportation	Actionable	Flagstaff has nearly 23,000 households which are currently cost burdened. This is in large part a result of over three decades of underproduction of housing units across all asset types throughout the city. To adequately address the affordability issue, it is imperative that we examine the conditions that led to this housing supply shortage, and proactively remove those barriers to future development. Exclusionary zoning policies, such as imposing height restrictions in the downtown core, undermine natural growth patterns dictated by market needs, impede upon private property rights, and additionally prevent the city from enabling sustainable development by encouraging residents to shift to transit and pedestrian-oriented lifestyles only made possible through urban infill and increased density.
423	Development and Growth	Zoning/Permitting and review process	New development location		Actionable	I really like the options that mention updating zoning policies and or other policies that limit where housing can go and/or taking existing built lots (mostly commercial) and revitalizing them. Developers seem to be able to request rezoning to build things like a huge hospital in what is currently a greenspace, and student housing everywhere but we don't change laws and policy to allow for affordable housing outside of existing residential areas?

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
153	Development and Growth	Zoning/Permitting and review process	Parking/Traffic/Auto Transportation/Transit/Active Transportation		Actionable	I support a greater parking reduction than currently offered for urban core and where there is public transit within 0.5 miles of residence.
21	Development and Growth	Zoning/Permitting and review process			Actionable	Mccarthy - Create 2.4: I do not know that easing the rezoning and CUP processes is appropriate.
111	Development and Growth	Zoning/Permitting and review process			Actionable	Within the Zoning Code - consider allowing the outcomes that the PRD flexibility idea could allow by-right (vs. within a complicated special-development situation) for infill development. Simplify entitlement/rezoning - create simple (but appropriate) impact fees so each development isn't a long negotiating process that is only manageable for large-scale developments. Or even rezone preemptively, we already have visions for everywhere per the Regional Plan, don't have to re-create them every time. Next step would be to Plat undeveloped areas with development patterns that will facilitate more affordable and connected housing.
135	Development and Growth	Zoning/Permitting and review process			Actionable	I believe simplifying, streamlining, and lowering costs on home building, renovations, and general residential construction would make a huge difference. I also favor a more flexible zoning system in all areas, not just those deemed for low income type housing, to allow better infill and redevelopment without spreading into the forest is a superior solution to a lot listed.
151	Development and Growth	Zoning/Permitting and review process			Actionable	Developments will continue to struggle to produce affordable housing as long as the existing entitlement process continues to be arduous, expensive, and time consuming.
66	Development and Growth	Zoning/Permitting and review process			Non-Actionable	4.8 worries me, I wouldn't want the city to foster an atmosphere where landlords can increase the allowed number of tenants in a unit that was not designed for an increase number of people living in the unit. For example, say a 1br apartment is currently capped at allowing 4 people maximum to live in the home. I wouldn't want the city to increase the allowed number of people in that unit to 6 people without requiring some kind of space requirements or upgrades to the unit.
177	Development and Growth	Zoning/Permitting and review process			Non-Actionable	All of the cities zoning has come from the 'I don't like that or I don't want that again' reactions to development. None of it is forward looking. The biggest impact on the create is to scrap the ENTIRE zoning code and start fresh with simple, clear 'rules' for how we want Flagstaff to develop. The city is a nightmare when it comes to development, whether that is commercial or residential, mostly because of the zoning codes that apply very little common sense and don't allow for the 'spirit of the code' to dictate development. And most importantly, I am certainly not PRO development....and its clear Flagstaff and many western towns are going to grow, especially with investments from folks that move from California and other places where they still get an amazing deal for their CA homes and can afford homes here.
225	Development and Growth	Zoning/Permitting and review process			Non-Actionable	Existing properties should be held to the same standards regarding cost based on city code (i.e. apartment complexes that claim structural soundness and amenities that do not live up to claims as advertised).

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
245	Development and Growth	Zoning/Permittin g and review process			Non-Actionable	State laws were developed, supported thru due diligence, voted on and became law by our elected officials. Housing and zoning laws protect its citizens. Don't amend the Flagstaff zoning code to facilitate the development of low income housing with citizen input and evaluating the impact to neighborhoods and traffic.
321	Development and Growth	Zoning/Permittin g and review process			Non-Actionable	Should not need to or want to revise the Zoning Code in order to implement this.
488	Development and Growth	Zoning/Permittin g and review process			Non-Actionable	1) scrap zoning code and re-do....straightforward, common sense, flexibility for meeting 'spirit of code"
586	Development and Growth	Zoning/Permittin g and review process			Non-Actionable	The dangers of pushing the “build anything” narrative are many. The plan talks about deregulating the process to make it easier to build without discussing why those regulations exist and who they benefit. It should be emphasizing more moving away from R1 zoning and requiring a mix of uses in any development. It talks about housing units but not land use and how that affects the lack of homes and affordability. How many more people could be living on the land taken up with golf courses and second homes, of which we have too many? It shows little regard for our building standards which make our community livable and attractive. It disrespects neighbors of future developments by calling them NIMBYs and implying that the only reasons they object to some projects is due to their ignorance and racism. This is a simplification. Not every rezoning is desirable. I fear that the mandate for council that we strive for building 7976 dwellings within the next ten years will pressure the council to make poor land use decisions. If, as this report indicates, so many people in our community cannot afford to purchase a home here then why keep using our land for so many unaffordable homes? Who are they for?
644	Development and Growth	Zoning/Permittin g and review process			Non-Actionable	Stop changing existing zoning so that people who bought a house in an area that doesn't allow farm animals don't suddenly have chickens and goats in their neighborhood.

Development and Growth Public Comments

Unique ID_Spl	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
646	Development and Growth	Density	New development location		Non-Actionable	I do not intend for this to be taken as NIMBYism, but more to urge Planning and Zoning, as well as the Housing Commission, to realize the impacts of equity of development planning - even on middle and upper class suburban Flagstaff neighborhoods. Building a huge apartment complex predominantly filled college students next to what is in most considered "medium density single family" in some ways is akin to building an industrial park next to a low income community. In the end, it's working class full-time residents of the community who will bare the burden of that development, even if there are positives to it. Instead, I want all Flagstaff residents to share these burdens equally, and that includes the most wealthy of Flagstaff property owners. It is simply not fair for the residents of Ponderosa Trails to live with apartments complexes on their doorstep, while residents of Equestrian Estates, Pine Canyon, and other gated communities enjoy their peace and quiet. To me, high density multi family housing should be focused on those areas of town with no single family homes, or no residential home owners at all. This comes with added benefit - these are the areas with the most economic activity - Milton, Rt 66, Butler, Fourth St. In many of these areas, the neighbors are businesses who actually WANT people living closeby, they benefit from that proximity.
647	Development and Growth	Neighborhood/Community Character	New development location		Non-Actionable	In some ways, I think we need to "protect" what few working-class neighborhoods Flagstaff has, and instead focus our development on poorly designed car-centric areas of Flagstaff like Milton, Butler, Fourth St and Rt 66 I think our traditionally suburban neighborhoods like Ponderosa Trails, Bow and Arrow, Country Club and Fox Glen, University Heights and Boulder Point, Coconino Estates, etc are better suited for infill development and for projects that provide a single family option, whether detached or row-home. Putting apartments in these areas just drives development further out, creating the sprawl that exemplifies Phoenix. When residents inevitably get into the housing market and can afford a single family home, will they want to live next to apartment complex that they just moved out of, or will they drive the demand for homes further and further away from Flagstaff's core?

Economic Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
17	Economic	General economic development/business environment/workforce			Actionable	Mccarthy - Page 24, in the second home discussion, you might want to mention that the trend of people working from home makes it more practical for people to have a home in Flagstaff even when their primary job location is elsewhere.
482	Economic	General economic development/business environment/workforce			Actionable	As we see an increased ability to work remote, many people will choose to live in places they can afford and enjoy, as they are not tied to their physical employer any longer. If we want to continue to keep residents in Flagstaff, we have to make it affordable and enjoyable
14	Economic	Housing market dynamics/Supply and demand			Actionable	Aslen - address the nuances of market rate houses. We don't need to built built built and have second home owners and migrants move here
23	Economic	Housing market dynamics/Supply and demand			Actionable	Council request - Cost trigger points that effect the market rate compared to workforce housing - what makes luxury homes vs. workforce homes?
27	Economic	Housing market dynamics/Supply and demand			Actionable	salas - lift up the housing conversation in the macro economic prespective - affordability, attainability, advocacy in terms of land use - housing as it relates to economic developemnet, childcare.
123	Economic	Housing market dynamics/Supply and demand			Actionable	There are very few solutions here that will fundamentally alter the Flagstaff housing market to be more affordable. There is a seemingly insatiable demand to live in Flagstaff, but this is largely driven by people looking to move to the city, not those struggling to find housing now. The only way to truly change the trajectory the city is on is to provide people with an affordable alternative to the unaffordability of the market. This will not happen from working with market forces, simply approving more developments or working with developers to implement small improvements such as 10% affordability in properties.
161	Economic	Housing market dynamics/Supply and demand			Actionable	The impact and probability of success of any government led actions, regardless of how well intentioned, are low (at very best). You are fighting the tide of the free market, and are declaring an emergency based on lack of achieving artificial 'development goals'. I advocate letting the market prevail, including allowing the almighty 'development' to slow or even reverse.

Economic Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
277	Economic	Housing market dynamics/Supply and demand			Actionable	These seem to do little to address the supply side issue which is by far the biggest problem
549	Economic	Housing market dynamics/Supply and demand			Actionable	I do not think we should look to the "market" to solve our affordable housing problem. The market is the reason for the problem.
568	Economic	Housing market dynamics/Supply and demand			Actionable	be thinking about the Cause of the problem, the market from the buyer and the possibility of implementing a vision that address the problem - this is not a new issue.
596	Economic	Housing market dynamics/Supply and demand			Actionable	Additional Strategies to be Considered: - F3 is very concerned that the draft plan outlines a strategy for obtaining affordable and attainable housing that is primarily reliant upon the private market. Simply increasing the supply of homes alone, in the same manner in which we have over the last 20-plus years, will not solve Flagstaff's home affordability crisis. There is no evidence that building more housing units automatically means more affordable housing.
58	Economic	General economic development/business environment/workforce			Non-Actionable	ability to attract and retain workers.
61	Economic	General economic development/business environment/workforce			Non-Actionable	relocate an experienced person to move to flagstaff - what is the menu from the city on how we can offset homeownership.
62	Economic	General economic development/business environment/workforce			Non-Actionable	workforce is totally different than it was 20 months ago. Opens up opportunity to recruit all over. Work at home environment
92	Economic	General economic development/business environment/workforce			Non-Actionable	Create or update city development policy to attracting more environmental clean and high pay business to the city. - Increasing average income per person live in flagstaff, will improve the housing issue.

Economic Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
173	Economic	General economic development/business environment/workforce			Non-Actionable	Create better, higher paying jobs. And more STEM requirements to schools to better educate the next generation to get better jobs.
188	Economic	General economic development/business environment/workforce			Non-Actionable	The only way you are going to address this issue is to build a better economy in Flagstaff. Folks need to be able to make a livable wage to live here and we need more industry here to give more options that provide good jobs and competitive in wages. How are you working toward bringing in better higher paying jobs?
209	Economic	General economic development/business environment/workforce			Non-Actionable	Reduce the cost of running business, improve hiring, incentive for workers that improve the income of resident is the root cause problem.
296	Economic	General economic development/business environment/workforce			Non-Actionable	Focus on the factors that matter - like jobs, wages, access to services (like clothing), healthcare - instead of creating additional barriers by segregating people by race.
401	Economic	General economic development/business environment/workforce			Non-Actionable	Protecting the future of fair housing practices starts with protecting and growing the economy.
495	Economic	General economic development/business environment/workforce			Non-Actionable	First: jobs - good paying jobs make housing more affordable. Flagstaff is too much a service sector economy.
519	Economic	General economic development/business environment/workforce			Non-Actionable	Improve income and provide competitive business environment. Too much business regulation reduce the hiring and high business cost reduce the resident income. Vigorous economy is the way to help everyone live with dignity, work with pride and improve the income.

Economic Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
554	Economic	General economic development/business environment/workforce			Non-Actionable	Yes, anything done should have a work requirement. There are plenty of \$15 per hour jobs in this city that are going unfilled because people won't work. The Welfare State has created a system that encourages people to not work and then you want to give them "help". If two people in a household were to take minimum wage jobs, they would earn \$60K per year minimum.
4	Economic	Housing market dynamics/Supply and demand			Non-Actionable	How do we address the market price?
11	Economic	Housing market dynamics/Supply and demand			Non-Actionable	Aslan- Supply and demand are very powerful focuses.
29	Economic	Housing market dynamics/Supply and demand			Non-Actionable	supply and demand will resolve the problem
38	Economic	Housing market dynamics/Supply and demand			Non-Actionable	There are some elephants in the room, which were acknowledged only a bit in the Plan. Developers (who are in the business to make money), realtors (who have participated in bidding up home prices because they too are in the business to make money and there are too many), that houses have been turned into revenue sources rather than remaining homes, and people having too many kids (every kid should have all the opportunities to succeed yet this is very costly both financially and environmentally) etc. We need to be mature and deal with these elephants before they squash us.
184	Economic	Housing market dynamics/Supply and demand			Non-Actionable	The barrier to purchase is unacceptably high. I work with a professional engineer, married to a professional engineer, and they cannot afford to buy a home. Flagstaff WILL become Aspen, with the locals priced out, if significant action is not taken.
283	Economic	Housing market dynamics/Supply and demand			Non-Actionable	Lower expectations and targets for equity, development, growth, and 'fixing' the housing problem. Let the local market continue to reflect broader society, and when imbalanced, let the market correct.

Economic Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
477	Economic	Housing market dynamics/Supply and demand			Non-Actionable	Accept that you can't win this & you will fail to achieve your goal. Benchmark all those cities that have done a great job. Any? Identify those local opportunities that can help even just a little, AND requiring resources that reflect our small town's. Don't try to change the private market failures or cure the ills of human nature....if you have those answers, then you're in the wrong job!
564	Economic	Housing market dynamics/Supply and demand			Non-Actionable	when you leave it to the market the wealthy will dominate and the builder will price for whatever you are willing to pay.
583	Economic	Housing market dynamics/Supply and demand			Non-Actionable	I have lived here thirty years in a house that originally cost \$89,000 and now would sell for over \$500,000. This cost has continually gone up (with a brief downturn in 2008) whether there is a building boom or a construction slowdown. The idea that depending on the market to build more will lead to affordability is a falsehood. Already, according to the plan, 48% of our housing market is taken up by students and second homeowners. Without guardrails to enable the type of development we need, we can expect more of that in the future. This only exacerbates our problem further even with a 10% (not guaranteed) goal of affordability.

Housing Use and Ownership Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
15	Housing use/ownership	Second home/non resident/investor owners			Actionable	Aslen - We don't need to built built built and have second home owners and migrants move here
155	Housing use/ownership	Second home/non resident/investor owners			Actionable	There should be a high tax on out of state people who buy up properties in flagstaff just to make money. they are pushing residents out and increasing rent on those that cannot afford to purchase a home.
166	Housing use/ownership	Second home/non resident/investor owners			Actionable	Increase the quantity of houses in town. Put measures in place that make it less desirable to be a property barren in town. (Higher Taxes on second or third homes in town).
219	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	Owning multiple investment properties needs to be dis-incentivised.
223	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	Limit the amount of homes out-of-towners own in Flagstaff
224	Housing use/ownership	Second home/non resident/investor owners			Actionable	it seems like a lot of houses are second homes, so it would be nice for locals to have priority, or to limit the amount of homes out-of-towners own in Flagstaff
328	Housing use/ownership	Second home/non resident/investor owners			Actionable	Can we stop outside investors from using out current infrastructure as a source of income and protect homes for use by Local flagstaff citizens.
355	Housing use/ownership	Second home/non resident/investor owners			Actionable	Tax second homes. This isnâ€™t phoenix cabin town
371	Housing use/ownership	Second home/non resident/investor owners	Short term rental		Actionable	Strongly support efforts to increase the regulation and taxation of vacation/short-term rentals and second homes in Flagstaff
372	Housing use/ownership	Second home/non resident/investor owners	Short term rental		Actionable	Limit/disincentivize vacation rentals and second homes.
122	Housing use/ownership	Second home/non resident/investor owners			Actionable	Limit and/or disincentivize second home ownership and sale of homes as investment properties (i.e. for Airbnb)
156	Housing use/ownership	Second home/non resident/investor owners			Actionable	Increase taxes on "out of state" investment property owners. If you dont live here, you are subject to additional yearly percentages to the city. Use the excess income to fund an affordable housing initiative for the lower income community. This will also help low to middle class citizens of flagstaff maintain reasonable housing by evening the playing field with wealthy outside investors.
157	Housing use/ownership	Second home/non resident/investor owners			Actionable	Outside investment companies (LLC), second/third/etc home owners are a big issue that is part of the problem with affordable housing in Flagstaff. These types of owners/buyers are causing housing cost to go up. Guardrails should be placed in regards to purchases made within Flagstaff.
193	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	The housing market has been ballooned by out of state agencies/companies purchasing housing for over asking prices, and than reselling them for even higher prices making the actual residents of Flagstaff pay even higher housing prices while the money made from the houses does not even stay in the local economy.

Housing Use and Ownership Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
211	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	Limit out-of-towners and realtors from buying houses as second-homes or competing in the housing market. Or limit/prevent any second-home ownership in Flagstaff (or specific areas). This would drive the supply/demand model toward more supply and thereby drive home costs down. One way to achieve this is to require proof of residency or proof of employment in Flagstaff/surrounding area as a requirement to qualify for a home mortgage or requirement to qualify for a home purchase (home owners who sell would be required to accept an offer from an employed Flagstaff individual over someone who cannot show proof of employment in Flagstaff; unless there are no other offers). Independently, other states have a cap on how much a home can be sold for (X% above appraisal), and therefore, it limits the supply/demand from driving substantially inflated housing costs.
204	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	I believe the fundamental issue with Flagstaff housing is the greed from the developers and investors.
251	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	One of the issues is the outside money coming into flagstaff and driving up the home prices.
367	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	Disincentivizing second homes should be your primary focus
472	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	Tax investors that are buying up the properties and making it too expensive for people to buy or even rent.
484	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	Discourage anyone who is not a full time resident and working for a local company from purchasing a home. This will allow for more of us locals to purchase homes in the city and reduce the need for low income housing.
588	Housing use/ownership	Second home/non resident/investor owners			Non-Actionable	2. Housing costs have gone TOTALLY insane!!! There are so many out-of-state investors (from California) who are buying up real estate in Flagstaff, that there is NO way that a young couple could possibly buy a new home! My son is one of those! Look at the new subdivisions out in Timber Sky! We are now selling new homes for as much as they are in California!!! What is the matter with us? These are BAD decisions that do not protect our families or our (used-to-be) valuable and treasured way of life!
46	Housing use/ownership	Short term rental			Actionable	VRBO - projected maximum that flagstaff can reach? How many we are lacking how many we are over?
63	Housing use/ownership	Short term rental			Actionable	STR - affects market
69	Housing use/ownership	Short term rental			Actionable	The problem in Flagstaff is that the single-family homes are all either vacation rentals, second homes, or student rentals (4-8 students in a house). There need to be more of those houses available to residents and I don't see that addressed anywhere in the "Create" category.
74	Housing use/ownership	Short term rental			Actionable	Without a doubt you need to speak about Airbnb and Brno restrictions. How is this not on here. In my neighborhood there are like thirty within a stone throw. This is a serious driver for increased home prices. Why rent monthly when I can make more money renting for the night. This is ruining the community's. Can't wait for 2030 when flagstaff is all an Airbnb and the minimum wage is 25 dollars thanks to the CPI. I'm going to love drinking my 15 dollar beers downtown and paying 3000 rent for my single bedroom apartment. Talk about a dump town where you can only be part of the community if you're a retired millionaire from Phoenix.
90	Housing use/ownership	Short term rental			Actionable	Not sure if it fits under "create" but reevaluate the role of Air BnB and VRBO units. Some cities have required a resident to live in the house and only rent bedrooms, not the whole house.
94	Housing use/ownership	Short term rental			Actionable	I think a category should address the issue of short term rentals taking up the supply of housing. This topic needs to be addressed. Possible licensing requirements, sustainability requirements, and limitation on number of short term rentals allowed in one household.
119	Housing use/ownership	Short term rental			Actionable	unregulated air bnb and vrbo units that are not owner-occupied are scourge of the city, detrimental to neighborhoods ,and a primary factor in the elimination of affordable housing units.

Housing Use and Ownership Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
125	Housing use/ownership	Short term rental			Actionable	Finally, but importantly, people will likely turn ADUs into short-term rentals rather than long-term housing unless they are explicitly required to make their ADUs long-term. One way around this could be to help neighborhoods interested in density/having ADUs to become HOAs which deny or limit short-term rentals.
176	Housing use/ownership	Short term rental			Actionable	The next biggest thing to do would be to legislate harsh restrictions on the AIRBNB/VRBO world and all the 'speculators' who are buying most of the houses and turning them into income properties. These are the real villain's who in the last 5 years, a single-handedly responsible for reducing the options for housing all around Flagstaff. Have the guts to take these folks on and the governor.....places like Jackson WY and many other places have done this with great success.
191	Housing use/ownership	Short term rental			Actionable	What about the practices of VRBO's and the investors that are turning our town into a vacation destination? How many homes are short term rentals now in Flagstaff and surrounding areas? Is there anything that can be done to slow the investor purchases?
194	Housing use/ownership	Short term rental			Actionable	This same result also happens when houses are bought this way and then only used for vrbo or other rental purposes. Again the money does not stay in Flagstaff and the housing market goes into a bubble. To my knowledge there is not even a business tax on all the rental homes, especially for vrbo. They are a business, taking away our houses, spending the money out of our locality, and don't even have to pay a business tax. Before these items are addressed, it does not matter what else you do, because out of state or at least out of city companies will continue to inflate the housing market for there gain.
221	Housing use/ownership	Short term rental			Actionable	Need to actively engage (including litigation, if necessary) to eliminate vacation rentals which are defacto hotels in single-family residential areas. These are hotels, plain and simple, and make life hell for neighbors and remove the properties from being homes (either rental or purchase) for locals. Other communities have successfully addressed this issue.
227	Housing use/ownership	Short term rental			Actionable	My neighborhood has too many short term rentals. When homes come on the market they are bought up and turned into income properties. It is fine to rent out a room or rooms as long as the owner resides on the property, but having entire homes with the purpose of getting as many peoples in as possible for profit and no one on the premises that cares that they are vacationing in a working neighborhood is unacceptable.
308	Housing use/ownership	Short term rental			Actionable	I'm not sure if this is appropriate in this section, but I would like to see the City's lobbyists advocate for local control over short term rental taxation. Until we are able to treat these rental properties differently than full-time residents, it will continue to be an issue.
332	Housing use/ownership	Short term rental			Actionable	Again...the biggest treat to anything in this category are the speculative AIRBNB/VRBO folks. I've been around town and heard valley developers up here talking about buying 100 homes! And they are not then renting those homes to us...they are using them to maximize profit through AIRBNB and VRBO. Enough. We can and should do better
388	Housing use/ownership	Short term rental			Actionable	Engage Air BnB et al. in public/private partnerships to utilize better underutilized housing capacity (empty 2nd homes, etc.)
398	Housing use/ownership	Short term rental			Actionable	Vacation homes and NIMBY attitudes really stood out to me as the most impactful items here. That isn't to say that the other's aren't also impactful (or indeed necessary), but I think availability and accessibility in the more general sense are likely to benefit the same folks who are affected by the other more specific strategies. In other words, it would be harder for property owners/sellers/landlords to get away with discriminatory practices if the market wasn't so heavily tilted in their favor.
425	Housing use/ownership	Short term rental			Actionable	The impact of the development community, real estate market(-ers), and explosion of short term rentals have a huge impact on Flag's housing issues, as does working via the Internet, and Artificial "Intelligence" that is eliminating jobs. So does the situation that people are struggling and looking for assistance and grounding wherever they can find help surprise anyone?
464	Housing use/ownership	Short term rental			Actionable	Limit vacation homes! Local priority! Stop building student housing monstrosities! Stop AirBnB!
479	Housing use/ownership	Short term rental			Actionable	Affordable housing is a major issue, even for those of us making more than minimum wage Air BnB's are disruptive to neighbors
487	Housing use/ownership	Short term rental			Actionable	2) crack down on AIRBNB/VRBO - those houses already exist and could be RENTED to locals versus out of towners

Housing Use and Ownership Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
510	Housing use/ownership	Short term rental			Actionable	Develop control of vacation rentals and properties and stop developing student housing with business space that sits empty.
522	Housing use/ownership	Short term rental			Actionable	We should start with limiting short term rentals and vacation homes in Flagstaff, and consider building affordable housing after these two issues have been addressed.
527	Housing use/ownership	Short term rental			Actionable	Must change the paradigm regarding vacation rentals. Must.
579	Housing use/ownership	Short term rental			Actionable	Grants are fine, but I also think you should have an extra tax for short term rentals. It is a business, after all. If str owners do not like paying these extra taxes they may be inclined to put their house in the market and thus free up some housing inventory, or turn it into a ltr, which would also add to the housing inventory.
109	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	Flagstaff does not need more 5 over 1 residential complexes. The root cause of high housing costs are the abundance of second homes, vacation homes, and vacation rentals (AirBnB, VRBO). Flagstaff should work to limit/restrict the vacation rentals and/or heavily tax non-residents.
203	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	I would like to see options for discouraging purchases of non-primary residences in Flagstaff. For example, much higher taxes on non-primary residence homes, ways to discourage use of homes for Air B&B/VRBO rentals.
208	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	(2) Does the city of Flagstaff have the power to add a small property tax to second homes that are not under long term leases (i.e. STR, vacation homes)? This property tax could be used to fund in part affordable housing. Would make a small barrier to owning a second home or investment home (STR) in Flagstaff. This barrier could help potentially deter those home purchases, saving inventory for primary residents, while at the same time funding other affordable housing projects. Those owning second homes are not likely to be burdened by a small tax increase, while a sales tax for all residents just makes cost of living for all go up.
213	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	None of these solutions address the fact that second homes and short term rentals have saturated the housing market in our city. Flagstaff does not necessarily need to develop more affordable housing. A better solution would be to enforce limitations on AirBnB and other such companies within city limits. AirBnBs should not be run by huge corporate companies, they should be run by locals looking to make a few bucks by renting out their extra space. The income from vacation rentals should be going back into the community. Monitoring short-term rentals in this town and creating legislation that would limit how much they operate would help immensely.
214	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	Increased taxes on second homes in Flagstaff would also limit the amount of houses sitting empty the majority of the year while its owners are living their lives elsewhere. If we could address the huge amount of vacation homes and short terms rentals in our town, housing would be more accessible for Flagstaff locals.
229	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	Create a community tax on second home and short term rentals to fund affordable housing
254	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	I do believe the first two priorities instead of 'how do we give hand outs or improve ability to provide hand outs' it should be (1) what logical policies can we put in place now to protect primary home ownership in flagstaff which could include regulation/taxation policy updates on 2nd home and short term rentals
380	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	Protect housing stock for Flagstaff Residents by implementing a vacation/second home tax
474	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Actionable	allowing local government to dictate how companies like AirBnb and VRBO operate in the city would be one of the largest possible steps towards opening up housing in Flagstaff. Similarly, disincentivize 2nd (and 3rd, 4th, etc) home ownership. Nobody needs three houses that they just use to rent out.

Housing Use and Ownership Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
76	Housing use/ownership	Short term rental			Non-Actionable	Not allow short term rental (air b&b).
310	Housing use/ownership	Short term rental			Actionable	This is where the Air BnB strategy fits in. A lot of housing stock to turning over to second home buyers and Air BnB rentals.
385	Housing use/ownership	Short term rental			Actionable	I believe trying to apply short term rental restrictions on existing properties harms owners who are using the rental as a way to help with mortgage payments
505	Housing use/ownership	Short term rental			Non-Actionable	Limiting vacation rentals will hurt the economy. Driving down the cost of living around the university could help single families afford an apartment.
199	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Non-Actionable	The headwinds created by the second home market and STR are too strong for the city to overcome financially. The city does not have the finances to reverse these headwinds.
210	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Non-Actionable	The strategy to improve "affordable housing" need to address the problem were listed: building cost, vacation rental, residence income ...etc. Affordable housing strategy should be making resident affordable the housing, not create housing affordable.
415	Housing use/ownership	Short term rental	Second home/non resident/invest or owners		Non-Actionable	There it is. Without a doubt VRBO and second homes are the largest issue. The working class cannot compete with California or Phoenix. They don't stay or rent their places and it makes for an awful community.
104	Housing Use/Ownership	Short Term Rentals			Actionable	Reduce the number of short term rentals. Houses that could be used as single family dwellings are being bought up by out of town people who are flipping them to become short term rentals. This is causing a shortage in long term rentals and homes to buy.

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
1	People	Equity/Bias/Displacement/Eviction			Actionable	Look at Racial equity information from survey
260	People	Equity/Bias/Displacement/Eviction			Actionable	Using racial equity as an endpoint is demeaning. Equity should be class based, which will help all citizens regardless of racial identity.
281	People	Equity/Bias/Displacement/Eviction			Actionable	"Connect 1.3"... do not remove qualified community servants from commission appointments because they don't meet the racial quota.
286	People	Equity/Bias/Displacement/Eviction			Actionable	First off, fair does mean equal. Artificially creating 'equity' through city policy won't create equity. Focus on coming up with a plan that is fair to developers and fair to community members.
294	People	Equity/Bias/Displacement/Eviction			Actionable	Education on wealth distribution
297	People	Equity/Bias/Displacement/Eviction			Actionable	Stop focusing on race. The biggest disparity is INCOME. Low-income people need to be treated equitably and fairly. This can be done without the inclusion of race as a factor. Also, many of the homeless in Flagstaff are not homeless because of racial inequality.
306	People	Equity/Bias/Displacement/Eviction			Actionable	Partner with the NAU Center for Health Equity Research or invite as stakeholder to support the efforts.
369	People	Equity/Bias/Displacement/Eviction			Actionable	Housing Equity begins at construction.
414	People	Equity/Bias/Displacement/Eviction			Actionable	I think the focus should be on economic inequalities not on race/gender discriminations. If we focus on bridging the economic gap it will help minorities more on average than putting the focus on just helping based on if they are a minority or not
416	People	Equity/Bias/Displacement/Eviction			Actionable	Strongly discourage the "equal outcome" rhetoric. Let's find ways to help those that need it without completely dismantling the necessary incentives that drive a capitalist society.
523	People	Equity/Bias/Displacement/Eviction			Actionable	Encouraging participation of minorities, low-income people, and other protected classes should be an essential part of any plan or commission within the City and other government organizations.
552	People	Equity/Bias/Displacement/Eviction			Actionable	Equity is only possible if lower income households are given the same opportunities for housing and interaction with the Flagstaff community, meaning that they absolutely cannot be siloed into less-desirable areas.
613	People	Equity/Bias/Displacement/Eviction			Actionable	how does the city of flagstaff define eviction prevention - what does that look like from the City's perspective.
614	People	Equity/Bias/Displacement/Eviction			Actionable	how would the city deal with non legal evictions? Legal representation. DNA can provide for some eligible clients, full time minimum wage do not qualify for specific legal advice. Can we create programs for those who can not apply? Federal poverty guidelines - DNA. we have to turn away even folks that financially qualify because of limited finding
617	People	Equity/Bias/Displacement/Eviction			Actionable	How does this plan address genderfication

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
259	People	Equity/Bias/Displacement/Eviction			Non-Actionable	Equity is not equality. Creating a biased system to help the disadvantaged is noble, but still biased.
394	People	Equity/Bias/Displacement/Eviction			Non-Actionable	Flagstaff police could adopt a more race neutral enforcing policy, and stop creating so many who have criminal histories.
457	People	Equity/Bias/Displacement/Eviction			Non-Actionable	Equity is not attainable in the real world. No government policy has ever succeeded in achieving equity anywhere in the world. The pursuit of equity is fundamentally irrational and has no place in government policy. We should be fair with the way government treats people but we can't expect the same outcome for everyone. The Housing Commission should not waste their time on it.
508	People	Equity/Bias/Displacement/Eviction			Non-Actionable	In general, I as a white male am invisible to police. Many of my Hispanic and native fellow workers are not so lucky, and seem to get pulled over and harassed constantly. The move to stop criminalizing minorities needs to start somewhere, maybe here and now?
2	People	Existing resident focus/Protect current residents			Actionable	percentage of people considering leaving in concerning. We can not continue with business as usual.
12	People	Existing resident focus/Protect current residents			Actionable	Aslen - we should cater to builing the specific kind of units that lower income folks are able to and attracted to moving into.
18	People	Existing resident focus/Protect current residents			Actionable	Mccarthy - Page 7, under Preserve affordable housing heading, ADD NEW ITEM: Protect 3: Support legislation that will encourage occupancy of Flagstaff housing by Flagstaff residents rather than for second homes,
39	People	Existing resident focus/Protect current residents			Actionable	People look for where they can survive (and in these times "survive" might be the best word). If Flagstaff provides, they will come. Can we first serve people who are already here? Where will the money come from to serve everyone who wants to be here and all that requires?
85	People	Existing resident focus/Protect current residents			Actionable	How to serve the people who already live here rather than to create opportunity that results in people moving here to access Flagstaff's generosity.
408	People	Existing resident focus/Protect current residents			Actionable	crime free protects neighborhoods it needs to stay in place
463	People	Existing resident focus/Protect current residents			Actionable	Put your focus on the outcome of your decisions because they impact your permanent resident constituents. Do not focus on temporary residents, they leave. Put your focus on the basic needs that come with housing. Remove your personal career ladder visions and lead for the good of the families who were born here and those who are permanent in the city. Focus on long term outcomes beyond 10 years.

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
368	People	Existing resident focus/Protect current residents			Non-Actionable	Place life security and well being above profit and business.
31	People	Existing resident focus/Protect current residents			Non-Actionable	In the plan you will read the data. You will see the statistics. But you won't see the faces. Unfortunately I do on a regular basis. I consistently meet with locals that are doing everything that society has asked of them. They work hard, often at multiple jobs. They save. They budget. And still, they can simply not afford to buy a home here. Or they struggle to make monthly rents with no solutions insight. They will ultimately need to leave without our community addressing the housing crisis. Not by choice, either.
196	People	Existing resident focus/Protect current residents			Non-Actionable	Quit catering to NAU students and start thinking about the full time residents. We need affordable housing. We need to focus on Flagstaff residents and stop building new expensive student housing complexes. It's getting ridiculous!
406	People	Existing resident focus/Protect current residents			Non-Actionable	Protect the Flagstaff people who actually pay the taxes with No Criminals in their back yard
514	People	Existing resident focus/Protect current residents			Non-Actionable	The city seems to want to force growth onto the residents. No wonder people are leaving. Government focus should be on ALL residents, not just the ones who want to live beyond their means. We all can't live in paradise...until we die!
10	People	Existing resident focus/Protect current residents			Actionable	Aslan- Couple the goal we acknowledge that what we are trying to do is that if someone is here and wants to remain here, that they are able to remain here - Needs to be stated very specifically.
43	People	Fair housing/protected classes			Actionable	SOID protection - This is something I am researching right now as it's so relevant in the current housing market. I was hoping to find a municipality I could work with on creating a SOID protection policy and use this as an example for others to follow.
356	People	Fair housing/protected classes			Actionable	2.2 and 3.3 both fall under the current Arizona Fair Housing Act. The high prices of Flagstaff housing and inaccessibility to our hard working residents is not due to "elite" communities (as mentioned in 2.2) or discrimination (as mentioned in 3.3). I recommend we pursue new solutions instead of reiterating existing fair housing laws.
383	People	Fair housing/protected classes			Actionable	I don't understand 3.3, aren't these already protected classes?
399	People	Fair housing/protected classes			Actionable	Do you have a further explanation/strategy for Protect 3.3?

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
637	People	Fair housing/protected classes			Actionable	Protect 1: Continue Flagstaff's commitments to further Federal and Arizona Fair Housing laws in all housing-related services and programs, support those who seek to reduce barriers to equitable opportunities, and provide Fair Housing education and resources to the community. The Institute reviewed the City's pre-application and application process for its various public housing programs and identified areas where the process violates federal law. See Dec. 2019 letter and the summary of that letter above.
640	People	Fair housing/protected classes			Actionable	Protect 1.4 Research ways to provide incentives to landlords who rent to those with any housing voucher or housing barriers such as poor credit, criminal history etc. We agree that existing housing barriers need to be reduced. However, the City's plan only addresses providing incentives to landlords to take down those barriers. The City should also explore ways it can create, implement and enforce protections for tenants. The HUD guidance discusses several methods entities can use to protect tenants, such as limiting the look-back period for criminal history and not consider arrests. See HUD Guidance. In addition, the City's termination policies concerning purported criminal activity must be evaluated pursuant to the HUD guidance regarding victims of crimes. HUD, Office of General Counsel Guidance on Application of FHA Standards to the Enforcement of Local Nuisance and Crime-free housing ordinances Against Victims of Domestic Violence, Other Crimes; and Others who require Police or Emergency Services (Sept. 13, 2016). The City should ensure the landlords implement and follow that guidance.
643	People	Fair housing/protected classes			Actionable	Protect 3.3 Explore expanding State and local fair housing protected classes to include items such as age, source of income, sexual orientation and gender identity. Flagstaff has a current obligation to follow Federal, State and local laws with regard to protected classes. In addition to Title VI of the Civil Rights Act, the City must follow its own non-discrimination ordinance, 14-02-001-0001. The ordinance states: It is the policy of the City of Flagstaff to eliminate prejudice and discrimination due to race, color, religion, sex, age disability, veteran's status, national origin, sexual orientation, and gender identity or expression, in places of public accommodation and in employment The problems with the City's subsidized housing programs regarding protected classes have been highlighted above and in the prior letter to the City from the Institute. See Dec. 2019 letter. We agree that the City should expand the protected categories of persons, but that could be done immediately under the current ordinance and federal regulations.

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
273	People	Health and housing/Healthcare			Actionable	2.3 concerns me because, although I don't think this is how it's intended, the way it's phrased it could be construed to mean that housing would be used as an incentive for, or be contingent on, improvements in a person's behavioral health. Safe and clean housing is a human right, so this would be unacceptable. If the phrasing is changed to reflect this I think this would be a very good option.
276	People	Health and housing/Healthcare			Actionable	I don't like any emphasis on "moving up the housing ladder;" we shouldn't have housing that's poor enough quality that people need to move up out of it. People should move because their needs and situations change, not because they need to escape a bad housing situation. The rhetoric here is too close to "poor people should just find better jobs" for my taste. The phrasing of 2.3 makes me worry that people could use housing as an incentive for better "behavioral health." This would be bad, and I would unreservedly support this part if it were rephrased to disallow that.
634	People	Health and housing/Healthcare			Actionable	Connect 3.1 Raise awareness of housing security as a social determinate of health. The manner in which the City will reach this "goal" is not outlined in the draft Plan. There are lots of research studies and reports currently available on this this topic, and the City should incorporate this research into its publications and materials. Please describe what specific efforts the City will undertake, how it will execute the stated goal, and any evaluation the City proposes to use to test its effectiveness. Please also explain how disseminating this information to the public will further the goals of closing the housing gap and reducing homelessness.
635	People	Health and housing/Healthcare			Actionable	Connect 3.2 Encourage neighborhoods, housing types and building practices that increase health. The manner in which the City will reach this goal is not outlined in the Plan. Please describe what specific efforts the City will undertake, how it will execute the stated goal, and any evaluation proposals. Please also explain how encouraging these practices will further the goals of closing the housing gap and reducing homelessness.
636	People	Health and housing/Healthcare			Actionable	Connect 3.3 Work in partnership with the community to develop and promote community health measurement data collection into housing services when viable. We are concerned about the wording "when viable." Please delete those words. The City must have a schedule and plan to collect data with regard to determining metrics of the Plan's success within the community. The City must also let the community know about this data and its analysis. The City must have concrete deadlines and action items if it wants to successfully address the Housing Emergency.
258	People	Health and housing/Healthcare			Non-Actionable	Treat Health as a separate issue

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
278	People	Health and housing/Healthcare			Non-Actionable	Try to create health insurance incentives that decouple health care from housing security. Healthcare should not be a function of what kind of dwelling place one lives in.
289	People	Health and housing/Healthcare			Non-Actionable	Healthcare and housing should not be connected. While shelter is a fundamental part of maslow's hierarchy of needs, it should be a driving factor in building homes.
302	People	Health and housing/Healthcare			Non-Actionable	The Homeless, need Mental Health Care but from workers that care not state facilities
303	People	Health and housing/Healthcare			Non-Actionable	Leave people decide how they want to heal themselves . get out of humans way . Criminal , illegal mislead mandates will go real bad soon .
304	People	Health and housing/Healthcare			Actionable	How about partnering with NAU and CCC to promote education and even provide health services- there is a College of Health & Human Services and there is Allied Health as well as nursing programs at both institutions
6	People	NIMBY Dynamics			Actionable	How do we combat NIMBY
68	People	NIMBY Dynamics			Actionable	It is beyond my comprehension that our Council would say they prioritize affordable housing, then pander to the wealthy, NIMBY neighbors in that area and throw up their hands as if they can't do anything about it. You can house our neighbors on land you already own. It's as simple as that. Do the right thing.
351	People	NIMBY Dynamics			Non-Actionable	Yes. Why does NIMBY always skip wealthy areas? I am so tired on enclaves of wealth in this town, and the City bending over backwards to accommodate gated communities, etc.
353	People	NIMBY Dynamics			Non-Actionable	I'm not sure you can educate the "NIMBY" mentality out of most people.
391	People	NIMBY Dynamics			Non-Actionable	Oh geez. Public outreach won't tackle NIMBY...come on.....The way you deal with NIMBY is grow a spine. "We" saved sunflowers from development!!! Perfect land for affordable housing and we as a community chose a flower that is around for 3 weeks over putting housing in place to help hundreds of low income folks.
421	People	NIMBY Dynamics			Actionable	There is a lot of NIMBY that comes with some of the proposals for both student and affordable housing and I believe a lot of it comes from the fact that it is always taking open space (big reason people live here) and putting in a development. We already have serious traffic issues and in my area of town; multiple student housing and apartment complexes have been put in within the last few years, with more on the docket, plus the hospital but no infrastructure changes to support the added traffic. It is better to utilize existing vacant areas that are close to town, where people work and where reliable public transportation already exists. We shouldn't be building on every piece of land that is available, as eventually, there will be none left and the reason many people came to Flagstaff will no longer exist. There has to be a balance of housing, greenspace and alternative transportation that connects it all.

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
395	People	Tenant type concerns			Actionable	I'm wary of some of the initiatives to benefit justice-impacted citizens - specifically those with a criminal record. My support of and comfort with such policies would strongly depend on what types of criminal records would be allowed. I wouldn't want someone with a violent criminal past (including sexual assault/molestation) or a history of breaking and entering living in my neighborhood.
638	People	Tenant type concerns			Actionable	Protect 1.2 Work with community partners to ease reentry, assess the need for alternative housing models and processes, and create necessary programs that address the systemic and structural barriers to justice-impacted citizens. Approximately one in three adults in the United States has some form of criminal record—similar to the ratio of adults with 4-year college degrees in the U.S. Matthew Friedman, Just Facts: As Many Americans Have Criminal Records as College Diplomas, Brennan Center for Justice (Nov. 17, 2015). As the Plan acknowledges, justice-impacted persons face challenges finding affordable housing. We agree with the City's plan to examine this issue, but the draft Plan needs to include concrete action items. The research shows that the use of criminal records has a disparate impact on tenants and prospective tenants who are persons of color. As explained above, HUD guidance outlines practices that encourage fair and equitable housing practices for justice-impacted persons. See HUD, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions (April 4, 2016) ("HUD Guidance") HUD provides a list of practices that are prohibited, including the use of arrest records to exclude a person from a residence (p. 5), blanket exclusions for a criminal record (p. 6), and the reliance on erroneous and outdated records (p. 6, footnote 29). We recommend the City use the HUD guidance and create concrete policies and procedures to implement that guidance.
396	People	Tenant type concerns			Non-Actionable	Also, I'm not proud of it, but I worry about the potential impact of lower income tenants/homeowners on crime rates in my neighborhood.

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
639	People	Tenant type concerns			Non-Actionable	Protect 1.3 Flagstaff's Housing Limited English Proficiency (LEP) Plan The City has not published a LEP Plan. The City must create and publish a LEP Plan for community review to determine sufficiency of the Plan. Further, we identified the following problems concerning language access: First, the City's website is entirely in English, including information about its housing programs. Persons who do not speak or read English must be able to access information on the City's website. Second, of the four "target" neighborhoods identified in the Plan, 33 percent are Hispanic or Latino. Draft Plan at 36. In addition, in 2019, 16.4 percent of City residents spoke a language other than English. U.S. Census Bureau, QuickFacts: Flagstaff, Arizona (2019). Given these statistics, the City must examine whether it is meeting the population's needs. The City must also comply with federal law with regard to its LEP. As explained above, under federal law, discrimination against LEP persons is a form of national origin discrimination under Title VI. HUD guidance also prohibits language barriers that can preclude access to programs and services to LEP persons. Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons; Notice, Federal Register, Vol. 72, No. 13, at 2732 (Jan. 22, 2007). HUD also addressed the issue of the written translation of documents, stating that HUD recipients should translate "vital documents" into other languages "for each eligible LEP language group that constitutes 5% or 1,000, whichever is less, of the population of persons eligible to be served or likely to be affected or encountered." Id. at 2745. It described vital documents as "those that are critical for ensuring meaningful access by beneficiaries or potential beneficiaries generally and LEP persons specifically." Id. at 2736. Examples of vital documents include consent and complaint forms; intake forms. with the potential for important consequences; notices advising LEP persons of free language assistance; and "applications to participate in a recipient's program or activity or to receive recipient benefits or services." Id. at 2744. As noted above, the City, in
32	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	I did not see this brought up and I know that our three locations: Sandstone Senior Living, Senior Meadows, and Clark Homes...all have waiting lists for our homebound, low income seniors. The population of 65+ seniors is projected to double in the next 10 years as the aging Baby Boomers will out number the younger generation.
33	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	Housing for people with disability

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
42	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	One thing we have been exploring and advocating for lately is the targeting of resources for households who are most at risk of eviction, homelessness and housing instability and using data to drive decisions on where resources should be targeted. E.g Increasing outreach and navigation services for veterans and LGBTQ youth (Who are overrepresented hugely in national data), using available eviction data to target legal assistance and rental assistance navigation and building relationships with tribal communities to better understand how homelessness presents on and off tribal land and support native american populations. I'm applying a statewide lens here so it could well be that some of these ideas don't apply to Flagstaff as much as in other areas.Perhaps adding some language that captures who is experiencing homelessness and housing instability the most in Flagstaff and some suggestions on strategies to target resources would be useful. I've been working with the BOS Governance Advisory Board on the Race and Social Equity committee and had pulled some data for Coconino which shows a huge disproportion in Native American homelessness (Table pasted below) and so some specific language to address that disparity would be good to see (Sorry of this is already in the report and I've missed it!).
101	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	MUST develop housing for disabled..ramps, rolling under the counter, lower counters, cubboards etc...audible signals for blind, warning lights for deaf.....
268	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	plan for all disabiitis, blindness, hearing loss, mobility issue
270	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	Educate the public on the financial benefits to society of housing the homeless. There are many studies showing it can be cheaper to give someone free housing than let them be homeless, which sucks up more resources from the community.
314	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	diability concerns
433	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	disability concerns when designing houses & common areas
618	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Actionable	what are the strategies the reduce homelessness.
299	People	Vulnerable population (people with disabilities, unsheltered, seniors)			Non-Actionable	House the homeless ON NAU campus. Allow them free medical care at Fronske.

People Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
293	People	Vulnerable population (people with disabilities, unsheltered, seniors)	Health and housing/Health care		Non-Actionable	Since we agree that housing security has a direct effect on health, we should get rid of the anti-camping ordinance that is being used to enable the harassment and bullying of our unsheltered indigenous community members. There are already laws in place for littering, the anti-camping ordinance ONLY exists to allow this discriminatory violence by our out of control police.

Financial Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
187	Financial	Affordable housing fund			Actionable	Create a fund where citizens can donate to support the affordable housing initiative. The only money that goes to the initiative is money that people gave freely for the cause.
566	Financial	Affordable housing fund			Actionable	look at habitat with humanity and revolving fund - is this a strategy that could be added to plan.
197	Financial	Budget reallocation			Non-Actionable	Dramatically decrease police budget and allocate towards affordable housing and homeless aid instead of killing unhoused people. Surely there's money in the \$20,421,028 police budget to help those in need? :)
25	Financial	Financial assistance/subsidies			Actionable	address the issues and challenges in landtrust, voucher programs and how we can address those challenges
57	Financial	Financial assistance/subsidies			Actionable	federal financial aid - needs to be more accurate to rental cost
59	Financial	Financial assistance/subsidies			Actionable	Financial Aid and students in our lower income categories - FASBA helps people afford to live here.
71	Financial	Financial assistance/subsidies			Actionable	The City should dedicate ARPA funds in the creation of a Housing Loan Fund within the City so that non-profit housing organizations can apply and borrow from with little to no interest in the creation of 100% affordable housing units. These funds would then be held in perpetuity.
110	Financial	Financial assistance/subsidies			Actionable	EAH - The feels appropriate for a very small group of employers, most of which provide better wages already anyway, doesn't hurt to allow this but don't put too much of a burden on smaller employers.

Financial Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
126	Financial	Financial assistance/subsidies			Actionable	These are huge undertakings costing a lot of money. But rather than looking at this as money lost, it must be thought of in terms of how the housing market has operated without viable alternatives. Granting struggling individuals \$10,000 more in down payment assistance or \$2,000 more in rental assistance will be appreciated by those individuals in the short term but will quickly be diminished when the housing market rises \$100,000 or rents rise \$2,000 per year. This money can come from bond measures, special taxes, moving money from other city departments, working with other cities to change existing state laws (such as on inclusionary zoning, second home taxes, and short-term rental taxes), or other means. The important thing is that it is found because people need actual alternatives to the unaffordability of the market.
158	Financial	Financial assistance/subsidies			Actionable	The one program that seems to help with affordable housing, is down payment and payment assistance. Along those lines, establishing down payment programs as well as income based mortgage payments seems the most worthy solution. This can be done with city money or other grant money, such as might be earmarked in federal spending. Flagstaff is not the only community with this problem, in fact, in recent years, many other municipalities are fairing worse than we are now. It has just been a problem for us, for longer.
243	Financial	Financial assistance/subsidies			Actionable	Developers who specialize in low income housing with the the use of LIHTC should be utilized. There are extra precautions of accountability included with the program.
269	Financial	Financial assistance/subsidies			Actionable	Pay the down payments for low income houses if the landlord sells at a reasonable price and bill the family by the month until the down payment is paid back.

Financial Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
309	Financial	Financial assistance/subsidies			Actionable	Tax credits are federal and available only for commercial properties (not for ownership). Arizona does not have preservation tax credits (except for owner-occupied properties). It is difficult to provide an informed answer to some of these questions.
418	Financial	Financial assistance/subsidies			Actionable	We need rental assistance and down payment assistance. Owning a house is more affordable right now for a family of four than renting.
436	Financial	Financial assistance/subsidies			Actionable	Assisting folks in finding and navigating programs that may assist them is very appropriate. The idea that possibly 47% of the population will need some degree of assistance to continue to live in flagstaff is wildly inappropriate.
576	Financial	Financial assistance/subsidies			Actionable	student loan debt is that increasing housing cost inflation. Add language
382	Financial	Financial assistance/subsidies	Tenant type incentives		Actionable	1.4 might be better split, there's a big difference between the perceptions of incentives for renting to a voucher holder and incentives for renting to criminal history? Isn't that pairing two very different things?
106	Financial	Financial assistance/subsidies			Actionable	The cost of living in Flagstaff is NOT represented by the wages here. There needs to be either incentives for employers to help employees achieve home ownership or increased wages. This is an expensive town to live in with small town earning opportunities. It would be nice if the city put more effort into supporting it's tax paying citizens and creating ways for middle income earners to make ends meet. Thank you

Financial Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
475	Financial	Financial assistance/subsidies			Actionable	First-time home buyer resources and initiatives should include incentives for sellers to select offers from first-time home buyers and those purchasing with FHA, USDA, and VA loans over conventional/cash offers. If no incentives, then maybe mandating that only buyers who will be the primary occupant of the house are allowed to submit offers for a certain time period after a listing goes live, then opening to second homes, flippers, and investors after that if no desirable offers are submitted. Maybe mandate home inspections as well so buyers don't have to feel forced to waive those contingencies in order to win a bidding war.
577	Financial	Financial assistance/subsidies			Actionable	I don't want Flagstaff subsidizing helping people buy their own homes, because those folks will then turn around and sell those homes at full price on the open market, and Flagstaff will be right back where we started with insufficient low income housing. Same thing happened with the poorly written law to subsidize diesel vehicles in AZ many years ago. What a waste of taxpayer money! I consider myself pretty liberal, but not to the point of wasteful, poorly thought out initiatives.
581	Financial	Financial assistance/subsidies			Actionable	I believe that housing is a right. In Europe many countries guarantee that with government subsidies for most of the population. The "Housing Continuum" of inevitable home ownership is not the goal. Making sure everyone has a place to live that is affordable and stable is the priority. Obviously that is not the case here in Flagstaff or the US but we should strive toward that. Subsidies are the main way we should be increasing our affordable housing. I very much appreciate the part of the plan that examines the ways we can do this. I think a bond issue that earmarks land purchase by the city for building affordable units is necessary..
5	Financial	Income focused strategies			Actionable	Connect AMI with strategies.

Financial Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
172	Financial	Rent cap/control			Non-Actionable	Lower/create a rent cap for affordable housing units. Rent caps could help everyone.
220	Financial	Rent cap/control			Non-Actionable	Also consider rent-control, as a handful of people in Flagstaff have become multi-property slumlords, who require tenants to pay rent in cash so they can avoid declaring the income.
295	Financial	Rent cap/control			Non-Actionable	Legislation should be included that only allows rent increases to match inflation. There is very little protection for tenants from landlords raising their rent. This should be considered when planning for a safe and healthy living situation.
386	Financial	Rent cap/control			Non-Actionable	I think there should be a limit on how much rental agencies can increase rent year to year.
257	Financial	Shared equity			Actionable	It would also be good to ensure that any program is providing some amount of shared equity to the end user. For example: with a affordable rental, that each month's payment would have a percentage of which would be put away for an equity payout if certain requirements are made over a specific time frame.
412	Financial	Shared equity			Actionable	Please considered a more diverse shared equity model.
19	Financial	Taxes			Non-Actionable	for instance, lower property taxes on properties occupied as primary residences. (This is included in the Page 44 table, under Protect 3.1.)

Financial Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
113	Financial	Taxes			Non-Actionable	Please don't increase sales taxes. The overall cost of living is so high here, which needs to be considered when thinking about affordable housing. If you get someone into a home, but they can't afford the high tax rates, expensive groceries, health care, clothes, childcare, entertainment, etc., they are still going to struggle. We already have an incredibly high sales tax rate, comparable to the biggest cities in the country; cities that provide many, many more resources for their residents than Flagstaff does. Increase property taxes, sure. Those of us who already own homes can pay it forward. But please not sales taxes. That affects everyone equally, including those who need help the most. I can't even believe raising sales taxes is a serious consideration for increasing affordable housing. The overall cost of living needs to be part of the equation.
165	Financial	Taxes			Non-Actionable	Remove or greatly reduce sales tax from construction materials.
205	Financial	Taxes			Non-Actionable	I do not believe adding onto a sales tax rate that is already higher than 84% of Arizona makes living in the city more affordable. This housing issue will likely cause me to quit my job and move out of town.
215	Financial	Taxes			Non-Actionable	Spending more and increasing taxes does the opposite of solving the housing crisis in Flagstaff. Lower income families are disproportionately impacted by increased sales taxes and fees related to community services. We need to stop the policy of throwing money at the problem instead of actually accomplishing something. Setting goals are reasonable, but what quantifiable changes can actually be made?
537	Financial	Taxes			Non-Actionable	You need to listen to the people of Flagstaff (NOT the out of state & city students) actual business owners and taxpayers in the city but most importantly in the county! We do NOT need more programs! WE do NOT need higher taxes! Cuts taxes and see how much changes and prospers.

Financial Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
200	Financial	Taxes			Non-Actionable	It is counter productive to ask the residents to pay more to fund affordable housing solutions. The citizens already struggle with housing cost, asking them to pay more in taxes is essentially increasing the cost of living for those residents. Working with urban areas to develop affordable housing seems like the most feasible solution. Flagstaff will always be an expensive area to live due to our geographic location, cost to build and access to resources.
230	Financial	Taxes			Non-Actionable	How about create a way to lower ALL taxes!!!! Not create many ways to increase them!!!!
236	Financial	Taxes			Non-Actionable	The over taxing, and allocation of funds only line the Councils pockets and do not nor have ever helped. An example are the projects in inner cities, these policy are the same, and the prison the projects created for people who are poor created their crisis.
344	Financial	Taxes			Non-Actionable	Lower taxes significantly! This would fix many issues! People would have the money to take care of things themselves! Businesses would not go out of business because of the stupid green deal control crap!
506	Financial	Taxes			Non-Actionable	It is NOT the respinsibility of Flagstaff residents to pay for healthcare housing for others via taxes nor is it the responsibility of an employer to provide housing unless it part of a benefits/pay packge.
525	Financial	Taxes			Non-Actionable	We can't solve all of the problems with new spending and new taxes. Creative solutions within the current systems are necessary to get things started..... I do NOT support tax increases for this purpose or segregation of people for any purpose based on any factors, including race, gender, income, etc.
578	Financial	Taxes			Non-Actionable	As a member of the lower income group and not a contributor to the problem, I would object to paying extra taxes to the city, or having the city spend parts of the taxes I contribute, to fixing this problem.

Financial Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
20	Financial	Taxes			Actionable	Mccarthy - Create 2.2: The existing policy is that development should pay its own way so that the existing property owners are not required to have higher taxes to subsidize new development. (Ties into Create 5.4.)
128	Financial	Taxes			Non-Actionable	Our political leaders need to hear this message loud and clear. Flagstuffers as a whole are not interested in large tax increases or cuts to basic services to subsidize our neighbors' housing. We already pay a ton for our houses; how can we afford to pay for someone else's too?!! Housing might be a "right", and of course we're all fans of equity, but owning or renting a house *IN FLAGSTAFF* isn't a person's right in the USA or Arizona just because they showed up here- or even if born here. This is a premium location that comes at a premium price, and people need to decide privately on how to manage that tradeoff. Parks, Mountaineer, and Winslow are just down the road for those who want something more affordable. Let's get real. Abandon- permanently and completely- the strategies that involve using tax money to subsidize housing in Flagstaff.
79	Financial	Taxes			Non-Actionable	I worked hard at a union job to pay for my house. Why should I be expected to pay for some irresponsible deadbeat's house.
81	Financial	Taxes			Non-Actionable	Government subsidy only burdens the taxpayers.
291	Financial	Financial assistance/subsidies			Actionable	I'm wary of the "one stop shop" for pre-approval, but I might be misunderstanding. I'm hoping simplifying this process doesn't entail skipping steps, like income verification, that result in people being qualified for housing they cannot afford as that was a significant factor in the housing market crash in 2008.

Housing Programs Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
247	Housing Programs	Cohousing			Actionable	Add: explore the option of city development of co-housing projects to reduce footprint of individual units and to build neighborhoods, not simply houses/units. Municipal co-housing projects have been successful elsewhere in the U.S. and Europe. The city needs to be the major investor in affordable housing, rather than depending on a 10% allotment from developers.
305	Housing Programs	Cohousing			Actionable	a form of municipal co-housing would go a long way toward addressing social needs and health needs of residents.
563	Housing Programs	Cohousing			Actionable	Co-Housing Approcate. Instead of thinking about units built you begin to think about neighborhoods built - smarter approach, address issues like child care and transporation. Co Housing - Norther California the Co-Housing idea of smaller units, building a neighborhood is built by a goverment intity.
599	Housing Programs	Cohousing			Actionable	Additional Strategies to be Considered: - - Give serious consideration to city-sponsored cohousing projects. Cohousing can address many of the health needs of individuals, families, and the elderly.
312	Housing Programs	Existing home improvement			Actionable	most folks in their houses cannot afford the upkeep. remember the equity most have in their homes is the only assets they have to keep them in their old age
341	Housing Programs	Existing home improvement			Actionable	This is a great section! There is tons of existing federal funding out there for "preserving" existing stock. One of many complaints I've heard about housing in Flagstaff is that MOST older (low-cost) rentals are falling apart and need repairs that the landlords don't (can't afford to?) repair.
342	Housing Programs	Existing home improvement			Actionable	Another consideration would be incentives for construction companies to do the repair work- as we all know what a shortage we have locally in good contractors willing to show up.
24	Housing Programs	Land trust			Actionable	address the issues and challenges in landtrust, voucher programs and how we can address those challenges
54	Housing Programs	Land trust			Actionable	landtrust critique - needs to be review
411	Housing Programs	Land trust			Actionable	How can we work with private landowners and other public landowners to create independent landtrust programs to keep the overall cost of building and selling a home to a minimum.
548	Housing Programs	Land trust			Actionable	I strongly support the expansion of the city's land trust efforts and strongly oppose the strategy of looking to private developers to increase the stock of affordable housing.
598	Housing Programs	Land trust			Actionable	Additional Strategies to be Considered: - Expand the city-owned and operated community land trust. F3 would like to see specific funding for the expansion of the City's community land trust devoted to alternative housing models included in the bond.
600	Housing Programs	Land trust			Actionable	Additional Strategies to be Considered: - Identify start-up funding that would be made available for new community land trust(s) to be formed by community members, individual neighborhood associations and/or the League of Neighbors coalition. The zoning code would be reviewed and changed if necessary to ensure it's compatibility with these types of housing.
249	Housing Programs	Land trust	Existing home i		Actionable	Update the current city land trust to allow the sale price to be increased by 100% of the cost of improvements such as solar panels or new flooring, because the current 25% of the cost of improvements is a direct disincentive to homeowner to maintain their house (unless they plan to be there for many years). The 25% market rate increase makes perfect sense to keep the housing affordable, but for improvements, it doesn't make sense.

Housing Programs Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
124	Housing Programs	Land trust	Public/City-own		Actionable	Options like public housing and community land trusts need to be increased on a massive scale and quickly. By massive scale, I mean to at least 20% of the rental and home sales market. By quickly, I mean buying up properties already built rather than working with developers to make a small percentage of new developments affordable.
246	Housing Programs	Land trust	Public/City-own		Actionable	go beyond "exploring" city land trust to "expanding and implementing city land trusts." Rather than relying on the market to address our housing needs, the city should take on the main responsibility for providing affordable housing to residents.
186	Housing Programs	Land trust			Non-Actionable	After having several meetings with community members who are a part of the community land trust, I really support what they are doing for affordable housing in flagstaff.
99	Housing Programs	Public/City-owned/created housing			Actionable	I would like the City to consider going into the housing business - a really bold suggestion. I am not sure how to do this, but one idea is to create a non-profit arm of the city (similar to a for profit corporation also having a non-for profit foundation thru which fundraising can be done). This entity would be funded by the city and could also apply for grants and accept donations. This entity can then buy parcels of land (for example the site of the former MVD building across from Target or the site where Kohl's currently is) and build affordable houses. The entity would provide the mortgages to those homeowners and could also provide low interest/no interest loans for the homeowners to upgrade the home (new carpet or appliances). Mortgage fees and interest income would provide one source of income to the entity. The homes could be duplexes or those types of structures and there would be an HOA fee that the entity would collect. With that fee the entity would maintain the exterior of the homes/ roofs / exterior paint and landscaping to maintain the appearance and appeal of the property. As vital as affordable housing is to the City, the City needs to be very proactive in making it possible. The City cannot rely on private developers and incentives to achieve its goals because the City's goals and the developers' goals are entirely different - almost opposite to each other.
117	Housing Programs	Public/City-owned/created housing			Actionable	1. City to develop, own, and operate apartments. Most "affordable" units see price increases, making them unaffordable within a few years.
133	Housing Programs	Public/City-owned/created housing			Actionable	Incentives for private developers to create more affordable housing are fine but will not be enough. We are not going to be able to deal with our housing crisis without public housing, and I would like to see that option discussed more explicitly and highly prioritized. Rent for public housing should be pegged to Flagstaff's minimum wage and/or the costs of maintaining the housing units, and these numbers should be included in the public housing units' charters. I think that funds used to build public housing directly would be much more impactful per dollar than funds used to incentivize private developers or landlords to build affordable housing, as they'll still do the minimum they can get away with. We should define "affordable" in the housing plan in terms of being able to pay for the housing with 1/3 or less of one's earnings at \$40 a week at minimum wage. Otherwise we open the door for expensive housing units to claim to be "affordable" if they have high income residents. Also, as far as I can tell the community sees very little benefit from the construction of new luxury housing, and I think that having a high ratio of luxury housing to affordable housing has an unhealthy effect on both our economy and community. I know that we can't do anything about what's built on privately owned lots, but we should really be insisting that no new publicly owned spaces be given for luxury housing for the foreseeable future. I know this sounds kind of extreme, but given the situation we're in I don't think it would be inappropriate.

Housing Programs Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
134	Housing Programs	Public/City-owned/created housing			Actionable	Incentives for private developers to create more affordable housing are fine but will not be enough. We are not going to be able to deal with our housing crisis without public housing, and I would like to see that option discussed more explicitly and highly prioritized. Rent for public housing should be pegged to Flagstaff's minimum wage and/or the costs of maintaining the housing units. I think that funds used to build public housing directly would be much more impactful per dollar than funds used to incentivize private developers or landlords to build affordable housing, as they'll still do the minimum they can get away with. Also, as far as I can tell the community sees very little benefit from the construction of new luxury housing. I know that we can't do anything about what's built on privately owned lots, but we should really be insisting that no new publicly owned spaces be given for luxury housing for the foreseeable future.
142	Housing Programs	Public/City-owned/created housing			Actionable	One strategy that I am not sure I saw would be the Flagstaff City running a property development / management bureau/division/economic development corp. Private developers will only do something if there's profit in it for them. Flagstaff could build and manage properties at slightly above cost and significantly reduce the cost of living for people it relies on to work the retail jobs that literally support the city government
429	Housing Programs	Public/City-owned/created housing			Actionable	The City of Flagstaff Housing (Siler homes, Clark homes, Brannen homes management) needs a major overhaul. The process seems unfair for individuals who need immediate housing but end up getting stuck on an indefinite waiting lists for substandard units.
443	Housing Programs	Public/City-owned/created housing			Actionable	Public housing has it's share of problems. To help mitigate some of those, public housing needs to be inexpensive and have different buildings, maybe 4-plexes in a circle/ cul-de-sac. P H also works better if there is pride taken in the space that belongs to each renter. This can be also accomplished by having someone who lives on site to promote sociability, i. e. host picnics, plant a community garden, coach basketball and take care of the court. Encourage and build relationships. Make a small number of work hours one of the policies of getting lower rent. Have it written in the lease. The on site host can pay a reduced rate as well, providing a job and housing at the same time.
452	Housing Programs	Public/City-owned/created housing			Actionable	Given that we can't regulate short term rentals or second homes, I don't think there's any possible way out of our housing crisis without extensive publicly owned housing. Public housing is alluded to in the draft of the plan, but I think it's important that it is addressed and (hopefully) recommended much more explicitly, and as fundamentally separate from subsidized private housing. There are many examples worldwide of successful public housing systems, one well known example being Vienna, which we could use as models.
597	Housing Programs	Public/City-owned/created housing			Actionable	Additional Strategies to be Considered: - Expand the City's effort and budget to purchase land for the explicit purpose of building city-owned affordable housing. F3 would like to see significant funding earmarked in a housing bond for purchase of available property by the city specifically for affordable housing. The city can then work with a builder of their choice to build affordable housing. The draft plan makes a clear case that Flagstaff needs to move away from relying so heavily on the private market to address the bulk of our housing needs

Housing Programs Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
607	Housing Programs	Public/City-owned/created housing			Actionable	talk more about public housing and RAD in plan since this will be within those 10 years.
623	Housing Programs	Public/City-owned/created housing			Actionable	Public housing and subsidized private housing have dramatically different economics, challenges, and effects on both the housing market and the broader community. It is unlikely that we can provide adequate affordable housing to Flagstaff's residents, unless a large enough fraction of Flagstaff's housing is public housing that it strongly affects the cost of housing in the broader market. We recommend that the housing plan include separate analyses of both subsidized and public housing, and that the housing plan recommend extensive public housing.
641	Housing Programs	Public/City-owned/created housing			Actionable	Protect 1.5 Ensure that public housing programs are administered according to federal law. The manner in which the City currently administers the subsidized voucher and public housing programs violate federal law. Please see the Institute's comments in the Dec. 2019 letter and in the sections above.
127	Housing Programs	Public/City-owned/created housing			Non-Actionable	Socialized/Public/Subsidized housing is a notorious disaster that is a consistent and severe failure, and it must be avoided at all costs. Notwithstanding the miserable track record of US cities at implementing such programs, Flagstaff simply can't afford to tackle public housing at an adequate scale, and will never be able to. We're a small city in a region of ten million people, most of which would like to live here if they could afford it. We can't afford to adequately fund our basic public services like public parks maintenance, transportation/streets, pensions, or the police- how can we take on the massive cost of providing public housing?
461	Housing Programs	Public/City-owned/created housing			Non-Actionable	The city has the financial ability to start, fund, and run a Housing Development/Management agency that can pull down rental rates across the city without the need to make a "profit" which currently limits the housing supply (as does second home/vacation homes that stand empty most of the year). Wages are not going up in any meaningful manner. Increasing housing costs and rising rents actually hurt the Flagstaff economy (and the tax revenues) because it constrains the disposable income residents have available to spend locally, causing them to increasingly rely on businesses that take money out of communities (i.e. Walmart, Amazon, etc.). Plus, limiting the options for affordable housing impacts the businesses that serve tourists and those wealthy enough to own vacation/second homes, which could impact long term economic activity as well.
486	Housing Programs	Public/City-owned/created housing			Non-Actionable	3) DO NOT get the city involved in buying properties and in raising taxes to pay for affordable housing. NONE of that will work nor is it a long term solution. Its a lazy solution. And this is coming from a huge tree hugging liberal. KEEP THE CITY OUT OF ANY FINANCIAL SOLUTIONS TO THIS.
112	Housing Programs	Rent to own			Actionable	Buy up small 2 bedroom homes and release foreclosures to people for \$90,000 with rent to own. The rent to own market is extremely corrupt and probably needs to be run through the city to succeed.
498	Housing Programs	Task force			Actionable	My biggest take-away is that there is no current housing task force for this. I think that if Flagstaff is actually going to follow through with creating and protecting affordable housing for all, there must be a group with the sole purpose of housing to make this happen
274	Housing Programs	Tenant advocate position			Actionable	It would also be good for us to have an advocate specifically for renters and tenants. Just like we have an official position for people to go to for help with wage theft issues, we should have an official position for people to go to for help about landlord abuses.

Housing Programs Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
377	Housing Programs	Tenant advocate position			Actionable	These all look like really excellent and important initiatives. As mentioned before, I think it would be a good idea to have a public advocate for renters.
378	Housing Programs	Tenant advocate position			Actionable	We should have a public advocate for renters, an official that renters can go to for help if a landlord is breaking the law..
633	Housing Programs	Tenant advocate position			Actionable	Connect 2.2 Create housing navigator or advocate positions to assist both landlords and housing challenged populations in securing and maintaining housing. We have several questions regarding this proposal: Will the navigators or advocates be City employees or will the City contract with outside entities? Will the advocates be attorneys to assist with evictions, eviction prevention, pre-applications and applications? Will the navigators or advocates assist with facilitating applications for housing funds through the emergency rental assistance programs? How and where will the navigators be located so that all interested applicants would have fair and equal access? Finally, how will information about the navigators be disseminated to the public in general and, specifically, to tenants facing evictions? A navigator/advocate program in the City of Flagstaff has the potential to help with the current affordable housing problem. However, the program must be carefully planned to reach the most people and be most effective. Both Maricopa County and Pima County have implemented navigator/advocate programs with the legal services organization in the respective areas to help tenants facing eviction and to help facilitate applications for the emergency rental assistance program. We strongly suggest the City look at these programs for information and guidance. We also recommend that the City work with DNA – People’s Legal Services (“DNA”), the local legal services organization, on this program

Involvement Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
48	Involvement	Coconino county			Actionable	How does the County fit in?
167	Involvement	Coconino county			Actionable	Since a significant portion of Flagstaff's residents don't actually live in city limits (e.g., Doney Park, Kachina Village/Mountaineer, Bellemont/Parks), how can the county also encourage and increase the availability of affordable housing?
256	Involvement	Community groups/organization partnerships			Actionable	There are many amazing organizations in the community already doing the work outlined in this section. My suggestion is that the City not duplicate this work, but instead enhance/complement it.
28	Involvement	Community groups/organizations			Actionable	Salas - include neighborhood associations, business, builders associate,
95	Involvement	Indigenous groups			Actionable	Invite and actively involve tribal government investments towards affordable housing in Flagstaff.
265	Involvement	Indigenous groups			Actionable	Invite and actively involve tribal nations to participate and/or healthcare facilities that serve Native Peoples in Flagstaff.
311	Involvement	Indigenous groups			Actionable	Invite collaboration and active investments from tribal nations.
360	Involvement	Indigenous groups			Actionable	Actively invite and include tribal governments to participate and advocate on behalf of their respective tribal members who seek affordable housing in Flagstaff.

Involvement Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
190	Involvement	Municipality partnerships			Actionable	What about engaging with surrounding areas/municipalities to see if there is a partnership that could be built to help address the housing issues? It's not just Flagstaff, it is northern Arizona. Are there avenues nearby that could help alleviate the shortages in Flagstaff?
532	Involvement	NAU Partnership			Actionable	Related to my previous comment, perhaps the Sociology Department of NAU could team up to oversee a few low income housing units as a beneficial partnership between the community and the university.

Environmental Sustainability Public Comments

Unique_ID	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year	Split Comment
16	Environment/Sustainability	Climate change	Climate migration	Environmental justice	Actionable	Aslen - Environmental Justice element - Climate migrants, most effected by rising tempatures are those who can not afford to move here. The type of housing we want to make available isn't just people who already live in flagstaff but are most effected by the changes tha they need relief from.
8	Environment/Sustainability	Climate migration			Actionable	Aslan- Climate migration - as we build houses they can be swept up by second homes. Investment opportunities.
450	Environment/Sustainability	Climate migration			Actionable	The housing plan acknowledges climate change issues, which I think is good. However, it does not address the high probability of a major influx of residents as climate change makes places like Phoenix and Los Angeles less livable. I think a comprehensive housing plan needs to explicitly address and plan for this eventuality.
609	Environment/Sustainability	Climate migration			Actionable	8000 demand for flagstaff will grow with climate change and less livable places like CA and Phx - are we planning for being proptetually behind if we are not addressing population. Explain how this is a living document better in the document
561	Environment/Sustainability	Climate migration			Non-Actionable	climate change pushing up migration here - because flagstaff has its own water supply and does not rely on colorado river - we are going to continue to grow - inclusionary zoning will help with this demand
619	Environment/Sustainability	Forest/trees			Actionable	limit in cutting down trees with new development within reason - if they are cute down plan new ones somewhere else close by

Environmental Sustainability Public Comments

Unique_ID	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year	Split Comment
234	Environment/Sustainability	Forest/trees			Non-Actionable	Do not tear down our forest and Butler is already dense enough. Traffic will be horrible. Stop the development of our forests.
359	Environment/Sustainability	Forest/trees			Non-Actionable	The forest in flagstaff is the most valuable property for the city and the resident. The city should create or update the policy to protect it.
427	Environment/Sustainability	Forest/trees			Non-Actionable	The forest need to be protected for us and our children.
540	Environment/Sustainability	Forest/trees			Non-Actionable	Do not tear down our forests.
242	Environment/Sustainability	Natural resources			Non-Actionable	I also don't want to build at the expense of decreasing outdoor space.
515	Environment/Sustainability	Natural resources			Non-Actionable	One question that I think would reveal a lot about Flagstaff residents would be.... Do you feel that Flagstaff has grown too big for the natural resources that we have?
137	Environment/Sustainability	Open space			Non-Actionable	Do not develop open space or park lands into housing. This would be exchanging the Flagstaff quality of life for housing.
365	Environment/Sustainability	Open space			Non-Actionable	I will never be in favor of developing open spaces that represent the lifestyle of Flagstaff for affordable housing, retail, commercial.
331	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Actionable	Tear down the old inefficient buildings. Rebuilt better and more sustainably
553	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Actionable	Environmentally sound development needs to occur across all housing whether low-income or not, but because low-income households don't have the capital to choose options that are more expensive today (even if they save money in the long-run), it is imperative that these practices are mandatory across the board.

Environmental Sustainability Public Comments

Unique_ID	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year	Split Comment
612	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Actionable	encourage the use of low flow toilets in affordable and existing properties
615	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Actionable	promoting the use of natural light in affordable housing units - within reason to reduce energy cost.
329	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Non-Actionable	Establish LOCAL information (website paid by private business that support goals) that is hub for directing residents towards making efficiency improvements & resources available, ready for global warming initiatives regarding homes and vehicles.
330	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Non-Actionable	I don't think "environmentally friendly" should be a concern/priority at this point. We have a huge affordable housing problem and can't afford to get bogged down with "environmentally friendly" issues and costs.
346	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Non-Actionable	Sustainability is not affordable!!

Environmental Sustainability Public Comments

Unique_ID	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year	Split Comment
347	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Non-Actionable	Environmentally friendly retrofits and upgrades cost more than they are worth (usually) and won't likely have any tangible benefit to the environment since nearly all the "bad" effects people are concerned with are caused by transportation/shipping and major industry. Not residences and small businesses.
349	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Non-Actionable	"sustainable " is a MISLEAD into communism fascist community = FACT
538	Environment/Sustainability	Sustainable building practices (support and concerns/opposition)			Non-Actionable	Sustainability is not affordable!!
82	Environment/Sustainability	Water			Non-Actionable	I would like to see a discussion on water usage. The plan ignores the increased water demand and language on how water conservation will be built into the plan is very important.
89	Environment/Sustainability	Water			Non-Actionable	No one has addressed how the increase in population, via increased housing density projects, are supported by such basic needs as water. What happened to the 50 year water need plan as a guide. Wow!
98	Environment/Sustainability	Water			Non-Actionable	More people means more need for resources like water, but there is no mention of it. we are in a desert!Flagstaff needs a plan
107	Environment/Sustainability	Water			Non-Actionable	Figure out where the water is going to come from

Environmental Sustainability Public Comments

Unique_ID	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year	Split Comment
121	Environment/Sustainability	Water			Non-Actionable	Not once do you mention water usage in these plans! Increase density and subsidized houses all use additional water. The best thing Flagstaff home buyers like is the water system. Once you have too many users and the water table starts to drop, it will be too late to fix. The politicians, developers, builders and suppliers will all have been paid and you will have ruined one of the most beautiful places in America. You are listening to the voices of students, outliers and malcontents. You should be listening to the property owners who have skin in the game and pay your salaries. You have lost track of your obligations to what exists presently. You want to write a blank check to the future that flagstaff tax payers are supposed to back. Flagstaff's growth is limited because the U.S.Forest Service has 1.9 million acres of trees that they feel are more important than people. All of Arizona only has 19% percent privately owned land. So don't be in such a hurry to overcrowd Flagstaff in a misguided effort to house everyone who wants to live here. Your federal government has already told you trees are more important.
149	Environment/Sustainability	Water			Non-Actionable	Also, I would like serious consideration included to the review process for these new development impacts on our Flagstaff infrastructure, including sustainability of water
180	Environment/Sustainability	Water			Non-Actionable	Water has always been an issue in Flagstaff. I see this goal to support the construction of more affordable housing units as reducing one issue and increasing another. What is bound to happen is that water will be rationed to the residents of Flagstaff and the surrounding communities (probably in the form of limiting lawn watering, car washing etc). More is not always better
233	Environment/Sustainability	Water			Non-Actionable	Flagstaff should not be seeking to add population when we already have an aquifer that is at risk from current usage levels.

Environmental Sustainability Public Comments

Unique_ID	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year	Split Comment
239	Environment/Sustainability	Water			Non-Actionable	STOP BUILDING Altogether , there is NOT enough water or resources or SPACE to EXPAND into your insanity \$\$\$\$ making ideas ! Satan/rules here now huh ? Freeze population # into this little place . traffic is already horrible now, drivers are nuts, insurance rates go sky high . Please stop being demonic CYBORGS .
502	Environment/Sustainability	Water			Non-Actionable	(2) Also, I am concerned with the lack of water, which in the past has served to limit the population of Flagstaff. Increasing the student population and building huge high-rise dorms is a dis-service to the city.
645	Environment/Sustainability	Climate change			Actionable	We do have a few specific recommendations that we would like to make: Increased housing density will be necessary not just for affordable housing, but also to meet Flagstaff's carbon neutrality goals. We would like the housing plan to discuss the advantages of higher density explicitly and to recommend it. We would like the housing plan to include an analysis of the most resource effective means of reducing the carbon impact of housing.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
626	General plan/survey	Flagstaff public housing			Actionable	Connect 1.1 Evaluate housing policies and strategies in City of Flagstaff planning documents through an equity lens. The Institute and other organizations detailed their concerns with the City's Housing Choice Voucher ("HCV" or "Section 8") and Public Housing plans in a letter to the City dated December 5, 2019, and Flagstaff never agreed to make any of the requested changes. A copy of that letter ("Dec. 2019 letter") is attached and some key points are summarized as follows: Overview For the Section 8 Housing Choice Voucher, Public Housing, and Clark Homes programs, the City is using a pre-application process that is entirely online, which adversely impacts protected persons and fails to meet federal standards. Dec. 2019 letter at 9-12. The U.S. Department of Housing and Urban Development ("HUD") guidance recognizes that "[h]aving multiple application intake sites and submission mechanisms, assigning applicants...or having an open application period during which Public Housing Authorities ("PHA") receive applications by mail...can help the PHA...manage the application intake process." Notice PIH-2012-34 (HA) at 2. HUD further states that "the PHA may offer applicants the opportunity to submit applications by mail, fax, telephone, e-mail, or other electronic formats [and] [p]roviding such flexibility to applicants will help the PHA avoid an application process that may become disorderly or even dangerous for both the applicant and the PHA." Id at 3. The City must offer persons multiple modes of applying for its housing programs in accordance with federal law. The current pre-application process also presents barriers to requesting and obtaining reasonable accommodations or modifications and auxiliary aids and services in violation of Section 601 of Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, and 42 U.S.C. § 12132 of the Americans with Disabilities Act. Dec. 2019 letter at 12-15. The City's "Accommodation Request" form is limited to requests for accommodations and does not refer to requests for

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
627	General plan/survey d	Flagstaff public housing			Actionable	The City must change its process to make it accessible to persons with a need for an accommodation, modification, and auxiliary aids and services. In addition, the pre-application process does not meet the City's obligations to provide language services to persons with Limited English Proficiency ("LEP"). Dec. 2019 letter at 15-17. Under federal law, discrimination against LEP persons is a form of national origin discrimination under Title VI. In <i>Lau v. Nichols</i>, 414 U.S. 563 (1974), the Supreme Court interpreted Title VI to require all federally funded programs and activities to take steps to ensure that persons with limited English proficiency are able to fully participate in the benefit from their services. The Court held that language discrimination constitutes discrimination on the basis of national origin in violation of Title VI. HUD also issued guidance that recognized that, for LEP persons, language can be a barrier to accessing benefits or services. Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons; Notice, Federal Register, Vol. 72, No. 13, at 2732 (Jan. 22, 2007). Neither the City's pre-application process nor relevant program materials are in any language other than English. The Institute requested all housing documents in a public records request and all documents that the City produced were in English. Further, the City's website only uses "Google Translate" to translate the text of its webpages. However, that function does not work on PDFs posted on the website. These practices must be remedied and the City must also develop an LEP plan for public comment.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
628	General plan/survey	Flagstaff public housing			Actionable	1. Temporarily delay the continued opening of the Section 8 and Public Housing wait lists until the following action steps are fully implemented. 2. Provide multiple modes for submitting applications, including in person, online, by e-mail, fax, or mail, including accepting all applications postmarked before or on the date the wait list closes. 3. Hold the wait list pre-application process open for a set time period that is no less than 24 days and include weekend service hours for pre-applications taken by phone and in-person. 4. Prominently display and clearly explain how persons with disabilities may request reasonable accommodations or modifications and auxiliary aids and services. Currently, the website and the announcement only refer to “reasonable accommodations” and not to modifications and auxiliary aids and services. 5. Provide more lead time for the public announcement/notice of the opening of the wait lists and allow people to make requests for reasonable accommodations and auxiliary aids and services before the pre-application process begins so that arrangements may be made to provide them during the pre-application process. 6. Arrange for people who are blind or have low vision to test the website’s accessibility and report any problems that must be addressed before the preapplication process is reopened. 7. Inform persons on the housing website, on the public announcement and on pre-applications that both written and oral language services will be provided and how to request those services. 8. Stop requesting the Social Security Number of all persons in a household submitting the pre-application for the housing programs, unless the persons

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
629	General plan/survey	Flagstaff public housing			Actionable	Further, the City requires that all adult members of an applicant household to “pass a criminal background check.” Dec. 2019 letter at 21-26. This an overly broad statement and violates HUD guidance. See HUD, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions (April 4, 2016). HUD provides a list of practices that are prohibited, including the use of arrest records to exclude a person from a residence (p. 5), blanket exclusions for a criminal record (p. 6), and the reliance on erroneous and outdated records (p. 6, footnote 29). The City must follow HUD guidance when using criminal records in its housing programs and use its policies accordingly. Finally, the City uses a first-come/first-served (“FCFS”) basis for allocating places on the waitlists, a method that has a discriminatory impact on persons with disabilities, limited language speakers and the elderly who may lack ready access to technology. The City only expects to keep the waitlist open for a limited number of days, which harms those persons who face barriers to apply for housing. Public housing authorities across the state and around the country are increasingly using a lottery instead of a FCFS basis and provide more days to apply to provide a more equitable manner of placing people on their waitlists, and we request that Flagstaff use that method and provide additional days to apply. Proposed Action Steps for the Application Process. The following action steps will promote non-discrimination and lead to better outreach to eligible people. 1. Temporarily delay the continued opening of the Section 8 and Public Housing wait lists until the following action steps are fully implemented. 2. Provide multiple modes for submitting applications, including in person, online, by e-mail, fax, or mail, including accepting all applications postmarked before or on the date the wait list closes.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
630	General plan/survey	Flagstaff public housing			Actionable	Finally, the City uses a first-come/first-served (“FCFS”) basis for allocating places on the waitlists, a method that has a discriminatory impact on persons with disabilities, limited language speakers and the elderly who may lack ready access to technology. The City only expects to keep the waitlist open for a limited number of days, which harms those persons who face barriers to apply for housing. Public housing authorities across the state and around the country are increasingly using a lottery instead of a FCFS basis and provide more days to apply to provide a more equitable manner of placing people on their waitlists, and we request that Flagstaff use that method and provide additional days to apply. Proposed Action Steps for the Application Process. The following action steps will promote non-discrimination and lead to better outreach to eligible people. 1. Temporarily delay the continued opening of the Section 8 and Public Housing wait lists until the following action steps are fully implemented. 2. Provide multiple modes for submitting applications, including in person, online, by e-mail, fax, or mail, including accepting all applications postmarked before or on the date the wait list closes. 3. Hold the wait list pre-application process open for a set time period that is no less than 24 days and include weekend service hours for pre-applications taken by phone and in-person. 4. Prominently display and clearly explain how persons with disabilities may request reasonable accommodations or modifications and auxiliary aids and services. Currently, the website and the announcement only refer to “reasonable accommodations” and not to modifications and auxiliary aids and services. 5. Provide more lead time for the public announcement/notice of the opening of the wait lists and allow people to make requests for reasonable accommodations and auxiliary aids and services before the pre-application

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
631	General plan/survey	Flagstaff public housing			Actionable	The City's pre-application process and program materials also are inconsistent and inaccurate and are likely to deter applications from families whose members have mixed immigration statuses. Dec. 2019 letter at 17-21. For example, the City requires that all members in the household disclose their social security numbers in the application, when only one person in the households needs to disclose a social security number. 42 U.S.C. § 1436a(b)(2). In order to discourage unlawful discrimination by PHAs and other housing providers against housing assistance-eligible members of mixed immigration status households, HUD issued guidance concerning the disclosure of social security numbers. Notice PIH 2018-24 at 3. HUD expressly orders that persons who are not applying for assistance for themselves may not be asked to disclose a social security number and that the nondisclosure may not be grounds for the denial of housing assistance for the household. The City must stop practices that serve to deter applications from mixed immigration status families. Further, the City requires that all adult members of an applicant household to "pass a criminal background check." Dec. 2019 letter at 21-26. This an overly broad statement and violates HUD guidance. See HUD, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions (April 4, 2016). HUD provides a list of practices that are prohibited, including the use of arrest records to exclude a person from a residence (p. 5), blanket exclusions for a criminal record (p. 6), and the reliance on erroneous and outdated records (p. 6, footnote 29). The City must follow HUD guidance when using criminal records in its housing programs and use its policies accordingly. Finally, the City uses a first-come/first-served ("FCFS") basis for allocating places on the waitlists, a method that has a discriminatory impact on persons with disabilities,

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
632	General plan/survey d	Flagstaff public housing			Actionable	Connect 2.1 Explore the feasibility of a one-stop shop for a pre-qualification letter or document that avoids application fees for rentals. We agree with the sentiment behind the idea to create a “one-stop shop” for a However, the City’s use of a single application/approval document for all housing programs can create other accessibility issues because not all housing programs have the same eligibility requirements for immigrants. Immigrants who may not qualify for one program may be deterred from applying for another program for which they do qualify because the single application asks for more information than necessary, and specifically information that immigrants often perceive as showing that the public entity does not want them to apply for or obtain the benefit. See Dec. 2019 letter at 17-21. Deterring applications from low-income mixed-status families only furthers the Housing Emergency.
333	General plan/survey d	General government in	General plan op		Actionable	Does the city have anyone with experience remodeling and fixing and retrograding environmentally friendly fixtures..., or will they be outsourcing that anyway. All of this seems like just more red tape that private industry would be taking care of but jumping through dumb ass city officials with added regulations that cost more money
170	General plan/survey d	General government in			Non-Actionable	City government (and all government entities) SHOULD NOT engage in any activities that attempt to subvert the normal activities of supply and demand. No taxpayer money should be spend addressing this issue.
235	General plan/survey d	General government in			Non-Actionable	The City Councils need to stay out of housing for people. the programs you create add to the problem.
288	General plan/survey d	General government in			Non-Actionable	Remove the bureaucracy. provide some affordable land, and get the fuck out of the way..., and all races, genders and sexual proclivities will benefit.
313	General plan/survey d	General government in			Non-Actionable	Remove the overabundance of rules - you have crossed the line past protecting people and are now focused on controlling for the sake of controlling. It inhibits creativity and housing options.
345	General plan/survey d	General government in			Non-Actionable	You have interfered so much to create the problems and now you want to continue to have them by making it seem like you want to fix them!

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
404	General plan/survey c	General government in			Non-Actionable	Government already has TOO much power and look at what you want to do with these statements above to create more control. What you are doing has not worked and what you propose will still not work. Enough. Government needs to dial it back significantly not more creation of proposals which cost the taxpayers MORE money! You people are the definition of insanity!
405	General plan/survey c	General government in			Non-Actionable	Every time cities get involved in subsidizing stuff like this, it ends up creating market conditions which allow the problem to grow and get worse instead of allowing prices to happen naturally. Just look at SFO, NYC, BOS and all the most expensive markets. They keep making it worse. Just stop. Please.
407	General plan/survey c	General government in			Non-Actionable	[Sustainability] Stop the Agenda 21 push , its criminal and illegal to monitor with "smart Cities "
509	General plan/survey c	General government in			Non-Actionable	I'm sure that Flagstaff City will do whatever they want to try to fix the issue. But it will just be an ongoing problem in Flagstaff despite any of the measures the city tries to take. If people want to move to Flagstaff, prices will go up. If Flagstaff provides affordable housing to someone, eventually, they will sell the house for more money and and pocket the difference. The best way to combat rising prices is increase the supply and not to initiate a government program. Government programs are to blame for the inflation that we are currently experiencing and a major factor in increased housing prices. If you want to make a problem worse, let the government "fix" it.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
590	General plan/survey d	General government in			Non-Actionable	I guess with the focus on jamming as many poor people into a city they cannot afford to live in; discourages the rest of us who live in homes we chose to afford, the city we took pride in (until NAU began it's dynasty in running this place into the ground), the volunteer projects we take part in because we care about the trash (the poor people leave behind), unextinguished campfires, beggars in the street who stand where the law on the books prohibits them from and assault our senses (I cant wait till one of them gets hit by a car and sues the city for letting them break the law and endangering their lives....it's going to happen and it will cost you millions; and everyone who approved this blatant exception to the law will be crucified in court; tell the city officials there will be no defense and to enjoy their subpoenas and to enjoy your jobs while you have them!), the city does not owe anyone affordable housing (is people cant afford to live here it is not the role of government to make it happen...there are plenty of places to live that are less expensive). Your plans exact a horrible toll on our forests, sewage, trash, water resources, crimes, police resources, traffic congestion, panhandling, etc.). I will debate and defend my opinion with countless factual references to any of those who have poor bleeding hearts whose only platform is tears. The issue is this...those that are here permanently with long term housing and good jobs or retire here, are being left out of the plans consistently. WE the responsible, educated, financially fit, and connected and have "ownership", of Flagstaff: are being left out and ignored and we bear the burden of the less responsible who are here for the blink-of-the-eyes and are gone like the wind. We are tired of it, this social engineering of our town by the vacuous liberal element in government is old and worn out.
30	General plan/survey d	General government in	General plan op		Non-Actionable	this document misses the mark. Too open ended document - were is a means to an end were residents of this town can rely on jobs and not on federal regulation.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
471	General plan/survey c	General housing afford			Actionable	What will Flagstaff be, if the everyday people that make this town a town cannot afford to live here? From the manufacturers at WL Gore, to the clerks at Sprouts, if they are literally making this town run, and making \$20 an hour, the way things are going, they CANNOT afford to live here. Nor can they afford to move to a cheaper area! Are people supposed to choose not to have children or medical care because it is too expensive? Housing is a crisis here. We are a beautiful city. But we are nothing without the people who make this city.
536	General plan/survey c	General housing afford			Actionable	Housing issues in Flagstaff is one of the main reasons why many of my colleagues (early career professors at NAU) are considering leaving Flagstaff
567	General plan/survey c	General housing afford			Actionable	What is happening with the hospital land - encourage getting the city to get involved
171	General plan/survey c	General housing afford			Non-Actionable	Quit planning and spending money to try and figure this out. This situation has been ongoing for years. Do something about.
174	General plan/survey c	General housing afford			Actionable	Create affordable housing by decreasing prices. Plain and Simple. It is ridiculous how expensive "houses" (mobile home) are. It is embarrassing tom live here and say we have a house when it is a manufactured home = cheap built but charge half a million. The cost in materials is approximately \$75,000 to build a manufactured home but then charge 500% more is just outrageous. It's time to wake up and do something about this, no 10-year plan. Do it 2022 crying out loud!
307	General plan/survey c	General housing afford			Non-Actionable	No low incline housing
397	General plan/survey c	General housing afford			Actionable	Follow through on caring about Flagstaff residents and fixing this increasing problem.
417	General plan/survey c	General housing afford			Non-Actionable	Flagstaff is a disaster of a town. So much squandered potential.
439	General plan/survey c	General housing afford			Non-Actionable	Many of us hard working people drown in a sea of existential depression and hopelessness because we are priced out of life. We have two fulltime jobs and cannot afford to live. I am starving right now. My car broke down two weeks ago and the anguish is mounting.
442	General plan/survey c	General housing afford			Non-Actionable	Please see my overall comment from page 1. Thank you!
448	General plan/survey c	General housing afford			Non-Actionable	The housing situation sucks. I've had friends leave because of it and I've thought about leaving myself.
485	General plan/survey c	General housing afford			Non-Actionable	Its time to do something. Not in 10 years. NOW. 2022 is the time you need to make changes. Not in 10 years. NOW. Grow up

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
491	General plan/survey c	General housing afford			Non-Actionable	As one of the few long time natives to Flagstaff, (born and raised, never left) this town has gone to hell in a hand basket. You send out these surveys, but do you really actually read all of the comments and concerns? The cost of living is ridiculous, the minimum wage (which I voted NO) is outrageous, the roads are crap through out the whole city. Flagstaff can't handle the amount of traffic and people that travel through here or the ones that are trying to get to work or picking up/dropping off their kid(s). I love this town for the seasons that we get, the beautiful blue skies, oh wait now those views are being blocked by 4 story buildings that have no reason to be built for one or that high!! Students here suck and are very disrespectful and never stay long enough to put back into our community because it's too damn expensive to live here. How am I supposed to enjoy my town if I can't even afford to buy a shack of a home, and yes you know that there are homes that are trash and people are selling them for outrageous prices and you are allowing for people to come in and pay cash for a run down shack! So why am I going to go through all the pain and suffering and wishful thinking of maybe being "pre-qualified" and getting a semi decent house when knowing that someone else can pay more with cash and there's nothing for me to do about it. The cost of living, food, gas, etc are insanely high and it's sad to think that one day that I will not be here to enjoy what I loved most about what used to be a nice town. I will not recommend Flagstaff to anyone to live unless they like to be poorer than the poor.
494	General plan/survey c	General housing afford			Non-Actionable	Our family moved away from Flagstaff in 2019 because of a lack of employment opportunities. This spring I found a (remote) job based out of Flagstaff. We attempted to move back and sought housing for several months. There were no affordable options and our offers to purchase a house (from a two income family, both professionals) were not competitive. We have opted to move to another state instead.
545	General plan/survey c	General housing afford			Non-Actionable	Make living adorable in Flagstaff.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
556	General plan/survey c	General housing afford			Non-Actionable	I see several of my peers from the real estate community on the commission and believe this is fantastic! I don't know all the names in the commission so don't know this for sure but I would hope major employers in town would participate as this issue is at their front door. For example - I am having frequent conversations with Nurses that are becoming traveling Nurses based on wanting to be in Flagstaff but being able to be paid at other Arizona Hospitals far more competitively then they consider renting their homes as airbnb while they travel. That's a small anecdotal issue but highlights that WL Gore, NAU and NAH among several other moderate size employers have a disproportionately large impact on this issue and to exclude them from understanding this issue and being united with us in building the community together with a unified vision would be short sighted.
231	General plan/survey c	General low income ho			Actionable	If we want affordable housing then find ways to utilize what we already have. There is tons of housing here already much of it not being used.
105	General plan/survey c	General low income ho			Non-Actionable	I see plenty of Affordable housing units around the city not being used because people who qualify for them don't want them. I see many residents who can't afford rent or a home mortgage who make to much to qualify for an affordable housing situation. There are already enough assistance programs available to people in need. There is nothing to assist people in the middle income range. 75% of my monthly income goes to my housing cost each month. I would prefer the city to put it's resources into improving the living situation for people who actually need help and currently don't have assistance programs in place. There are already so many assistance programs for people in poverty or are homeless. We don't need more.
160	General plan/survey c	General low income ho			Non-Actionable	I also do not advocate for building a homeless/low-income Mecca for AZ, rather striking a balance between what Flagstaff can realistically afford, and the heartlessness & sheer greed of other Arizonans in other municipalities. Anyone working on homelessness knows that's a bottomless pit of need, and we don't have a bottomless pit of resources but we can do reasonable things to help while actively discouraging others to come.
350	General plan/survey c	General low income ho			Non-Actionable	No new low income housing
558	General plan/survey c	General low income ho			Non-Actionable	No low income housing!

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
379	General plan/survey c	General plan clarity			Actionable	The strategies that involve "education" regarding AH must not take the form of "brainwashing" or "guilt-shaming" meaning that BOTH sides of the issue must be fairly represented so that folks can decide for themselves what the priorities should be and be allowed to vote accordingly.
34	General plan/survey c	General plan clarity			Actionable	assumption that everyone will understand the language of housing and city code.
44	General plan/survey c	General plan clarity			Actionable	Create 2 - explore innovation and cost saving (don't like the title) - not reflective of the processes underneath which focus on reducing the regulatory burden - Regulatory efficiency - better matching our regulations to our goals and values (align) -
143	General plan/survey c	General plan clarity			Actionable	Could be written in a more clear way so citizens of any kind can understand.
280	General plan/survey c	General plan clarity			Actionable	3.1 and 3.2 are very vague and hard to understand.
319	General plan/survey c	General plan clarity			Actionable	I think preserving older units is generally preferable to building new ones, given the choice. However, I would like to see these categories separated in the housing plan, so that we don't just preserve hundreds of units without building new affordable housing stock.
323	General plan/survey c	General plan clarity			Actionable	Could be more specific - what do you mean by "remove barriers"? Who are you going to "partner" with to administer these grants?
93	General plan/survey c	General plan clarity			Non-Actionable	I think many topics are very vague and leave alot that can be assumed. Hard for me to grasp at times.
248	General plan/survey c	General plan clarity			Non-Actionable	This is really high level language and is hard to understand - I hope beyond this survey there are other ways to engage the community - especially those without access to this survey. I appreciate the opportunity to wight in but without a degreee in planning I am afraid its hard to just these approaches.
159	General plan/survey comments	General plan opposition/concerns			Non-Actionable	Since classically, many of the ideas in this plan have failed in municipalities such as Flagstaff, I am sad that they are in it.
232	General plan/survey comments	General plan opposition/concerns			Non-Actionable	This entire "Create" section is a disaster. I cannot even rank the priorities at the top because we should not be doing ANY of that.
237	General plan/survey comments	General plan opposition/concerns			Non-Actionable	This is all ridiculous. I am a 20 year resident & landlord with units rented under market value. Based on these proposals I am raising my rents to market level; I'm not helping out this city anymore.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
252	General plan/survey comments	General plan opposition/concerns			Non-Actionable	This proposal is full of opportunity to cheat the system. Similar to Both Hands, it says there will be a payback but it won't happen and the profit from any sale of the property is not addressed. And, Climate change and racism are not the issues and I take offense to the continual use of these as a weapon against those who have worked hard and earned what they have.
253	General plan/survey comments	General plan opposition/concerns			Non-Actionable	While there are certainly many dynamics that impact housing and the current 10-yr plan document addresses many. Critically important and not discussed is how we empower our community vs enable. I definitely believe in equity but where most governments and agencies fail in that is that they enable without expectation and do not empower which leads to abuse and essentially erosion of our social fabric. I think it is critical to determine what our city could be doing to bring the right type of industry for better jobs and better opportunities within the community. (2) what are we doing to empower and raise up our community through increasing their opportunity so they are creating their future. I fully understand we live in a society where some people need a bigger boost and there is a true need but I feel this current 10 yr planned focused far too much on victimization - that mindset has gotten many communities in trouble as it doesn't end and doesn't solve anything. Look no further than the massive legal homeless encampments in many major metropolitans. We certainly have complex issues that will require complex solutions and sacrifices will be made - the only certain thing is this city is going to be different in the future but for us to maintain this 'small town feel' of a vibrant, diverse community it is going to be a hyper focus on us first helping others to help themselves - if we are all individually growing, developing and progressing we will find solutions.
262	General plan/survey comments	General plan opposition/concerns			Non-Actionable	The categories infer mandates, which is NOT a welcomed policy anywhere in Flagstaff.

General Plan Survey Public Comments

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285	General plan/survey comments	General plan opposition/concerns			Non-Actionable	Why is housing deserved for anyone? If someone chooses to not work, they deserve housing? Also, if one town is more expensive to live in than another, why is housing necessary to be provided in that town when one can simply live in another at a lower cost?
300	General plan/survey comments	General plan opposition/concerns			Non-Actionable	We have these already... your just looking for ways to tax us more money and more interference with our lives! Not your job!
301	General plan/survey comments	General plan opposition/concerns			Non-Actionable	I have no idea what this garbage is talking about. You cannot simply mandate equal housing. That is communism, you will destroy the community and be left with a mess.
362	General plan/survey comments	General plan opposition/concerns			Non-Actionable	Stop wasting time on this nonsense
363	General plan/survey comments	General plan opposition/concerns			Non-Actionable	STAY IN YOUR LANE
403	General plan/survey comments	General plan opposition/concerns			Non-Actionable	[Protect] Get rid of this category. Does nothing but prevent real solutions from happening.
445	General plan/survey comments	General plan opposition/concerns			Non-Actionable	Do you have anything you can point to that is favorable for owners of single family properties? This is a plan to ruin Flagstaff's charm and charge the citizens to do it. Do you have a plan for the increased number of people living in campers and buses, in the street in the Swiss Manor neighborhood? Do you have a plan for the raising number of vagrants on the East side. Do you take them home and clean them up and pay their housing and health care. If you don't you should not be setting it up so it becomes my responsibility and expense.
539	General plan/survey comments	General plan opposition/concerns			Non-Actionable	This sounds like a very poorly researched plan and you don't sound like you have a clue what people actually want.
541	General plan/survey comments	General plan opposition/concerns			Non-Actionable	These policies will only hurt Flagstaff, just as with the inner cities, the people who paid the taxes left and the cities crumbled with crime and are dangerous. Not everyone is rich, I am not rich, and grew up very modest. These policies in 10 years will destroy Flagstaff just as the inner cities. STOP you can't make everyone rich.

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542	General plan/survey comments	General plan opposition/concerns			Non-Actionable	TEK DOW NTHE control frequency devise that cause cancer called 5 G towers for surveillance GOV purposes !
557	General plan/survey comments	General plan opposition/concerns			Non-Actionable	I do not believe in Socialism. I was a young, single mother. I sacrificed, went to college, and got a job. I worked hard to support my two young children and eventually was able to buy a home in Southern California. We need to instill a work ethic back in our community and Nation. I know of business owners in Flagstaff who can not find workers as it is easier for individuals to stay home and collect 'entitlements'. We need to listen to Winsome Sears, who was an immigrant and says she studied hard, worked hard, and was able to accomplish her dreams.
290	General plan/survey comments	General plan opposition/concerns	General plan clarity		Non-Actionable	Most of that was unintelligible to me. Sounds like it was written by a social sciences major. You probably just lost half your audience.
287	General plan/survey comments	General plan opposition/concerns	Plan funding concerns		Non-Actionable	All of those woke ideas are extremely costly and would be a huge barrier to "affordable" housing in Flagstaff.
7	General plan/survey c	General plan support/a			Non-Actionable	Aslan - like how practical and focused on things we can do - keep focused on these topics. Continue to show leadership in efforts
384	General plan/survey c	General plan support/a			Non-Actionable	3.1 is the HIGHEST priority for me. I can't stress enough how favorable I am.
387	General plan/survey c	General plan clarity			Actionable	Please emphasize 3.1 more
473	General plan/survey c	General plan support/a			Non-Actionable	Thank you for working to protect our citizens! All of our citizens!
528	General plan/survey c	General plan support/a			Non-Actionable	I appreciate all the work that has been done on this issue. While revising statements and plans are nice, ultimately we need to increase the supply of housing.
530	General plan/survey c	General plan support/a			Non-Actionable	Sadly, I think many citizens feel as if the city cannot do much about the issue and that we are at the mercy of the real estate market and state laws that limit local control. But in reality the city can make a difference if it has the willingness to make the tough decisions that may disappoint those who want to keep Flagstaff exactly as they found it when they moved here.

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544	General plan/survey c	General plan support/a			Non-Actionable	I work with Northern Arizona Interfaith Council as a volunteer on their Lack of Housing Options (LOHO) team. I encourage the City Council to do everything in their power to alleviate or eventually eliminate the need for affordable housing in Flagstaff. We have canvassed some neighborhoods and found that this has been a problem for at least 40 years! It is time to do something to fix it! I know that you will take heat no matter what the Council decides, as you will always make someone unhappy, but I believe this Council is committed to solving this problem and finally has the backbone and empathy to do so! Please stand tall and be counted and do the right thing even in the face of fierce opposition. Thank you!
141	General plan/survey c	General plan support/a			Non-Actionable	You did a great deal of creative thinking here. Well done.
195	General plan/survey c	General plan support/a			Non-Actionable	I appreciate the complexity of the problem and your efforts to solicit feedback, ideas, and input from the community!
340	General plan/survey c	General plan support/a			Non-Actionable	I didn't rank the two policy initiatives in this category because the whole category seems really important.
410	General plan/survey c	General plan support/a			Non-Actionable	I am so impressed with the plan. It seems to address everything I could think of.
428	General plan/survey c	General plan support/a			Non-Actionable	Thank you!
440	General plan/survey c	General plan support/a			Non-Actionable	I fully support making housing in Flagstaff more affordable. I think a big key is to increase all housing, so that prices don't skyrocket due to low inventory and high demand. But I also support programs to help low income people so that everyone has an opportunity to be a part of our community (which I think ultimately makes the community better). Thank you for what you're doing to make it happen!
521	General plan/survey c	General plan support/a			Non-Actionable	Thank you!
524	General plan/survey c	General plan support/a			Non-Actionable	I appreciate that there was much mention of review & change of current local & state policy.
547	General plan/survey c	General plan support/a			Non-Actionable	It is obvious that a lot of hard work has gone into the development of this 10-year plan. Thank you all very much.
550	General plan/survey c	General plan support/a			Non-Actionable	Otherwise - really positive proposal and very important - equity lens is critical - thank you for this.
555	General plan/survey c	General plan support/a			Non-Actionable	Thank you for this comprehensive report and goals!

General Plan Survey Public Comments

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621	General plan/survey c	General plan support/a			Non-Actionable	The members of the sustainability commission would like to express our gratitude to everyone who worked on and continues to work on Flagstaff's 10-Year Housing Plan. We are encouraged that equity and sustainability are key components of this plan, and we hope that these will remain central components to the plan as it evolves.
551	General plan/survey c	General survey concern			Actionable	Again, I listened to the walk through and followed along in the plan - but the survey was a little hard - I wonder if by breaking this up on your next round - dealing with the issues in chunks - to ensure community members to be able to access and provide feedback this information in a meaningful way.
282	General plan/survey c	General survey concern	General plan cla		Actionable	I don't really understand what you're asking on "Connect 1" in the priorities list. What is a "framework for centering equity"? Are you asking about racial, social, gender, age or . . equity? Not sure how to answer the first two questions without more context as to what the primary issue is that drove this question.
86	General plan/survey c	General survey concern			Non-Actionable	The survey questions require a level of understanding of terms and processes that the general public probably does not have. Also, there are questions that refer to policy ad plan level revisions when this is only a draft plan. You'll get answers, but results will likely not be what people intended for you to hear.
116	General plan/survey c	General survey concern			Non-Actionable	This is too dense. How do you really expect meaningful feedback with such a clunky survey?
261	General plan/survey c	General survey concern			Non-Actionable	I understand a lot of the language used and still was not clear on how to answer some of these questions.
426	General plan/survey c	General survey concern			Non-Actionable	Any survey you ask people to respond to needs to be written in standard English without jargon and be clear about the assumptions behind everything.
441	General plan/survey c	General survey concern			Non-Actionable	I do feel like the language of the survey was unnecessarily complicated, full of industry jargon, and lacking in details. I hope that future surveys will be written to be easier to understand and faster to complete.
492	General plan/survey c	General survey concern			Non-Actionable	Whoever puts this survey together shouldn't be running anything. My 8 year old could make a better website
526	General plan/survey c	General survey concern			Non-Actionable	The survey has a mistake in that it puts the "Don't Know" checkbox on the far end next to "Very Favorable" and then allows the column headers to scroll away, so you will receive many "Don't Know" answers when people really mean "Very Favorable." You will need to analyze the results with this in mind.

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400	General plan/survey d	Lobbying efforts (STR, L			Actionable	These are great strategies. I would say lobbying should be something your City Council is doing already and City employees should not be doing this.
419	General plan/survey d	Lobbying efforts (STR, L			Actionable	A large part of this is lack of local control when it comes to short term rentals. We must lobby the state to allow local control. The more housing that is used for STRs the less there are homes available for families. The pandemic made this much worse.
444	General plan/survey d	Lobbying efforts (STR, L			Actionable	I can emphasize how important it is for the state to give back local control to AZ Cities and Towns to make their own policies, tax strategies, fees, etc to manage housing in their jurisdiction.
490	General plan/survey d	Lobbying efforts (STR, L			Actionable	Also, if the city will "advocate to the State of Arizona to allow greater local control of vacation and second homes", the city should include in this survey what they plan to do with that control. How will the city address the growing concern that so many homes are unavailable because they are second homes or rentals?
352	General plan/survey d	Lobbying efforts (STR, L			Actionable	Time and effort would be better spent in advocating for more local control over housing decisions with focus on removing the ability NIMBY's to obstruct anything they want.
560	General plan/survey d	Lobbying efforts (STR, L			Actionable	What are the legal ramification if we can sue the state that it is costing the city more money to develop affordable housing. Exclusionary zoning has a negative impact and we could possibly quantify that and sue the state - from a economic and sustainable lense. can we appeal the proabition of inclusionary zoning (eric nolan)

General Plan Survey Public Comments

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582	General plan/survey c	Lobbying efforts (STR, L			Actionable	We all know that the money for city and federal subsidies is very limited now but rather than turn to the market as a very imperfect solution, the city should be joining with other cities, counties and non-profits around Arizona to lobby the state legislature and the federal government to make the necessary changes for us to be able to provide affordable housing in our communities. We as a community should be supporting state and federal candidates that make this a priority. The idea that we have to wait "until such time as our state law is changed" to get mandatory inclusionary zoning or regulatory power over short term rentals makes it sound as though we are victims and have no power. This document should encourage our City Council to play an active role in the state to overturn these laws and lobby our legislators and congressmen to provide more money for housing such as those funds earmarked in the Build Back Better Plan. These are really our primary impediments to affordable housing and our elected leaders have the responsibility to use their power as officeholders to push for these changes and funds.
602	General plan/survey c	Lobbying efforts (STR, L			Actionable	Additional Strategies to be Considered: - - Include the commitment of the City in Strategy Protect 3.1 to lobby the State of Arizona legislature to overturn their onerous laws that prevent us from making headway on our housing problems. While Protect 3.1 currently addresses the need to lobby in relation to short-term rentals and second 3 homes, the city also needs to be lobbying against the prohibition of mandatory inclusionary zoning. This would allow Flagstaff to take direct control of our housing shortage.
36	General plan/survey c	NIMBY Language			Actionable	Please remove "NIMBY" from the plan. That shows a lack of understanding of why people say they don't want something where it is being proposed. It divides people. Property is often people's largest life investment so it is no surprise (to me) that people are protective. Unknowns feed this concern. Why might some people have opposed the housing at 180 and Shultz? Maybe because no visuals were provided. A natural reaction is to anticipated and deal with the worst possible outcome. The City could be (should be?) happy people care about their neighborhood, and Flagstaff as a whole

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358	General plan/survey d	NIMBY Language			Actionable	Remove "NIMBY" from discussions. People balk when they don't understand, or is unclear, or rules of the game change so they are likely fear what may happen that was not made clear to them. Also, understand that people's homes are often their largest investment so don't be surprised if they want to protect it.
366	General plan/survey d	NIMBY Language			Actionable	I am offended by your general use of NIMBY as a overriding descriptor.
469	General plan/survey d	NIMBY Language			Actionable	Please do not use the term "NIMBY." It divides people and makes people feel like they are being shamed. A better approach is to learn what they are trying to communicate.
569	General plan/survey d	NIMBY Language			Actionable	NIMBY inappropriate term - we want engaged citizens in involving in the conversation. Avoid the term. Affordable housing can enrich neighborhoods. People don't know this.
570	General plan/survey d	NIMBY Language			Actionable	NIMBY - complex issue and this term de complexes it and polarizing it.
572	General plan/survey d	NIMBY Language			Actionable	NIMBY is over simplification - its more of a solgan than a solution. Don't use it in official documents.
574	General plan/survey d	NIMBY Language			Actionable	NIMBY pits people against eachother and does not allow with room for a productive dialoge.
594	General plan/survey d	NIMBY Language			Actionable	Clarification of plan specifics and city strategies - 1.d. F3 finds the use of the term "NIMBY" problematic. While the opposition to affordable housing in some places is an issue, there are other ways to talk about this without using the term. F3 would like to see the opinions of all community members respected. The way to address opposition to affordable housing in all neighborhoods is education and good design, rather than name calling.
45	General plan/survey d	Plan additional data/int			Actionable	National averages - AZ/Southwest?
52	General plan/survey d	Plan additional data/int			Actionable	Show what people need to make in order to afford homeownership...
584	General plan/survey d	Plan additional data/int			Actionable	There is too much emphasis in this plan on the need to build 7976 units for all types of housing in order to get more affordable housing. The plan states repeatedly that this is our main goal along with subsidies. There is nothing in this document that proves that just building more housing will bring us affordability.

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620	General plan/survey d	Plan additional data/int			Actionable	I also wanted to send this report from our sister affiliate in Florida which does an excellent job at breaking down the drivers behind multifamily costs and affordability. Specifically for council and the purposes of this report, I think pages 3-11 of the pdf neatly sum up many of the same issues faced in Flagstaff and offer some solutions/areas to explore for removing barriers. I would also be remiss to not include the Obama administration's Housing Development Toolkit from 2016 which holds many key solutions and identifies many of the barriers still being faced today to the development of housing.
437	General plan/survey d	Plan additional data/information			Actionable	Would like more discussion on why housing is so expensive, is it more than supply, if so, we can better address the root causes of expense before we have to subsidize it and therefore get to subsidize less since funds are limited.
47	General plan/survey d	Plan additional data/int			Non-Actionable	1 root cause for the problem?
449	General plan/survey d	Plan affordable definiti			Actionable	The definition of "affordable" in the housing plan draft is in terms of the percentage of the resident's income paid on housing and utilities. This opens the door to the possibility that an expensive unit could be considered "affordable" if the residents are high income. In order to avoid this, I think that the operational definition of "affordable" should be in terms of Flagstaff's minimum wage.
458	General plan/survey d	Plan affordable definiti			Actionable	AH should be thought of as "inexpensive housing", not subsidized housing since it should be profitable for developers to provide it using better technology and not worry as much about high cost options within the development. We can't have everything and still expect housing to be affordable. It won't be. The education should focus on the character of the residents of the AH developments. They can possess high character as much as any other resident.
606	General plan/survey d	Plan affordable definiti			Actionable	definition of affordable is a bit concerning - because higher income people who live here - need to make it clear that this is a plan for all - but with a focus on 0-120% AMI. DON't COUNT HIGH INCOME HOUSING FOR HIGH ONCOME FAMILIES LIVING IN AFFORDABLE SITUATION, consider comparing this to minimum wage. Make targeted AMI Clear

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451	General plan/survey d	Plan affordable unit cou			Actionable	The housing plan calls for roughly 8,000 units to be built or preserved, at least 10% of which should be "affordable." The issue with the operational definition of affordable is addressed above. That aside, if we assume 2.5 people per unit, that gives us affordable housing for roughly 2,000 people. This would barely be adequate for the situation Flagstaff is in right now, and I do not see it as adequate for the number of people Flagstaff is likely to have in ten years. We would hope that the other 90% of units would be a large enough quantity to bring the market down and make more housing affordable, but I do not think we can count on that. This ratio of affordable to potentially high income housing would, in my opinion, be very unhealthy to our local economy and community. I know that it's difficult to get developers to commit to any percentage of affordable housing, but if we're to take the idea that we're in a crisis seriously, we can't be satisfied with business as usual or milquetoast measures, and that may mean we have to bargain harder with developers than we're used to or than some people are completely comfortable with.
459	General plan/survey d	Plan affordable unit cou			Actionable	I believe the goal of preserving or creating over 7000 housing units is drastically under shooting the target related to growth in our community. By the time this actually finishes we'll still be in the negative. We need to drastically increase the number of housing units available to 14000 not 7000, let's not shoot for status quo
468	General plan/survey d	Plan affordable unit cou			Actionable	It is important that "affordable" housing is affordable to the essential workers earning minimum wage. Ideally, we should strive for more than 10% of new units to be affordable, especially when affordable could apply to many different income levels. As a community, we have an obligation to provide shelter to the homeless citizens of Flagstaff. Nobody should be freezing to death in an American city.
559	General plan/survey d	Plan affordable unit cou			Actionable	10% affordable of 7000 - only 700 affordable. Seeing same same thing that we are seeing now. Very small dent in number needed. What are the most robust strategies.

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591	General plan/survey d	Plan affordable unit cov			Actionable	Clarification of plan specifics and city strategies - 1.a. We seek clarification on why the first strategy for achieving the “overarching goal” is to “create or preserve 7,976 units by 2031 with a minimum of 10% affordable,” a goal that only adds approximately 800 affordable units to the city’s inventory. Why is this the primary strategy for addressing the housing need when its impact is exceedingly modest in relation to the need to “impact at least 6,000 low to moderate Flagstaff residents.” F3 urges the city to consider more direct routes for addressing an increase in affordable housing units. (See our recommendations below.)
592	General plan/survey d	Plan affordable unit cov			Actionable	
624	General plan/survey d	Plan affordable unit cov			Actionable	The draft Plan’s “Overarching Goal” is to “Reduce the current affordable housing need in our community by half over the next ten years.” Draft Plan at 6. To accomplish this goal, the City wants to create or preserve 7,976 housing units. By its own study, Flagstaff determined that the City currently has an undersupply of units by 7,976. Draft Plan at 18. We are concerned that this action item will only meet the City’s current needs and will not be a marked improvement for the City in 10 years. With the population of Flagstaff increasing by 47% in the last 20 years, (Draft Plan at 21), it would seem a natural conclusion that the population will continue to grow. Therefore, it seems reasonable to conclude that there will continue to be an affordable housing shortage even with the City’s proposal to “create or preserve” housing units. The City should reexamine its draft Plan based on reasonable population and housing projections so that it does not continue to face a shortage of adequate, affordable housing 10 years from now. Significantly, this is the only action item with actual numbers. Most of the other action items have no metrics or evaluation.
147	General plan/survey d	Plan funding concerns			Actionable	I have concerns about all of the “funding” required and where the money will be coming from, specifically additional monies and taxes to existing Flagstaff residents / owners.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
381	General plan/survey c	Plan funding concerns			Actionable	Look for resources within government.
529	General plan/survey c	Plan funding concerns			Actionable	Given the short supply, I support a multi-pronged approach that prioritizes what the city can implement now without needing additional funding or approvals from other entities.
601	General plan/survey c	Plan funding concerns			Actionable	Additional Strategies to be Considered: - - Policy Initiative Protect 3 states "Continue to lobby and support federal and state legislation to encourage changes to federal and state laws, and to increase the amount of funding available for the preservation and construction of affordable housing." However, we do not see the second half of this Initiative followed up by a specific Strategy. Please address this need with a specific Strategy that addresses the need for additional funding.
493	General plan/survey c	Plan funding concerns			Non-Actionable	I've seen very few ideas that would REDUCE the cost of housing in this town.. I have seen many ideas that would expand the need for state and city officials and would further burden the taxpayer...who already pays a lot to live here. Increasing the burden to taxpayers helps no one including the poor and disenfranchised of all races, genders, and sexual orientation. Whoever puts this survey together shouldn't be running anything. My 8 year old could make a better website
22	General plan/survey c	Plan implementation/ir			Actionable	Mccarthy - Create 2.5: This is already covered in Create 2.1.
53	General plan/survey c	Plan implementation/ir			Actionable	we have tred having plans before and they have not moved the needle. How can you assure that they will not collect dust on the shelf?
271	General plan/survey c	Plan implementation/ir			Actionable	I don't see changes to the community's housing challenges coming out of these. Phrases like "raise awareness...", "work in partnership with...", and "encourage..." all seem to signify a lack of ability or willingness to take more concrete, lasting actions.
430	General plan/survey c	Plan implementation/ir			Actionable	It seems to me that Strategy 2.2 is very unrealistic. Most neighborhoods in Flagstaff are already developed and there would be no way to encourage diversity in them. "Encouraging diversity" would just be lip service and have no real effect. I also think that Strategy 2.4 is unrealistic. As much as many people would support affordable housing, those same people would also cry NIMBY. If the City truly believes that affordable housing is vital to the community then the City Council and managers have to make the hard decisions and take the flak. No one likes change, but if change can show not to reduce other people's quality of life, then it can be accepted, eventually. The City would have to have to take the first steps to make that change happen.

General Plan Survey Public Comments

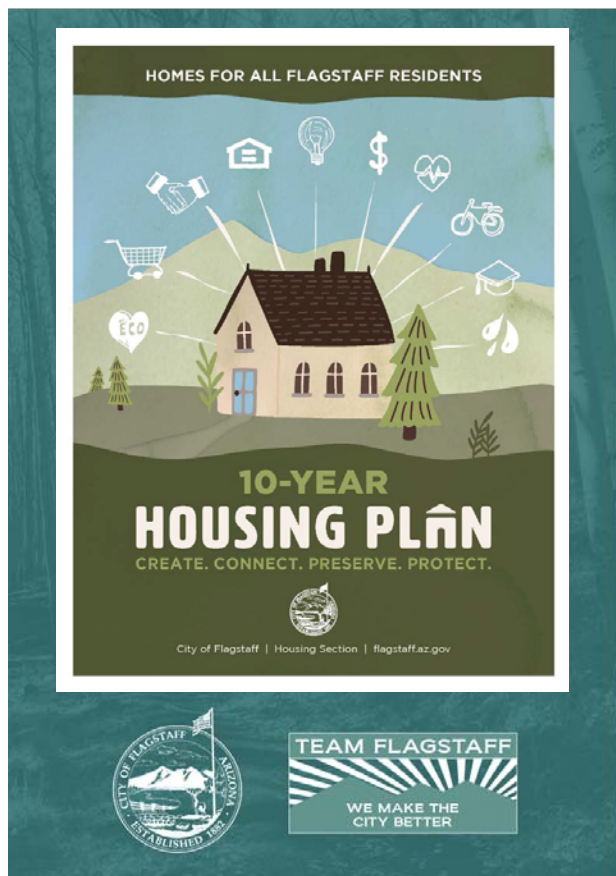
Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
446	General plan/survey d	Plan implementation/ir			Actionable	Overall, the Ten-Year Housing Plan does a good job of evaluating the pressures on Flagstaff's housing and diagnosing the major issues. I'm curious to see what comes out of the survey and what actually gets implemented, but the current proposed solutions together with the Housing Plan read mostly as an explanation of why housing is unaffordable. The housing system needs fundamental changes, which the city can help implement, if it is going to be affordable. Very few items from this extensive list provide avenues for the needed shift. The market is not and will not be affordable. Flagstaff needs to find ways to give the tens of thousands of people here struggling to afford housing an actual alternative to a runaway market instead of trying to gently nudge the market to provide mildly more affordable options.
605	General plan/survey d	Plan implementation/ir			Actionable	Transparent and Timely Documentation of Progress Toward Goals: Include the development of a Housing Impact Statement as a required element of staff reports. Such a report would be prepared for all building permits that add, subtract, or modify housing units and would also be used for projects that tear down or remove existing housing. The Impact Statement could also be used when considering proposed developments that could increase demand for housing such as commercial or industrial developments. Additionally, the Impact Statement can include a policy that outlines defined significant impacts that would kick a project up to approval by the City Manager or Council if it is determined to have a negative impact on affordable housing.
610	General plan/survey d	Plan implementation/ir			Actionable	8000 units - better use of money to preserve but we need to do both preservation and creation. Perserving what is already affordable is important but increasing inventory is important too. Can you track already existing unit that are being preserved note whether they are affordable or not.

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
642	General plan/survey d	Plan implementation/ir			Actionable	Protect 2.2 Encourage diversity in housing options in all neighborhoods, understanding that exclusive communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all. The draft Plan targets four neighborhoods around Northern Arizona University. The neighborhoods were selected based on their ethnic and socioeconomic makeup, and it is suggested that these neighborhoods will be targeted for creating access to community spaces, open space, quality schools, food, and transportation to improve the "health" of the neighborhood. The draft Plan, however, also seeks to create more affordable housing in these areas, and these areas only. We understand that the targeted neighborhoods have a need for assistance, but the draft Plan does not appear to address the "Not in My Backyard" ("NIMBY") problem the City identified. Draft Plan at 35-38. The City explains that "Flagstaff has a documented history of redlining and other socioeconomic practices and policies which have created a pattern of segregation and discrimination against Blacks and communities of color within the City." Draft Plan at 35. Solely focusing on four neighborhoods may serve to exacerbate segregation and discrimination. We recommend the City expand its draft Plan to incorporate all of Flagstaff because the Housing Emergency is not limited to four neighborhoods, and neither should the solution.
267	General plan/survey d	Plan implementation/ir			Non-Actionable	Focus on housing - stop trying to mix so many factors together. Do housing and just focus on housing. Diluting your focus dilutes the results.
279	General plan/survey d	Plan implementation/ir			Non-Actionable	Think of outcomes beyond your 10 years.
431	General plan/survey d	Plan implementation/ir			Non-Actionable	Please stop making all of this so political. Just focus on the job. If you want to increase housing for Flagstaff residents, just do that. We are all so sick of the constant infusion of political priorities in an essentially nonpolitical issue like housing. You need more housing, produce more housing. The rest of it will all equal out if you just let the system find its own equilibrium and focus on the issue at hand, which is apparently housing right now. FOCUS

General Plan Survey Public Comments

Unique_ID_Split	Topic	Subtopic 1	Subtopic 2	Subtopic 3	Actionable in the 10 Year Housing Plan	Split Comment
585	General plan/survey	Plan implementation/ir			Actionable	Finally, no matter what this plan ends up emphasizing, I would like to see us track our development annually so we know the inventory of our land and it's current zoning within the urban growth boundary. How much of our land (and not just housing units) is being built on annually and how much is dedicated to affordable housing? How much is dedicated to smaller home sizes and greater density? How much to second homes and STR's? This annual inventory will make the council, staff and the public aware of how much of our land is built for the wealthy and how much is truly available for locals that earn much more modest incomes. It will help in our decision making and in educating the public and will hopefully lead to support for the changes we need to make in the future,
625	General plan/survey	Plan implementation/ir			Actionable	There are 58 action items, but only five are classified as "immediate," 16 are classified as "1- 4 years," 18 are "5-10 years," and 19 are classified as "ongoing," which is defined as up to 18 months. With no evaluation process, the City has no urgency to address the "Housing Emergency".
513	General plan/survey	Plan implementation/impact			Non-Actionable	my concerns is that we have the corect people in place who will guide the city through these processes. How do you keep the politics out of it and make the decisions the most equitable and not changing with the tide with each election.
516	General plan/survey	Plan implementation/impact			Non-Actionable	I don't have a lot of hope in your ability to influence City Council, they appear to be more interested in petty infighting and meaningless grandstanding than actually helping community members in need. Good luck all the same, if we can't make Flagstaff a live-able city for working class people we are in serious trouble.



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

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.

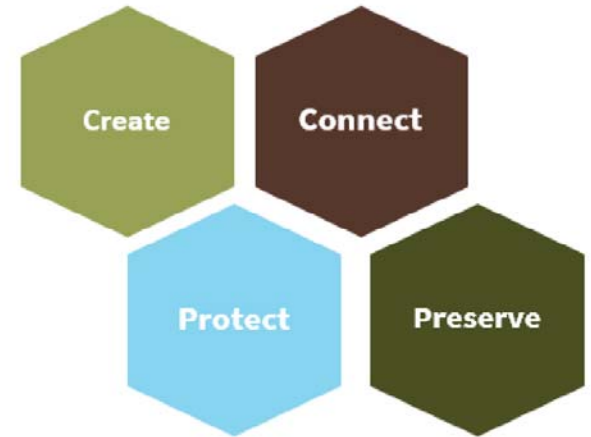


Housing is interconnected to:



Flagstaff's Interconnected Challenges and Shared Solutions

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

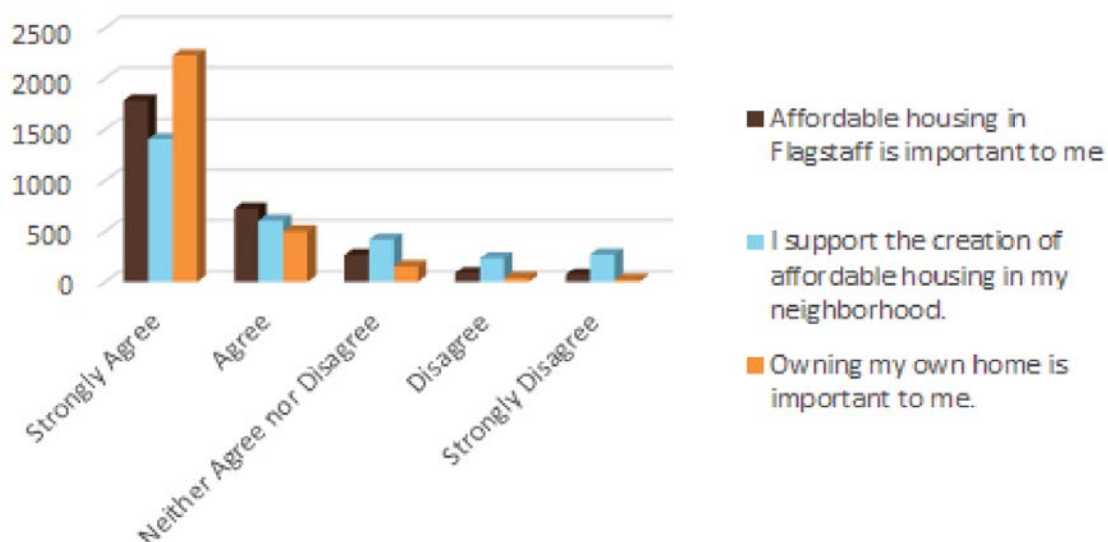


Flagstaff's Housing Survey



Support for Affordable Housing Development

Support for Affordable Housing

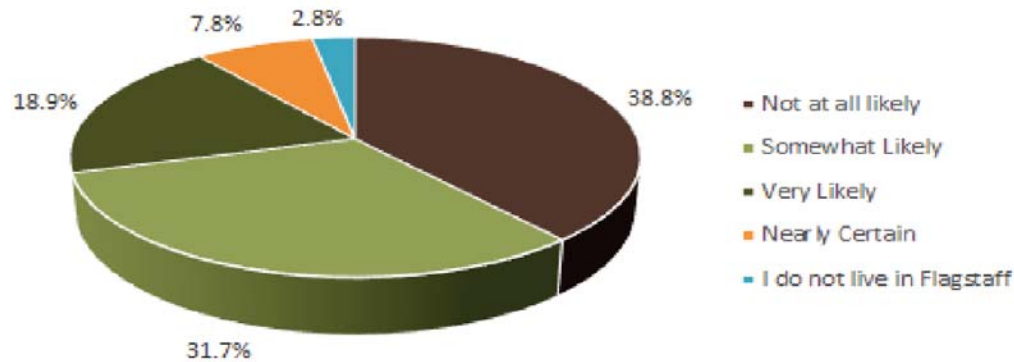




Flagstaff's Housing Survey

Respondents Considering Leaving

Likelihood to leave Flagstaff due to Housing Costs



The intent of the Housing Plan is to help individuals and families achieve housing affordability for those who want to continue to call Flagstaff their home.



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**



Inclusive Public Participation

Thank you
Housing
Commissioners!



Complete Public Participation



- ✓ **Informal Working Groups**
 - ✓ 80 Volunteers, over 1,000 hours
- ✓ **Community Housing Survey**
 - ✓ 3,000 respondents
- ✓ **Draft Plan Created**
 - ✓ Housing Commission approved
 - ✓ City Council informed
- ✓ **4 Housing Commission Meetings**
- ✓ **3 City Council Meetings**

- ✓ **Draft Plan Created**
 - ✓ 30 Day Public Comment Period
 - ✓ Community Outreach
 - ✓ Community Forum Survey
 - ✓ 327 responders
 - ✓ Estimated 16.4 hours
- ✓ **Consideration of approval of final Plan**
 - ✓ Housing Commission
 - ✓ City Council



Local Data



Homeownership | Increasingly Unaffordable

Since 2011, the median sales price of a home rose by **119%**, while Area Median Income rose by only **16%**.

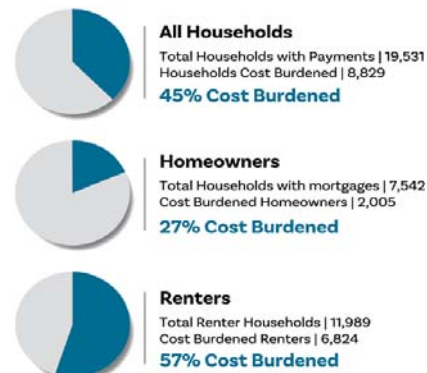


1 Northern Arizona MLS. Information is deemed reliable, but is not guaranteed. | 2 <https://www.huduser.gov/portal/datasets/fl.html#2021> | 3 <https://www.huduser.gov/portal/datasets/fmr.html>

Housing Cost Burden Analysis

22,073

Flagstaff Community Members are housing cost burdened.*



* **Cost burdened households** pay more than 30% of their monthly income towards housing.

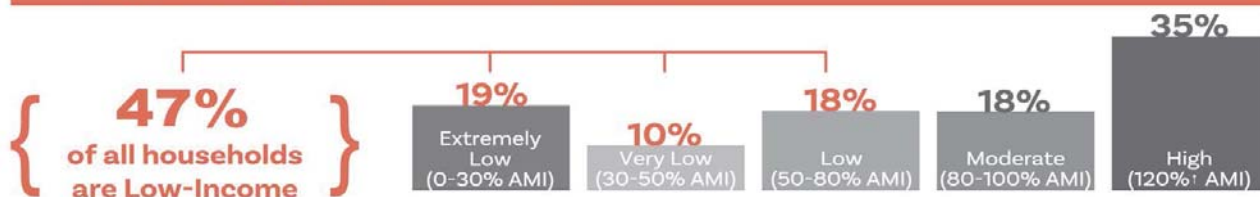
* US Census 2019 ACS



Local Data



City of Flagstaff Income Levels



* US Census 2019 ACS

HUD Flagstaff Area Median Income (AMI) Limits | 2021

Income Category	AMI %	AMI Income Ranges*
Extremely Low	0 - 30%	\$0 - \$21,960
Very Low	30 - 50%	\$21,961 - \$34,600
Low	50 - 80%	\$34,601 - \$55,350
Low to Moderate	80 - 120%	\$55,351 - \$83,040
Moderate to High	120% >	\$83,041 >

* Income ranges based on three person household

Cost of Living & Housing | National Comparison



Data is from the Council for Community Economic Research 2020 Annual Average Data Report



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

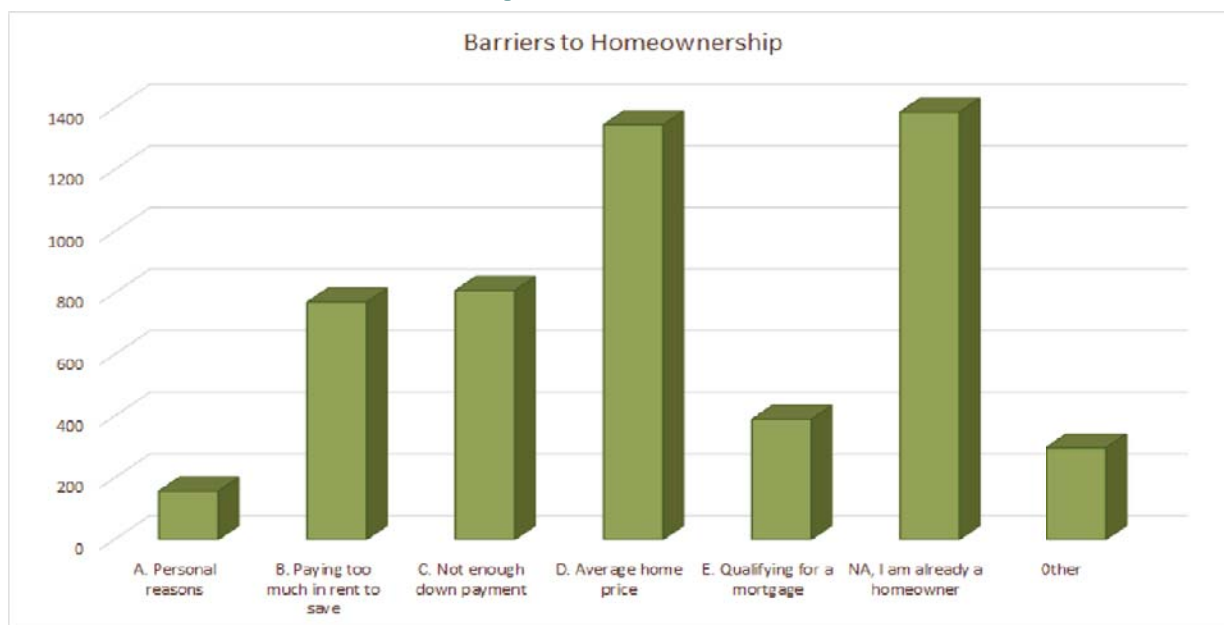
* 4.0% interest rate; 30-year term with 3.5% down payment. Assumes 30% housing ratio and that household debt does not impact affordability. Insurance = \$50/mo. Taxes = \$120/mo. No HOA payment. Monthly MI @0.28%.



Flagstaff's Housing Survey



Barriers to Homeownership





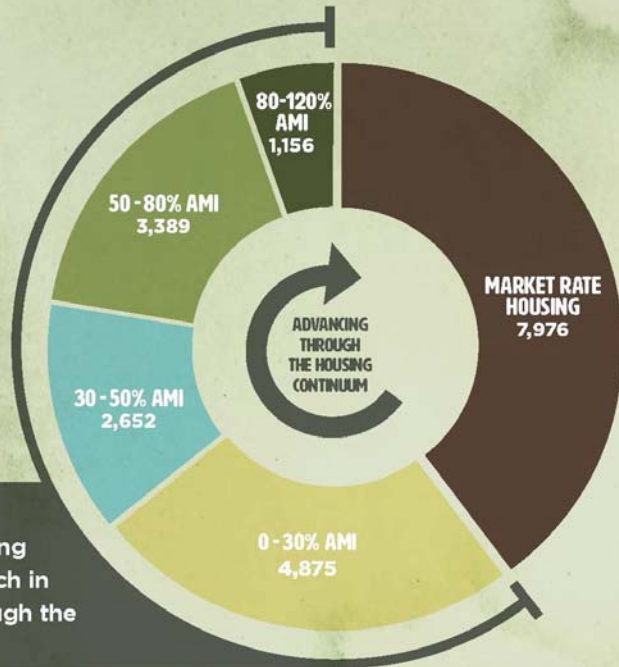
Total Housing Need



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.



Basic Housing Continuum



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.



POLICY INITIATIVES & STRATEGIES

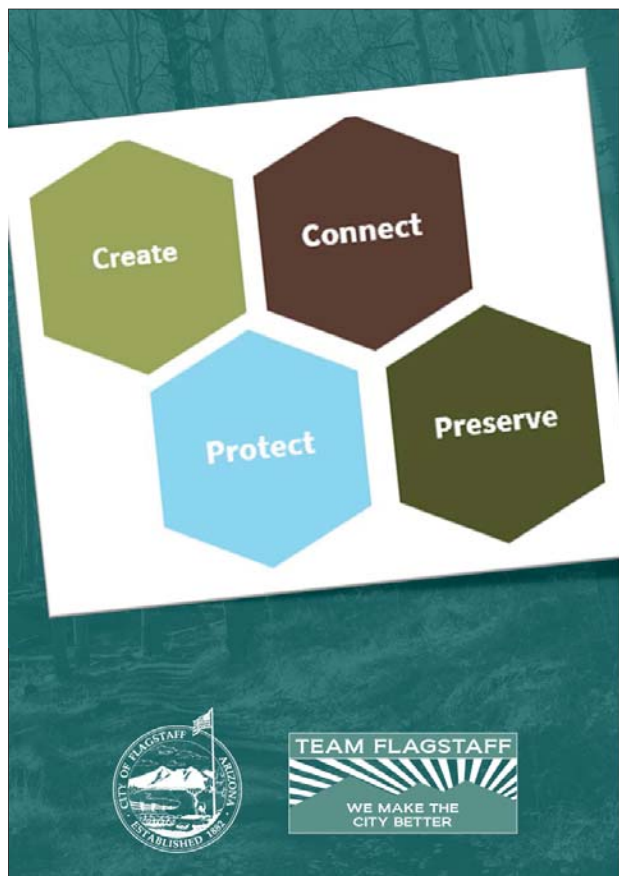
Asked Community:

Prioritize Policy Initiatives.

Favorability of Strategies.

Additions?





- ✓ **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.

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**.

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.

POLICY INITIATIVE

PRESERVE



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

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

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**.



Written Comments



Over 400 respondents
Over 600 split comments
16.4 hours

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



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



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

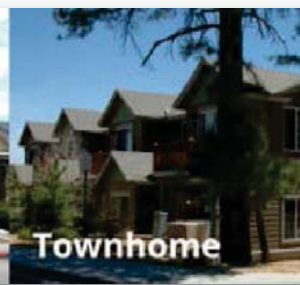




New Sections added into Final Plan



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



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





Implementation



Next Steps

- Develop Evaluation Process for Annual Report & Measure of Progress
- Create First Year Work Program

Create an Affordable Housing Education Campaign

- Solicit help from local neighborhoods, community members and service providers



Implementation



Internal Processes

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

Momentum is now!



Consideration of Approval

Questions, Comments &
Discussion



10 Year Housing Plan Public Participation

January to April



Commission Visioning

Timeline, Create Stakeholder List & Informal Working Groups



Needs & Solutions

Create Establish Goal, Conduct Research.

May to August



Community Outreach & Partnerships

*Internal Communication
Feasibility & Viability Assessment*

September



Prepare & Present DRAFT Plan to Council

Commission Public Hearings & City Council Public Hearings & Work Sessions

October

*Community Outreach
30-Day Public Comment Period*

Nov. – Jan.

Address Comments & Update Final Plan

Jan. - Feb.

Approval & Adoption

Document Creation, City & Commission Collaboration, Community Inclusion



thank
you

HOMES FOR ALL FLAGSTAFF RESIDENTS



10-YEAR HOUSING PLAN

CREATE. CONNECT. PRESERVE. PROTECT.



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

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Note from the Housing Commission

To the Flagstaff Community,

Those of us who choose to call Flagstaff home are part of a unique shared story. We are a city of innovation, a cultural hub for northern Arizona, a beautiful blend of distinctive neighborhoods and a shared culture of “unity in community.” As we grow, we strive to remain dedicated to our City’s mission to “protect and enhance the quality of life for all.” In that lofty ideal we recognize that our growth presents several challenges to our community. Whether new to our community or a generational resident, we must face these challenges united.

Our affordable housing challenges are not unique to Flagstaff. Homelessness, the number of cost-burdened households, and a shortage of affordable housing units increases every year, creating more need. Arizona is fourth in the nation for shortage of affordable housing, according to a recent report from the National Low Income Housing Coalition. Our unique mountain town is not unique in facing these challenges. The uniqueness we enjoy in the character and culture of our mountain town does not extend to facing these same challenges.

As a community, Flagstaff expressed its commitment to ensuring all members of our community have access to safe, decent, and affordable housing by declaring a Housing Emergency. This declaration inspired a dedication to setting ambitious, equitable, and community-driven housing goals set forth in this 10-year plan.

We welcome you, as our neighbors, allies, and community champions, to join us in facing the challenge of housing together, to help us address the needs of all members of our community, and to live out our shared community mission of protecting and enhancing the quality of life for all who choose to call Flagstaff home.

Sincerely,

Nicole Ellman, Former Housing Commission
Chair



Khara House, Current Housing Commission Chair



In Support,

Paul Deasy, City of Flagstaff Mayor



Becky Daggett, City of Flagstaff Vice Mayor and
Housing Commission Council Liaison



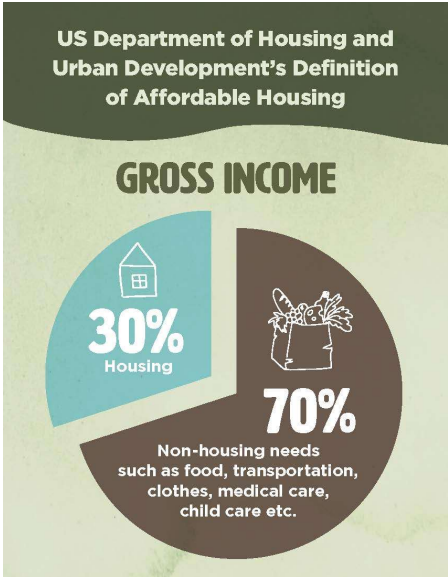
HOUSING IS A COLLECTIVE BENEFIT

There is a strong and growing movement among Flagstaff community members, housing advocates and City Council to ensure all Flagstaff residents have access to affordable housing. On December 1, 2020, City Council declared a Housing Emergency in Flagstaff, committing to prioritizing affordable housing within City operations to create safe, decent and affordable housing opportunities for all community members.

This Plan will begin with the basics, defining what affordable housing means and how affordable, accessible and decent housing is of critical importance to our community's overall health and viability.

The United States Department of Housing and Urban Development (HUD) defines affordable housing as spending no more than 30% of monthly gross income towards housing costs. Households that spend more than 30% on rent or mortgage costs are considered "housing cost burdened;" households spending more than 50% are "severely housing cost burdened". Throughout this Plan, "affordable housing" will be defined as households paying 30% or less of monthly gross income towards the home in which they reside, using HUD's definition.

In an expensive housing market like Flagstaff's, some form of subsidy is necessary for housing to be affordable for many lower income households. Housing subsidies come in many forms. Housing subsidy types include rental assistance, eviction prevention and down payment assistance. Other forms include non-profit affordable housing, public housing, voucher programs and some forms of co-operative and private sector housing. Throughout this Plan the term "housing subsidy" is defined as any form of financial assistance aimed towards decreasing housing costs.



The stories we hear from residents and local reports verify that a lack of affordable housing is not just an individual problem, but rather a community problem that has collective consequences that negatively impact Flagstaff. This Plan demonstrates how the consequences of failing to create, preserve and provide access to affordable housing in Flagstaff is linked to lasting negative effects on our neighborhoods^{1,2,3}, health, children^{4,5}, environment⁶ and jobs.⁷ This Plan provides a path forward for the next ten years and solutions to reducing Flagstaff's Housing Emergency.

¹ [La Plaza Vieja Neighborhood Specific Plan](#), City of Flagstaff, November 2015

² [Southside Community Specific Plan](#), City of Flagstaff, September 2020

³ [Flagstaff's Lived Black Experience Strategic Plan: A Forgotten People Forging a Path Forward](#), The Lived Black Experience CommUnity Coalition, 2020

⁴ [Community Needs Assessment](#), Coconino County Arizona – January 2021

⁵ [City of Flagstaff Five-Year Consolidate Plan](#), May 2021

⁶ [The Flagstaff Carbon Neutrality Plan](#), City of Flagstaff, June 2021

⁷ [Housing Attainability for the Flagstaff Workforce](#), Economic Collaborative of Northern Arizona, November 2017

Addressing Flagstaff's Housing Emergency

Although the City has several Housing planning documents, when declaring the Housing Emergency, Flagstaff City Council directed staff to create a single, comprehensive community-facing document to summarize the city's immediate and long-term needs and strategies to improving housing affordability.

The current Housing Emergency in Flagstaff has deep roots, with no single root cause. There is no single solution to addressing the Housing Emergency, but rather multiple strategies that will work together in providing residents with additional housing stability. Flagstaff residents' responses to the Housing survey illustrated that the Housing Emergency is causing residents to leave our community. A little over 58% of Flagstaff resident stated that they were either "nearly certain" to "somewhat likely" going to relocate due to housing costs. The question we must ask ourselves is what would Flagstaff become if 58% of our population moved? The intent of this Plan is to help individuals and families achieve housing affordability for those who want to continue to call Flagstaff their home.

This Plan defines the Housing Emergency in Flagstaff and provides policy initiatives and strategies that the City will implement to address the Housing Emergency. As the City implements the 10-Year Housing Plan, the goal is to substantially to increase housing subsidies for our neighbors that are unable to afford housing in Flagstaff and to increase the number of available and affordable housing options for Flagstaff residents at all income levels.

The City of Flagstaff's Carbon Neutrality Plan notes that Flagstaff faces a multitude of community challenges and competing priorities which must be met with open dialogue, innovative thinking, and good faith that we can find creative solutions that move us forward towards a healthier, more inclusive community. Partnerships across the City organization and the community at large are vital for addressing the Housing Emergency and creating a healthier, more resilient Flagstaff.

Flagstaff's Vision

Flagstaff's 10-Year Housing Plan’s vision is to create a vibrant and more livable community through increased housing options for residents at all income levels and family sizes.

This document is a framework for action: it outlines a single overarching goal with thirteen (13) robust policy initiatives and fifty-eight (58)) comprehensive strategies. The policy initiatives and strategies provide a foundational framework for establishing housing programs, prioritizing staff work and allocating necessary funding for implementation.

- ▲ Create
- ▲ Connect
- ▲ Preserve
- ▲ Protect



OVERARCHING GOAL

Reduce the current affordable housing need in our community by half over the next ten years.

- ▲ Element one: Impact at least 6,000 low-to-moderate income Flagstaff residents through a combination of unit creation or subsidy provision.
- ▲ Element two: Create or preserve 7,976 housing units by 2031 with a minimum of 10% of them being affordable. This will increase the overall supply of market rate, workforce and affordable housing occupied by local residents.

This Plan establishes one overarching goal, supported by two fundamental elements that together will significantly impact housing attainability. The goal will be achieved through the implementation of the policy initiatives and strategies in this document. Implementation of the policy initiatives and strategies will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff and private, public and nonprofit partnerships.

POLICY INITIATIVES

Create housing options for households at all income levels and family sizes occupied by local residents.

Create 1: Incentivize the creation of affordable units through various programs and 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 and cost-saving practices.

Connect people to equitable housing solutions.

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.

Preserve affordable housing,

Preserve 1: Encourage the adaptive reuse of buildings.

Preserve 2: Expand efforts to preserve existing housing stock.

Protect people from housing discrimination and remove housing barriers.

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

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

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

Refer to the Detailed List of Policy Initiatives and Strategies on page 52.

FORGING AHEAD FOR HOUSING ADVANCEMENT

Action Needed

FLAGSTAFF CITY COUNCIL & HOUSING COMMISSION

The success of this Plan is contingent on the Flagstaff City Council continuing its leadership and support for advancing housing affordability. Implementation of the Plan relies on funding, the creation and preservation of affordable housing, increasing housing subsidies and continued public support for affordable housing.

The Flagstaff City Council will have oversight responsibility for this Plan and will make policy decisions and budgetary appropriations. The Housing Commission will provide recommendations to City Council on the implementation of this Plan. Council and the community will receive an annual update on the progress of Plan implementation.

The Flagstaff City Council will:

- ▲ Prioritize policy initiatives and strategies for the upcoming City Council term that will support Plan implementation.
- ▲ Identify City Council budget priorities and funding to support Plan implementation.
- ▲ Identify state and federal legislative priorities that support the policy initiatives and strategies of the Plan and enable implementation of Plan actions.
- ▲ Provide leadership in community conversations around housing and the competing priorities.

Actions specific to the Flagstaff Housing Commission: *These actions are detailed in Resolution 2020-66, which created the Housing Commission.*

- ▲ Examine funding sources available for housing in Flagstaff, make recommendations to the City Council on potential funding sources, including bond measures, and provide oversight of any funds approved by the electorate for housing purposes.
- ▲ Make recommendations on the creation and implementation of housing and housing policies and programs for the benefit of Flagstaff and its citizens.
- ▲ Make recommendations regarding the prioritization of the community's housing needs.
- ▲ Make recommendations regarding how affordable market rate housing can be responsibly stimulated through changes in the City code as well as other potential solutions.
- ▲ Examine and make recommendations regarding increasing the affordability of housing in Flagstaff.
- ▲ Explore alternative models of housing and make recommendations to Council.
- ▲ Advise and assist the City Council on ways to educate the community on housing, including the role housing plays as infrastructure in Flagstaff.
- ▲ Upon request, serve as a resource on implementation of housing policy and programs.

FLAGSTAFF CITY LEADERSHIP

To address the Housing Emergency, it is critical that every part of the municipal organization is involved in the implementation of this Plan. From the City Manager's Office and the Leadership Team to individual Sections, Team Flagstaff must proactively consider housing affordability when conducting City operations. Refer to the Detailed List of Policy Initiatives and Strategies on page 52 for division involvement for each strategy.

The City Manager's Office will actively support the Council's commitment to advance housing affordability by requiring the involvement of all appropriate City divisions in implementation of this Plan. Opportunities to incorporate affordable housing policy initiatives and strategies into internal decision-making processes include:

- ▲ The budget process
- ▲ Procurement decisions
- ▲ Division strategic planning
- ▲ City operations
- ▲ State and Federal Policy Priorities
- ▲ Community engagement and education

COCONINO COUNTY LEADERSHIP

While this is a policy Plan for the City of Flagstaff, data, Plan reporting, along with strategy implementation and program advancement will be shared with Coconino County. In addition, where appropriate, the City of Flagstaff will partner with Coconino County during Plan implementation.

Accountability

The City of Flagstaff will ensure accountability through consistent and transparent annual reporting to the community and the Housing Commission, which will monitor and report on the Plan's implementation progress.

LEGAL BARRIERS TO ADOPTING AFFORDABLE HOUSING POLICIES

Several widely used policies can increase access to and the affordability of housing. However, many of these tools are preempted or limited by Arizona law. These tools include inclusionary zoning, rent control/rent stabilization, short-term rental regulation, and financing structures that can increase the supply of affordable housing, provide stabilization for the market, and add additional units.⁸ Refer to Arizona State University, Morrison Institute for Policy brief titled "State-Level Legal Barriers to Adopting

⁸ [State-Level Legal Barriers to Adopting Affordable Housing Policies in Arizona](#), Arizona State University, Morrison Institute of Public Policy, November 2021

Affordable Housing Policies in Arizona”. The referenced document will give an overview of these policies, discuss their legality in Arizona, summarize the pros and cons, and offer potential solutions to existing legal barriers.

A LIVING DOCUMENT

This Plan is a living document that will evolve with market conditions, community housing needs and budgetary status. This section presents a structure for ongoing monitoring, evaluation and reporting on the Plan’s goal and progress. Investing in data collection and consistent reporting increases transparency and is a key aspect of implementation.

PLAN FLEXIBILITY

The 10-Year Housing Plan must be a living document – grounded with a clear scope of work but flexible in its approach. Many strategies are conceptual and will require future work that includes research and data, staff time and external collaboration. Implementation of strategies may also require public outreach and Flagstaff City Council’s consideration.

To reflect changing market conditions and an expanding knowledge base, the Plan is a framework for action, which provides conceptual strategies the City will undertake to address community’s Housing Emergency. While many strategies will be accomplished promptly, additional strategies may be incorporated during the life of this Plan.

EVALUATION & REPORTING

Regular reporting will ensure transparency and continued progress. Updates will be provided by City staff at Housing Commission meetings. City staff will measure progress on key performance indicators and will report to the Flagstaff City Council, Housing Commission, Planning and Zoning Commission and community annually regarding policy initiatives and strategy development. Refer to the Detailed List of Policy Initiatives and Strategies on page 52for the anticipated term lengths for each strategy. On an annual basis, City staff will provide a Plan update that includes:

- ▲ Progress towards achieving the Plan's goal and implementation status of policy initiatives and strategies.
- ▲ Relevant developments in market conditions, resources and community efforts.

FUNDING

Funding is imperative for the implementation of the 10-Year Housing Plan's goal, policy initiatives and strategies. Funding sources include the City budget, agency grants, private, public and nonprofit community partners and new sources such as general obligation bonds.

LOCAL HOUSING DATA & NEEDS ASSESSMENT

Flagstaff's Housing Emergency is a result of multiple factors and has been a documented need for 100 years.⁹ In order to effectively address the Housing Emergency in Flagstaff, we must first understand local housing data. In partnership with Housing Solutions of Northern Arizona, the City of Flagstaff's Housing Section co-created an infographic titled "Affordable Housing Needs Assessment for the Flagstaff Community". Infographics from the needs assessment are shared throughout the Plan. Refer to the Survey and Methodology Document for the Affordable Housing Needs Assessment.

Flagstaff's Area Median Income Levels

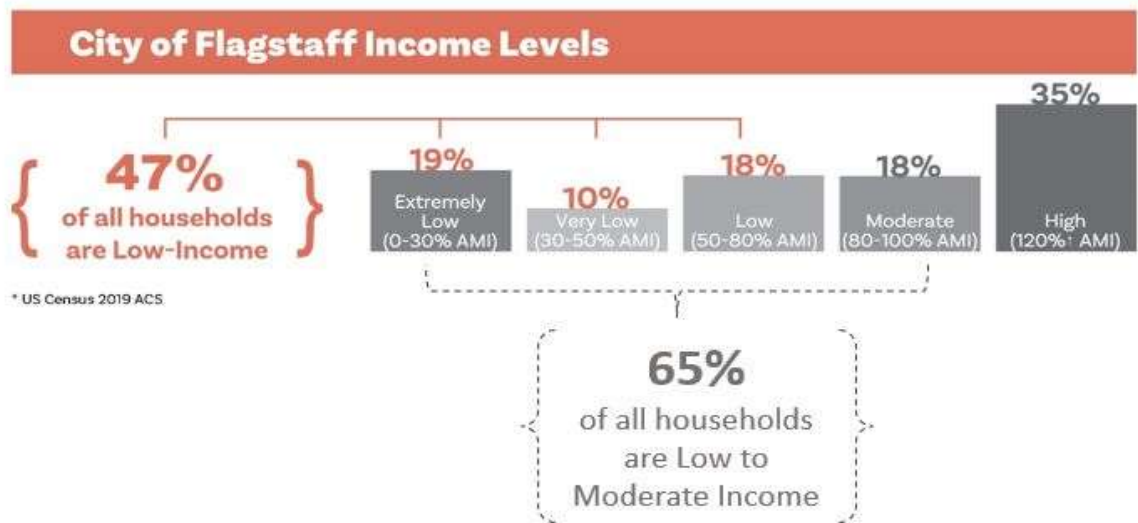
The Department of Housing and Urban Development (HUD) publishes Area Median Income (AMI) data for Flagstaff Metropolitan Statistical Area on an annual basis. The calculation takes into consideration a family's income level based on their household size. The Area Median Income is the midpoint of an area's income distribution, meaning that half of households in an area earn more than the median and half earn less than the median. A household's income is calculated by its gross income, which is the total income received before taxes and other payroll deductions. For a three-person household (the average household size in Flagstaff), their 100% Area Median Income is \$69,200 annual gross income.

HUD Flagstaff Area Median Income (AMI) Limits 2021		
Income Category	AMI %	AMI Income Ranges*
Extremely Low	0 - 30%	\$0 - \$21,960
Very Low	30 - 50%	\$21,961 - \$34,600
Low	50 - 80%	\$34,601 - \$55,350
Low to Moderate	80 - 120%	\$55,351 - \$83,040
Moderate to High	120% >	\$83,041 >
* Income ranges based on three person household		

Area Median Income (AMI) limits are another key factor to understanding the funding availability for affordable housing programs because it determines eligibility for many housing subsidies. Federal, State and local housing subsidy programs such as the Community Development Block Grant (CDBG), Low-Income Tax Credit Housing (LIHTC), Public Housing and Section 8 Housing Choice Vouchers have different income eligibility requirements that restricts eligibility to 60% - 80% AMI for a household depending on the program. These programs are available citywide and have limited funding.

⁹ [History of Housing Racial Equity and Housing Insecurity in Six Arizona Counties](#), Arizona State University, Morrison Institute of Public Policy, November 2021

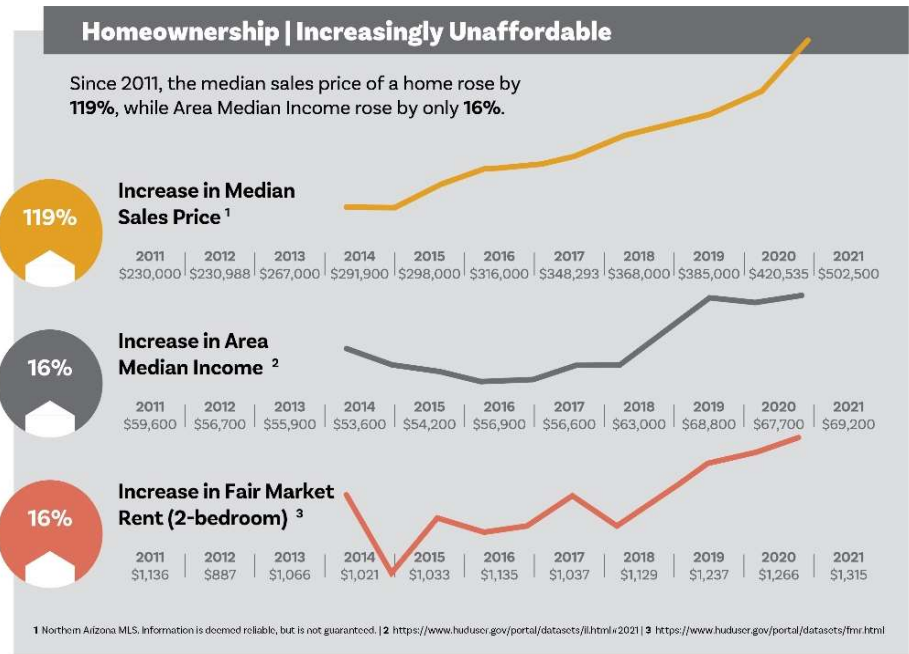
Nearly half (47%) of Flagstaff residents are low-income, earning no more than \$55,350 annually. In Flagstaff's current housing market, 65% of households that fall within or below the moderate-income level could benefit from some form of subsidy to achieve housing that is considered affordable.



Flagstaff Is Increasingly Unaffordable

Over the past half-century, Flagstaff's households have seen a dramatic shift in their budgets. Rents have risen, home prices have increased, and incomes have not kept pace. As a result, households are spending a growing portion of their income on housing. The costs to rent or own a home continue to rise and are outpacing local incomes.

Since 2011, the median sales price of a home rose by 119%, while the Area Median Income rose by only 16%. In Flagstaff's current housing market, the median sales price of a home is \$502,500 and the median annual gross income is \$69,200. Consequently, many local residents need some form of a housing subsidy to achieve affordable homeownership.



Flagstaff's Housing Cost Burden

According to HUD, cost burdened households pay more than 30% of their monthly income towards housing.

Currently, 27% of homeowners and 57% of renters are housing cost burdened, meaning that 22,073 Flagstaff community members are living with a housing cost burden.

Cost burden helps us understand how much strain housing costs can place on a household's overall financial position. The lower your income, the more likely you are to be cost burdened. Households that are housing cost burdened have little money to cover other basic necessities, such as food, childcare, transportation, clothing and health care, leaving the households in a precarious financial situation and making it harder to achieve economic mobility and housing advancement.¹⁰ Renters that are housing cost burdened are less likely to be able to save up for a down payment required for accomplishing homeownership.

Flagstaff is a community where 45% of all households are living in a housing cost burdened situation, the cost of living is 13% higher and housing is 29% higher than the national average. It is therefore imperative to create and preserve more housing options and to establish more funding for programs that help residents attain housing that is affordable.

Housing Cost Burden Analysis

22,073

Flagstaff Community Members are housing cost burdened.*



All Households

Total Households with Payments | 19,531
Households Cost Burdened | 8,829

45% Cost Burdened



Homeowners

Total Households with mortgages | 7,542
Cost Burdened Homeowners | 2,005

27% Cost Burdened



Renters

Total Renter Households | 11,989
Cost Burdened Renters | 6,824

57% Cost Burdened

*** Cost burdened households pay more than 30% of their monthly income towards housing.**

* US Census 2019 ACS

Cost of Living & Housing | National Comparison

Flagstaff Cost of Living

**13.1%
HIGHER**

13.1% higher
than the national
average

Flagstaff Cost of Housing

**29%
HIGHER**

29% higher than
the national
average

Data is from the Council for Community Economic Research 2020 Annual Average Data Report

¹⁰ [Homeownership Is Affordable Housing](#), Housing Finance Policy Center, Urban Institute, Mike Loftin, May 2021

RACIAL DISPARITIES AND HOUSING JUSTICE

The Fair Housing Act has historically protected people from adverse treatment in any housing transaction based upon seven protected classes: race, color, national origin, religion, sex, disability, and familial status. In June of 2020, The United States Supreme Court ruled in *Bostock v. Clayton County* that the statutory protection against sex discrimination in the employment context includes protection from discrimination on the basis of gender identity and sexual orientation. In January of 2021 President Biden issued an Executive Order applying the Court's reasoning to other federal statutes, including the Fair Housing Act.¹¹ The City of Flagstaff has consistently supported the provision of fair housing for all residents without limitation to those classes protected by the Fair Housing Act.¹²

While this Plan focuses on income levels and housing situations for Flagstaff residents, we also must consider racial and ethnic compositions when discussing housing stability. Decades of structural racism have created tremendous racial and ethnic disparities in housing, and that legacy continues to shape the present landscape. Racial disparities in housing manifest in several ways from affordability, quality, segregation, homelessness, and wealth building.¹³

Owning a home is a primary way to build wealth in America and because of the legacy of racist housing policies, people of color have been denied wealth building opportunities that were given to whites. The racial homeownership gap is worse today than it was in 1960 when housing discrimination based on race was legal.¹⁴ Black Americans have the lowest rate of homeownership in the US at a rate of 47%, compared to 76% for White Americans. The rate for Hispanic homeownership is 51.4% and Asian, Native Hawaiian and Pacific Islanders, 61.4% (2020 US Census Data). In Flagstaff, white households significantly have higher access to homeownership than households of other races and ethnicities. In fact, 62% of White households are homeowners compared to 24% of Black and African American households and 32% American Indian or Alaska Native.

The U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. This data, known as the CHAS data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data for the recently released 2014-2018 period shows there are disparities between race and ethnic groups when it comes to housing cost-burden. The housing cost-burden figures quoted in the above section of this document come from the 2020 American Community Survey (ACS), which shows that housing cost-burden has increased since 2018. However, it is not possible to estimate racial and ethnic disparities from the publicly available ACS data, so this section relies on and quotes from the older CHAS data. The terms used in this section are consistent with HUD's racial and ethnicity terminology.

The nation's White alone (non-Hispanic) and Asian alone (non-Hispanic) households spent notably less of their incomes on rent. and are therefore least likely to experience rent burden in comparison to other racial

¹¹ [Executive Order on Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation](#), January 20, 2021, The White House

¹² [City of Flagstaff, Fair Housing webpage](#)

¹³ [Racial Inequities in Housing](#), Opportunity Starts at Home

¹⁴ Urban Institute, Housing Finance Policy Center, [Reducing the Racial Homeownership Gap](#)

and ethnic groups. ¹⁵ In Flagstaff, Asian alone (non-Hispanic) households are most likely to experience housing cost-burdened in comparison to other racial and ethnic groups, with the highest racial/ethnic disparity of households living in housing cost burden in Flagstaff. This contrasts with national trends where Asian alone (non-Hispanic) households are the least likely to be housing cost burdened. White alone (non-Hispanic) households are least likely to experience housing cost burden, and this is consistent with national trends.

Underlying this disparity is differences in homeownership rates between racial and ethnic groups. Homeownership rates are important because renter-occupied households are far more likely than owner-occupied households to be housing cost burden. White alone (non-Hispanic) households are the most likely to own their home, and thus are the least likely to be housing cost-burdened.

Flagstaff's Percentage of Households Living Housing Cost Burdened by Racial and Ethnic Composition

Race/Ethnicity	Percent of All Households Cost Burdened	Percent of Renter Households	Percent of Homeowner Households
White alone, non-Hispanic	30.7%	38.1%	61.9%
American Indian or Alaska Native alone, non-Hispanic	38.4%	67.9%	32.1%
Hispanic, any race	34.2%	50.9%	49.1%
other (including multiple races, non-Hispanic)	40.8%	51.1%	48.9%
Black or African-American alone, non-Hispanic	39.5%	75.8%	24.2%
Asian alone, non-Hispanic	55.8%	60.5%	39.5%

¹⁵ Joint Center For Housing Studies of Harvard University, [Renter Cost Burdens by Race and Ethnicity](#)

When considering the totality of past injustices, it is unfortunately not surprising that people of color are more likely to experience housing instability and homelessness. Applying Homeless Management Information System (HMIS) data¹⁶, the Flagstaff area shows there are disparities between race and ethnic groups when it comes to risk of homelessness. Residents of Flagstaff who are American Indian or Alaska Native alone (non-Hispanic) disproportionately experience homelessness, making up 10% of Flagstaff's population but 38% of its homeless population. Residents who are Black or African American (non-Hispanic) or multiracial also disproportionately experience homelessness however Flagstaff's population for the above noted racial and ethnic groups is lower than White alone or American Indian or Alaska Native.

Flagstaff's Percentage of Individuals Experiencing Homelessness by Racial and Ethnic Composition

Race/Ethnicity	Percent of Population	Percent of HMIS Population
White alone, non-Hispanic	59.9%	38.6%
American Indian or Alaska Native alone, non-Hispanic	10.4%	38.4%
Hispanic, any race	19.7%	12.7%
other (including multiple races, non-Hispanic)	5.3%	6.6%
Black or African-American alone, non-Hispanic	1.9%	3.1%
Asian alone, non-Hispanic	2.5%	0.4%
Pacific Islander alone, non-Hispanic	0.3%	0.2%

The City of Flagstaff is dedicated to continuing to examine how different racial and ethnic groups will likely be affected by proposed funding decisions, processes, programs, and policies. The City of Flagstaff is committed to examining solutions that will eradicate the racial and ethnic disparities in housing outcomes and homelessness.

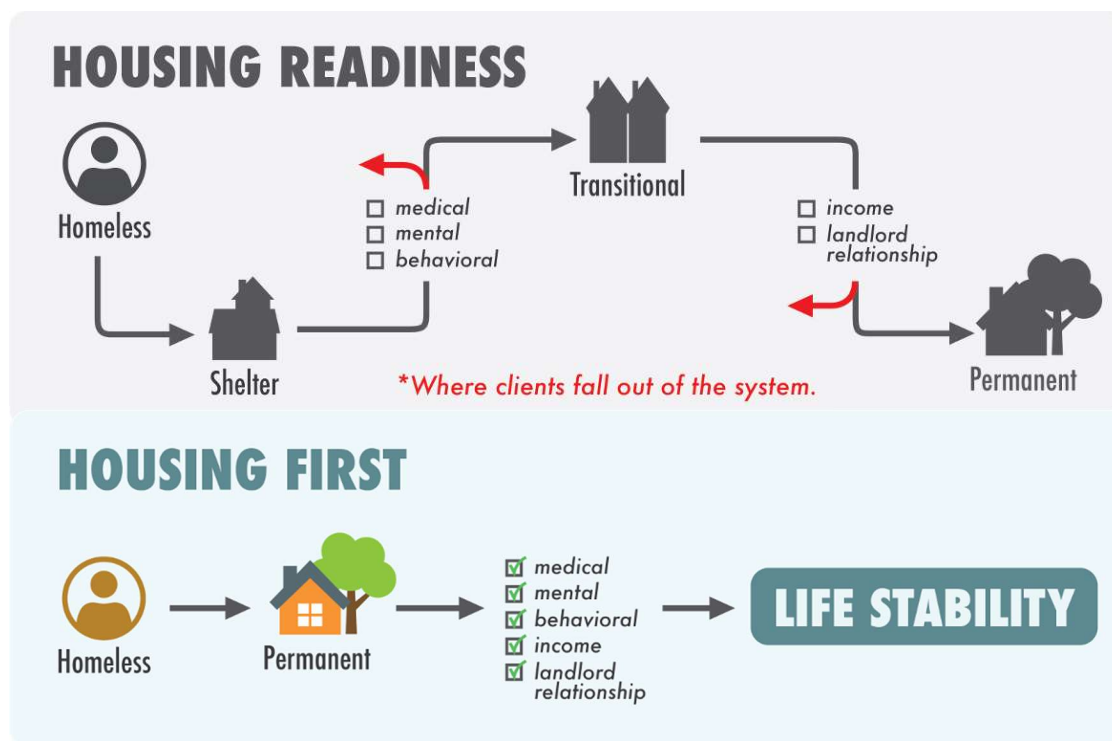
¹⁶HMIS is a local data information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of becoming homeless.

Important Topics in Housing

WHAT IS HOUSING FIRST?

Housing First is an approach that prioritizes providing permanent housing to people experiencing homelessness and individuals with any degree of service need, thus ending their housing instability, and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything other critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.

The flexible and responsive nature of a Housing First approach allows it to be tailored to help anyone. As such, a Housing First approach can be applied to help end homelessness for a household who became homeless due to a temporary personal or financial crisis and has limited-service needs, only needing help accessing and securing permanent housing.¹⁷



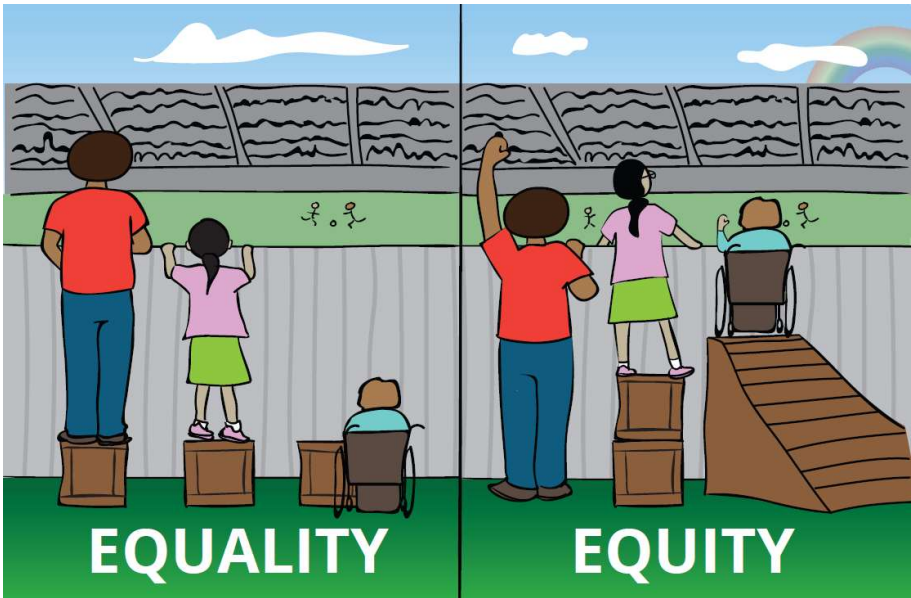
Housing First, Marin County

¹⁷ National Alliance to End Homelessness, "What is Housing First?", - April 2016 Publication, <https://endhomelessness.org/resource/housing-first/>

HOUSING EQUITY

Housing equity is central to this Plan. Equity is different from the concept of equality. Equality is defined as treating everyone the same and giving everyone access to the same opportunities, under the assumption that everyone will benefit from the same support and services. Some groups are situated differently because of historical and current discrimination against them. Equity addresses those differences. Equality is about sameness, focusing on making sure everyone gets the same thing, while equity is about fairness, ensuring that each person gets what the person or population needs. Policies that aim to achieve equity may result in an unequal distribution of resources but will lead to more equitable outcomes for everyone.¹⁸

Source: Equity Tool



¹⁸ [Homeless System Response: Part1: Equity as the Foundation](#), Department of Housing and Urban Development

FLAGSTAFF'S HOUSING CONTINUUM

The housing continuum is a strategy that represents a variety of housing types available for households at all income levels. It indicates that households with different levels of income require different levels of subsidy to move up or advance through the housing continuum. For the purpose of this Plan, we will use the housing continuum as a method to communicate possible housing solutions for households at all income levels.

For example, an extremely low-income, three-person household earning less than \$21,960 (30% AMI) annually will require a greater levels of housing subsidy (such as move-in assistance and public housing). This household would fall lower on the housing continuum compared to a low-income, three-person household earning less than \$55,350 (80% AMI), who may need a smaller housing subsidy (such as assistance paying for their rental deposit).

Addressing the Housing Emergency will require adequate funding for programs such as eviction prevention, down payment assistance and employer assisted housing programs. It will also require the creation and preservation of affordable rental and ownership opportunities. These bold steps must be accomplished in partnership across the housing sector, including all levels of government, non-profit housing providers, private industry, and housing advocacy from our community at large. Housing types such as accessory dwelling units, tiny homes or co-housing communities are not specifically shown on the basic housing continuum, however they are a vital part of potential housing options and will be taken into consideration during the Plan's implementation.



FORMS OF HOUSING

Since the middle of the 20th century, housing production has focused mostly on the low- and higher-density extremes – detached single-family homes and mid to high-rise apartment buildings. For Flagstaff to obtain affordability along the housing continuum it will likely need to broaden housing development to include “Missing Middle Housing,” a term that describes a range of multi-unit or clustered housing types that are more compatible in scale with single-family homes and neighborhoods. Missing middle building types include duplexes, triplexes, fourplexes, townhomes, live/work, cohousing, accessory dwelling units, and courtyard buildings. These building types are called “missing” because although historically they have played an instrumental role in providing housing choices and affordable options in many cities across the country, they have typically been difficult to build under land-use laws in many cities since the mid-1940s. The term “middle” refers to building types that sit in the middle of the density and affordability spectrum. Missing middle building types have delivered attainable choices to families with a range of incomes and have the potential to play a significant role in achieving attainable rental and ownership housing options across the housing continuum in Flagstaff. Their perceived density – similar in form to single-family homes – is also more compatible with established neighborhoods where the scale of development is important to local residents. The images below visualize the various missing middle building types:



Missing middle housing not only affects affordability but can also lower our community’s carbon footprint by increasing the walkability of our neighborhoods. Higher density housing development with a mix of other land uses within close-proximity – such as retail and recreation – encourages walking, biking, and transit use instead of the predominantly car-dependent nature of single-family neighborhoods.

Transitioning from car-dependent development to more walkable, pedestrian-oriented development is also integral to achieving the City of Flagstaff's carbon neutrality goals. When a variety of missing middle building types are combined in a neighborhood (often with detached single-family homes), this helps to provide enough households within walking distance to support local businesses, such as grocery, and public transit. Missing middle housing can also provide a walkable transition area from low-density single-family neighborhoods to high-density apartment, retail, and office districts. Over the last 50-years walkable development has focused on mid/high-rise buildings that offer many units within close-proximity of amenities but often lack the independence and sense of community that many households and individuals are looking for. Missing middle housing can increase density and sustainable development patterns while maintaining a sense of community that is attractive to a variety of households.

How is Market Rate Housing Funded?

Funding for the construction and sale of market rate homes most often utilizes borrowed funds and therefore is based on risk – the lower the risk, the more funding that is available and vice versa. Lenders and other financing institutions look at numerous factors such as market trends and housing supply/demand in determining how much they will lend and at what interest rate for the construction of new housing, thus the availability of funds and what gets built with the funds is highly influenced by the lending and housing market. At the same time, homebuyers access market rate housing primarily through loans that take the households income, credit and debt to income ratios into account when determining the purchasing power of the household. Therefore, monitoring housing, construction and market conditions / trends is essential when implementing the 10-Year Housing Plan because they will impact the viability of the 10-Year Housing Plan's policy initiatives and strategies. Refer to the following section regarding what Flagstaff families can afford when it comes to housing in today's market.

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%.

Image & below text provided by Housing Solutions of Northern Arizona

The image above, created by Housing Solutions of Northern Arizona and the City's Housing Section, provides a visual of households that fall within extremely low income, very low income, low income, median income and moderate- income categories. This image presents these household situations and the maximum rent and maximum mortgage that each household can tolerate in order to obtain an affordable housing situation. For details on the methodology used, please refer to the Survey and Methodology Document.

Summary for What Families in Our Community Can Afford:

- ▲ Very low-income households, including those on fixed incomes, cannot afford to purchase a home in our community. They struggle to find a rental they can afford, as extremely few studios or 1-bedroom units are available for \$404 per month.
- ▲ In general, minimum-wage workers cannot afford to purchase a home in our community. These families also struggle to find decent rentals even with a higher monthly budget for rent. While a few units with rent below \$780 per month may be found, a household is hard pressed to find a rental that is not a studio or a single room at that price.
- ▲ 80% AMI households can likely rent a market rate unit, although they possibly may pay more than an "affordable" portion of their monthly income. They struggle to find a house to purchase, with buying power around \$250,000. In September of 2021, Flagstaff's Multiple Listing Service (MLS) had three homes in that price range on the market. Of those homes, all three are two bedrooms or less. Homes in this price range are often condos with Home Owner Association (HOA) fees, increasing the monthly cost of housing.

- ▲ Households in the 100% to 120% AMI range can likely find a rental for their families and can potentially afford a mortgage that allows them to purchase a home in the Flagstaff market. Down payment and up-front loan costs are often barriers to homeownership for these families because it is very difficult to save the necessary amount when households are rental-cost-burdened and home prices in Flagstaff continue to rapidly increase. If we assume a family is using FHA financing (which has one of the lowest down payment requirements a minimum of 3.5%), this family would need to have a minimum of \$20,000 in cash available for their home purchase.

Homeownership in Flagstaff

The American Dream of homeownership is slipping away for families in Flagstaff. Our community continues to see home price appreciation exceed wage increases, creating a larger and larger gap between home sales prices and what Flagstaff residents can afford. In the first half of 2021, Multiple Listing Services (MLS) data showed that the median home sales price in Flagstaff exceeded \$500,000 for the first time.

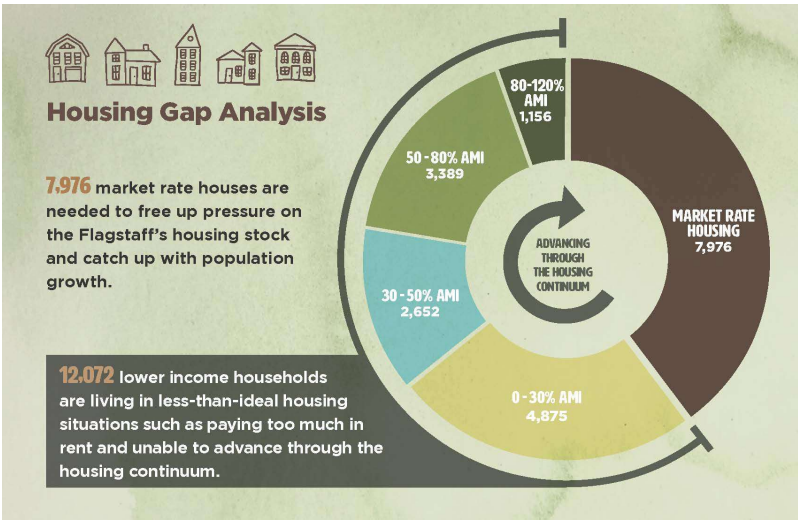
Homeownership is now attainable for wealthy families in Flagstaff, but a distant dream for our workforce. The consequences of home price increases are dire, as more and more members of our workforce look to leave Flagstaff's high-cost housing market and relocate to other communities where housing is within reach. Over one in four survey respondents (26.7%) indicated that they were either very likely or nearly certain to leave Flagstaff due to housing costs. Right now, homeownership barriers include the lack of lower-priced inventory and the need to have more money for down payment and closing costs. In 2021, we are fortunate to have continued low interest rates, but if and when mortgage interest rates increase, buying power will be reduced and the challenge will be even greater.

FLAGSTAFF'S HOUSING GAP ANALYSIS - QUANTITATIVE RESULTS

This Plan seeks to understand the gap between available housing and Flagstaff's housing needs. City staff, Housing Commission members and community experts created an Informal Working Group that performed a housing gap analysis to determine both Flagstaff's current housing needs and its available housing stock. To determine the affordable housing need a methodology from the Joint Center for Housing Studies of Harvard University¹⁹, Montgomery County Interagency Commission on Homelessness²⁰, and Freddie Mac Housing and Economic Research²¹ division was applied. The housing gap analysis reveals the estimated number of affordable housing units needed based on local income levels and bedroom sizes.

To define the City's need for market rate housing, the team used a proxy figure: the gap in housing supply from declines in housing construction and conversion from long-term housing to short-term rentals (STRs) since 2000. Other influential elements that also impact Flagstaff's overall housing supply include the decrease in average household size, an increase in second homes in Flagstaff, an increase in university student population and limited developable land in Flagstaff.

The housing gap analysis found that Flagstaff currently has an undersupply of 7,976 housing units and 12,072 households with an affordable housing need.



¹⁹ Joint Center for Housing Studies of Harvard University, [Estimating the Gap in Affordable and Available Rental Units For Families](#), Witney Airgood-Obrycki, Jennifer Molinsky, April 2, 2019

²⁰ Montgomery County Interagency Commission on Homelessness, Appendix Four: [Housing Demand and Supply](#)

²¹ Freddie Mac, [Insight Report](#), The Housing Supply Shortage: State of the States, February 27, 2020

Importantly, Flagstaff's undersupply of housing does not alone mean that our community has 20,048 households living without a place to call home. It means, that 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, while the remaining 7,976 market rate houses are needed to free up pressure on the Flagstaff's housing stock and catch up with population growth.

This Plan establishes one overarching goal, supported by two fundamental elements that together will significantly impact housing attainability. The goal will be achieved through the implementation of the policy initiatives and strategies in this document. Implementation of the policy initiatives and strategies will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff and private, public and nonprofit partnerships.

Goal: Reduce the current affordable housing need in Flagstaff by half.

- ▲ Element one: Impact at least 6,000 low-to-moderate income Flagstaff residents through a combination of unit creation or subsidy provision.
- ▲ Element two: Create or preserve 7,976 housing units by 2031 with a minimum of 10% of them being affordable. This will increase the overall supply of market rate, workforce and affordable housing occupied by local residents.

In a market without enough homes and without adequate subsidies, the people who lose out are Flagstaff's low- to moderate-income residents: 47% of our population. This Plan's policy initiatives and strategies include increasing both the subsidies that provide targeted assistance to households in need and the number of housing units. . Both elements above are mutually interchangeable and will require bold action to address the Housing Emergency.

Affordable and Subsidized Housing Gap Analysis

Flagstaff is faced with demand for housing that far exceeds supply. To capture the demand and supply imbalance, the City analyzed the distribution of household size and income ranges from the 2019 American Community Survey, Census data and the Coconino County Assessor's office. These figures identify and highlight the types of housing units that are under- or over-supplied in the Flagstaff city limits, including communities in the 86004 and 86005 zip codes like Doney Park, Kachina Village and Mountainaire.

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.

This housing gap analysis found there is not enough affordable-priced housing or subsidies available for households earning less than \$66,400 (0-80% AMI) per year.

- ▲ For extremely low- to low-income households, Flagstaff currently has 10,916 households living in less than ideal housing situations. Of those households, 7,335 are living in one- and two-bedroom homes. These low income (0-80% AMI) households make up 47% of Flagstaff's population and require substantial subsidies to achieve housing that is defined as affordable at their income level.

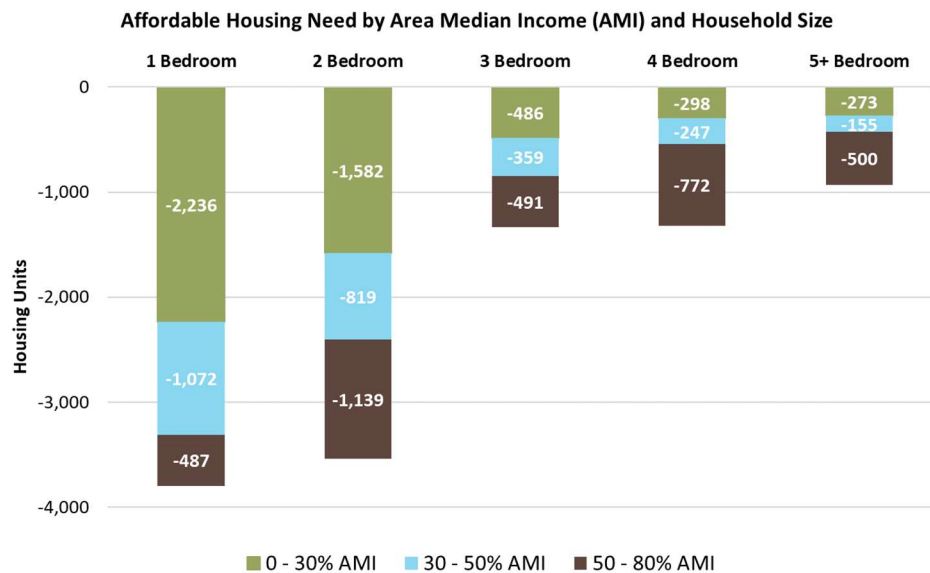
For low- to moderate-income households earning between \$66,400 and \$101,520 (80- 120%), the affordable housing gap analysis found that while these households have a slightly higher advantage in finding affordable housing, 1,156 households are living in less than ideal housing situations.

- ▲ Of those 1,156 households, 1,037 are living in four-and five-bedroom units. These low- to moderate-income households make up 18% of Flagstaff's population and require some amount of subsidy to achieve housing that is defined as affordable at their income level, especially for larger households.

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	

The results above indicate that a large portion of Flagstaff's households are paying more than 30% of their household income on housing; are "doubling up" or living in smaller than ideal units (defined as greater than two persons per bedroom). The chart below shows subsidies and housing need by bedroom size for those households living in 0-80% of the Area Median Income range. For 2021 Area Median Income Limits for Flagstaff refer to the Survey and Methodology Document.



SERVING LOCAL RESIDENTS THROUGH CITY OF FLAGSTAFF HOUSING PROGRAMS

The mission of the Housing Section is to develop a viable urban community by providing decent and adequate housing, a suitable living environment, and expanded economic opportunities for the Flagstaff community, especially for low- and moderate-income persons.

The City of Flagstaff's housing programs serve local residents living and working in the Flagstaff community by requiring owner occupancy. Programs require income verification and serve residents primarily living in the 0-80% area median income range, other City programs serve up to 125% AMI, but resources are limited.

Housing is an important community issue in Flagstaff. The limited supply of housing for low- and moderate-income residents affects our quality of life and our ability to grow and develop economically. The City of Flagstaff Housing Section works to address the shortage with a number of programs and tools designed to:

- ▲ Coordinate with community partners for crisis housing
- ▲ Assist low-income households with affordable rental resources
- ▲ Increase housing inventory and availability
- ▲ Economically stabilize lower income families through the benefits of homeownership
- ▲ Support efforts for safe and adequate homes
- ▲ Revitalize community neighborhoods

The City of Flagstaff Housing Section includes a variety of programs to serve families and individuals throughout the housing continuum of homelessness to homeownership. Many programs are delivered in collaboration with community partners and other agencies. For a detailed list of local housing programs, visit the [Housing Sections webpage](#).

City of Flagstaff Land Designated for Affordable Housing

There are a total of 41.3 acres of vacant City owned land dedicated to affordable housing. This acreage is spread across nine different properties of varying sizes and land use designations. Six of the properties are already zoned for multi-family use, the other three are not and would require rezoning. Over the years several plans for affordable housing on City of Flagstaff's properties were created, but for several reasons – community opposition, financing issues, and changing market conditions – the units were not constructed. If the units from each of those prior plans and additional affordable units from the remaining properties were totaled, an estimated 254 affordable units could be built on City of Flagstaff property designated for housing. It's important to note that actual unit counts will vary depending on development partners, the site planning processes, and perhaps most significantly, neighborhood input.

In the next 10 years, the City of Flagstaff will endeavor to construct 254 affordable housing units on vacant City owned property, currently designated for affordable housing. While this number is nowhere near the Plan's goal of 7,976 units, the use of vacant City owned land is only one of the multiple strategies in this Plan that seek to create additional units. The responsibility of delivering affordable units in the community must be shared among private and public landholders, developers, non-profits and public agencies.

City of Flagstaff Housing Authority and Possibilities

The City of Flagstaff Housing Authority (CFHA) is a section within the City that manages the City's public housing. The City owns and manages 265 public housing units, of which 100 units are located in Siler Homes and 127 units are located in Brannen Homes. The remaining 38 units are scattered throughout the City. All properties are a part of HUD's Public Housing program and are currently subject to restrictions set forth in Declarations of Trust.

The Department of Housing and Urban Development (HUD) has developed a voluntary Rental Assistance Demonstration (RAD) program. RAD seeks to preserve public housing by providing Public Housing Agencies (PHAs) with access to more stable funding to make needed improvements to properties.

Public Housing Agencies and owners of other HUD-assisted properties are able to convert units from their original sources of HUD financing to project-based Section 8 contracts. The primary benefit of RAD is that properties that convert under this process are no longer restricted from securing private sources of capital financing and the owners are therefore able to address deferred maintenance and/or redevelop. Additional information about RAD can be found online at [HUD's Rental Assistance Demonstration Website](#). In addition to RAD, the City is interested in other repositioning options including, but not limited to, Section 18, Voluntary Conversion, in conjunction with Low Income Housing Tax Credits (LIHTC), and other financing advantageous for each project. Through this process, all current residents of public housing have the right to return to the redeveloped units, thus no one who currently lives in Public Housing will be permanently displaced.

The City intends to reposition and redevelop its public housing in order to increase the inventory of public and private affordable housing for renters and, potentially, homeowners throughout the City. The City's vision is to create vibrant, attractive, and diverse mixed-income communities that include a mix of rental units to house families, as well as units specifically designed for the elderly and other groups with special needs. The City's goals are to reposition its public housing portfolio, through RAD and other options allowed by HUD in order to stabilize funding, modernize properties, and increase the number of affordable housing units. The City shall maintain ownership control and management of all properties in accordance with Federal regulations and subject to HUD approval.

Additional information about the location and number of future affordable housing units will be available as the City of Flagstaff pursues its Rental Assistance Demonstration (RAD) partnership with an experienced affordable housing developer.

Building Unity in the Community

Building support around the development of affordable housing is a key component for the success of this Plan and its implementation. In fact, community opposition has proven to create challenges and barriers to the City’s success in creating additional affordable housing. Community support is imperative when addressing the Housing Emergency.

This means providing affordable housing opportunities for our firefighters, police officers, teachers, sanitation workers, construction workers, young professionals, small business owners and other working families - those who rescue us in times of need, keep our streets clean and safe, educate our children, and stock our grocery stores, among other critical functions. It means providing housing opportunities for our service industry and healthcare workers who fuel our economy and care for us and our loved ones. It means providing housing opportunities for our veterans who have served our country and fought for our freedom. It means providing housing opportunities for young adults and young families, who are our future, as well as existing residents who have fueled our economic growth. It also means enabling our seniors and legacy residents to remain in the city that they helped build.²²

Affordable housing builds community and character. Ensuring that affordable housing incorporates the principles of good design and that in form and style it is well-integrated into the neighborhood, within walking distance to public transportation, schools, medical facilities, and grocery stores is key to building a healthier more livable Flagstaff. Below are images of local housing developments that are well-designed and have deed restricted affordable units that Flagstaff local residents can call home.



The above developments from left to right show 1.) Flagstaff Senior Meadows, serving seniors up to 60% AMI with 60 rental units. 2.) High Country Estates, serving up to 60% AMI with 44 rental units 3.) Rio Homes Land Trust, serving up to 124% AMI with 21 ownership opportunities.

²² Housing Phoenix, Creating a Stronger and more Vibrant Phoenix Through Increased Housing Options For All, 2020

Market Rate Housing Gap Analysis

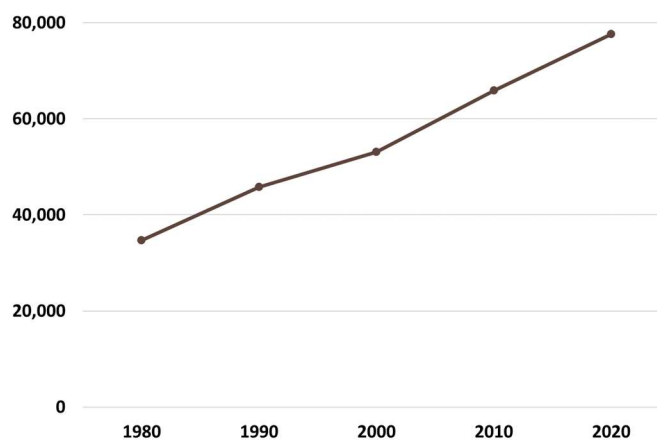
The Gap Analysis Informal Working Group worked to perform a gap analysis for market rate housing. This group estimated the market rate housing needs through the use of US Census data for the Western Region and short-term rental (STR) data from LodgingRevs, a STR compliance database. Other measurements used for the market rate housing gap analysis were population growth, changes to the average household size, second home numbers and Northern Arizona's university student population.

POPULATION GROWTH

Flagstaff is a growing city, drawing in new residents year after year with our strong economy, high quality of life, and cultural attractions.

Since 2000, Flagstaff's population has grown by 47% to 29,060 households and 77,590 people.

Flagstaff Population 1980 - 2020



Growing population sectors include the elderly, university students, single-parent households, and non-family households. These community members need diverse housing options within proximity to jobs, schools, and services.

As our population grows, more of our residents experience challenges finding housing within an affordable price range. Flagstaff's household demographics are changing in multiple ways: while more people are moving here, household sizes are decreasing. Both of these factors impact market demands.

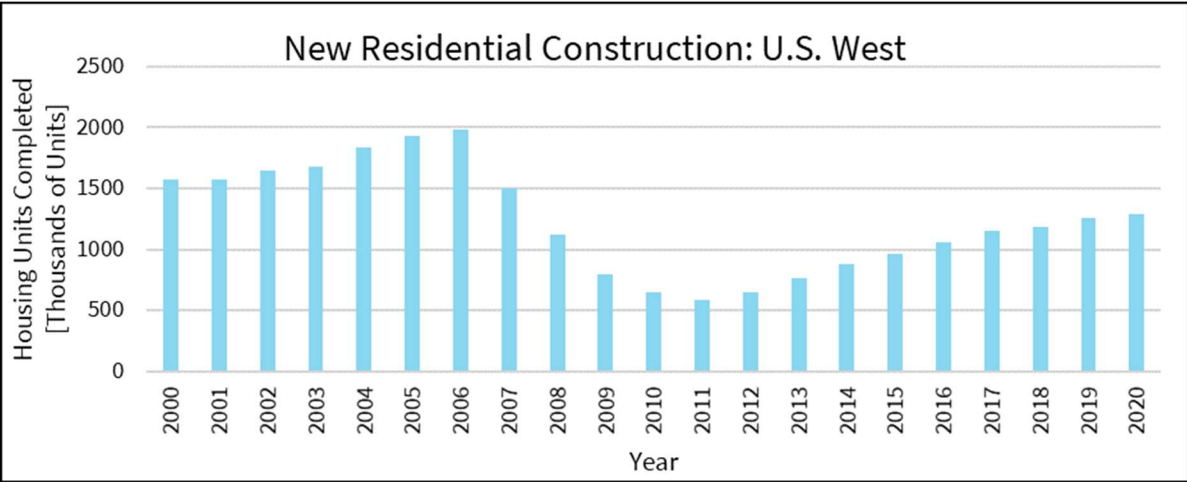
Decrease in Average Household Size

Housing demand is closely related to population and household size. Flagstaff's demographics have seen significant shifts: our population is aging, and household sizes are shrinking.

- ▲ Growth in the 65-year-old age group and over population has created new demands for affordable, accessible housing. As this older population is aging in place and needs smaller homes, we want to help our older residents stay in Flagstaff.
- ▲ Flagstaff's families are having fewer children and single parent households are rising. These changes increase the need for housing types that fit smaller families.

In conclusion, Flagstaff's average household size has declined from 2.80 in 1990 to 2.67 in 2019. This shift means that more homes are needed for the same population of people, exacerbating Flagstaff's housing gaps.

HOUSING PRODUCTION



US Census New Residential Construction, Western Geographic

While Flagstaff has experienced consistent population growth over the last 20 years, the regional housing supply has not grown at the same rate. For example, new residential housing construction in the Western United States was strong in 2006, and then declined in 2007-2011. Housing construction slowly increased after the Great Recession, but still has not returned to 2006 production levels. This regional trend has been replicated in Flagstaff with the decline in homebuilding, all while Flagstaff's population grew by 25,046 people since 2000.

Based on Flagstaff's share of population in the region the market underproduced housing by approximately 7,936 units.

This housing underproduction is complemented by other local household demographics and limited developable land. Housing trends such as second homes and the university student population also exacerbate market rate housing supply.

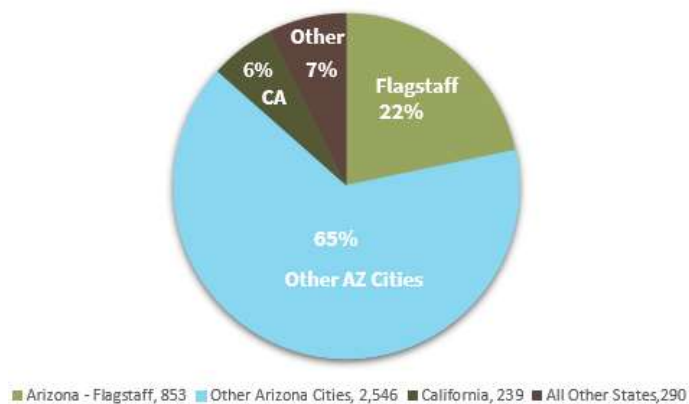


SECOND HOMES IN FLAGSTAFF

Another community characteristic impacting market rate housing supply is the large number of second homes in Flagstaff. Second homes are defined as properties that are not used as a primary residence. Flagstaff is a popular choice for second homeowners. Highly impacted by seasonal migration, second homeowners look to Flagstaff to escape the desert heat of lower-lying regions in the summer in Arizona and beyond, visit Arizona's prime mountain town in the winter, and have a home for year-round recreational amenities.

One of climate change's most significant impacts in Flagstaff will be an increase in visitation, migration, and population, resulting in an increase in demand for housing. The Phoenix area – one of the country's fastest growing and largest metro areas, now exceeding five million people – will begin to see hotter and hotter summers, with 24 more days of dangerous heat and temperatures regularly exceeding 120 degrees Fahrenheit.²³ Due to these changes, we can expect visitation and migration to Flagstaff to increase, as many Phoenix-area residents look to escape hotter and hotter temperatures during the summer through weekend visitation, season-long visits, or second homes.

Where do people who own second homes in Flagstaff live?



In addition, with its temperate climate, Flagstaff is likely to become a climate refuge destination that attracts people from beyond Arizona, as dramatic migration shifts occur across the country.²⁴ These downstream effects of climate change result in more people in Flagstaff competing for a limited supply of housing, with domino effects on Flagstaff's housing market and land use. We can expect that climate change will dramatically exacerbate Flagstaff's housing problems, making the current crisis worse by increasing the demand for more full-time housing units as well as second homes.

Flagstaff has 3,928 second homes within city limits. This number amounts to 22% of all Flagstaff parcels, significantly affecting the overall housing supply and primary residents' ability to attain housing.²⁵ Many of second homes in Flagstaff are larger luxury homes, with an average assessed value that is \$30,000 higher than owner-occupied homes. Approximately 853 of those second homes are owned by full-time Flagstaff residents. 2,546 are owned by residents of other cities in Arizona and 529 are owned by residents of other states.

The prevalence of second homes, which are often vacant, eliminates housing options for local residents - especially the four- to five-bedroom homes as noted in the above Affordable and Subsidized Needs

²³ [Understanding climate change from a global analysis of city analogues](#), July 2019

²⁴ [The Flagstaff Carbon Neutrality Plan](#), City of Flagstaff, June 2021

²⁵ [Coconino County Assessor Office](#), 2021 data

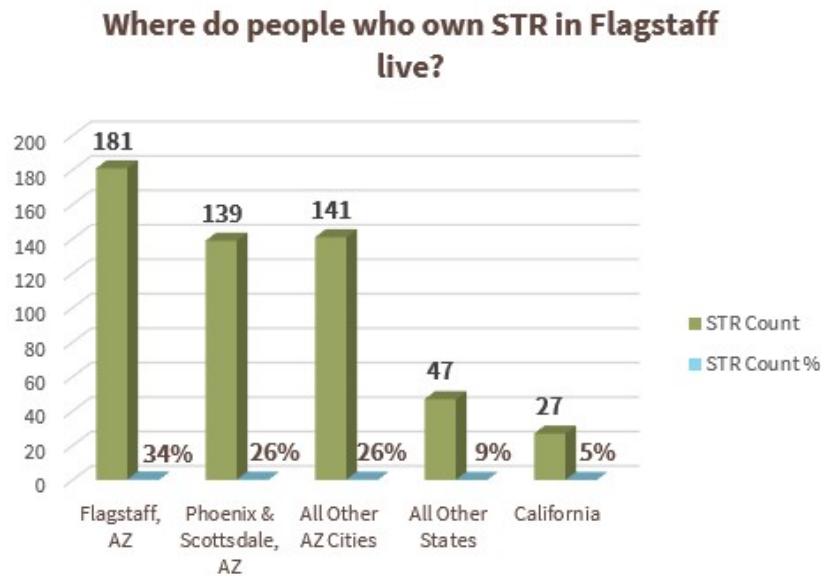
Assessment. On the other hand, even though these larger homes are not occupied year-round, their homeowners are part-time residents contributing to the local economy and taxes.

SHORT-TERM RENTALS (STR) AND VACATION RENTALS

Arizona law restricts local governments from enacting meaningful short-term rental regulations or limitations. Without a state preemption, local governments would have flexibility to regulate the number, location, and uses of short-term rentals in addition to limiting the number of short-term units per owner.²⁶ There are arguments both for and against the preemption currently impacting potential legislation and there are possible legal implications as well.

Short-term rentals (STRs) have become very popular in Flagstaff. STRs increase pressure on the local housing market by removing approximately 535 housing units from residential use.²⁷ According to Harvard Law and Policy Review²⁸, short-term rentals likely reduce the affordable housing supply by distorting the housing market in two interconnected mechanisms. The first such mechanism is one of simple conversion: any housing unit that was previously occupied by a Flagstaff resident, but is now listed as a short-term rental year-round, is a unit that has been removed from the rental market and has essentially been added to the community's supply of hotel rooms. This leads to a real, but likely mild, increase in citywide rents, an effect that is concentrated in affluent or gentrifying neighborhoods.

Today Flagstaff is short 535 housing units due to short-term rental conversion. Of these 535 non-owner-occupied short-term rentals, the majority are owned by residents from Flagstaff or other major cities in Arizona; 74 (9.3%) owners are from out-of-state.



²⁶ [State-Level Legal Barriers to Adopting Affordable Housing Policies in Arizona](#), Arizona State University, Morrison Institute of Public Policy, November 2021

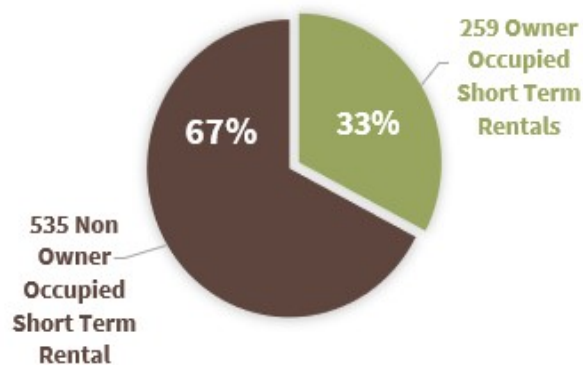
²⁷ [LODGINGRevs](#), City of Flagstaff Data

²⁸ [How Airbnb Short-Term Rentals Exacerbate Los Angeles's Affordable Housing Crisis: Analysis and Policy Recommendations](#), Dayne Lee

“Hotelization” is the second mechanism of housing market distortion, according to the Harvard Law and Policy Review study. So long as a property owner or leaseholder can rent out a room on Airbnb (or another short-term rental service) for cheaper than the price of a hotel room, while earning a substantial premium over the residential market, there is an overpowering incentive to list each unit in a building on Airbnb rather than rent to [Flagstaff] residents, thereby creating "cottage hotels". This decreases the supply of housing and spurs displacement, gentrification, and segregation.

While approximately 259 owner-occupied short-term rentals exist within Flagstaff city limits, the Informal Working Group did not count these owner-occupied, single bedroom short-term rentals in the gap analysis. This active income from owner-occupied STRs provide additional income that owners can utilize in paying their mortgage and possibly removes their household from living housing cost burdened. Perhaps more importantly, because the owner still occupies the home while renting out a room, the home is still housing a full-time resident of Flagstaff and so is not taken out of the housing market.

OWNER OCCUPIED VS. NON OWNER OCCUPIED SHORT TERM RENTALS



NORTHERN ARIZONA UNIVERSITY STUDENT POPULATION AND ON CAMPUS HOUSING PRODUCTION

Founded in Flagstaff in 1899, Northern Arizona University (NAU) is a growing university with its main campus located in the heart of Flagstaff. NAU students currently make up approximately twenty six percent (26%) of Flagstaff's population. University students are a valued part of our community, yet their continued demand for housing impacts cost and availability of housing for permanent residents. This results in a higher demand and less supply, mostly for multi-family housing.

NAU's Flagstaff-based undergraduate enrollment increased 51% from 2000 to 2020, rising from an enrollment of 13,546 students to 20,433 on campus students. Over the same period, NAU increased its on-campus housing capacity by 38%, from a capacity of 6,283 students to 10,144 students. NAU takes pride in ranking in the top 1% nationally for on-campus housing capacity per student. NAU housed 44% or 8,951 of its Flagstaff-based students in 2020, which was down significantly from previous years due to the university's COVID-19 mitigation strategy.²⁹ On-campus student housing occupancy at NAU typically runs at or near full-capacity.

NAU has aggressively built on-campus student housing, but approximately 11,480 university students still lived off campus in 2020. Since 2011, several private off-campus student-specific developments have been constructed. The Jack, The Standard at Flagstaff, Fremont Station, The Grove, and most recently the Uncommon all provide a student-focused residential experience but allow for housing of anyone who qualifies. Combined, these developments provide 3,531 beds. The above noted developments are examples of developers purchasing privately owned property in locations already zoned to accommodate multifamily housing. In cases like these, the City of Flagstaff applies the rules and regulations for development at the time of application which limits the discretion of the City of Flagstaff. . Furthermore, the City of Flagstaff does not have authority in controlling construction on the NAU campus nor student enrollment.

While most of the remaining NAU students compete with other Flagstaff residents for housing, either renting apartments or rooms in single family homes, many of these students are likely cost-burdened as the estimated annual cost of attendance (Tuition and Fees + Books, Housing, Meals, Transportation and Personal expenses) is \$28,430 at NAU for Arizona residents living off campus, \$33,755 for students from one of the Western Undergraduate Exchange member states or \$43,176 for other non-resident students.³⁰ For the 2020-21 Academic Year, 60% of full-time undergraduate students received financial aid. On average, need-based financial aid covered 65.1% of those students' cost of attendance meaning many students are required to take on unsubsidized or private student loans, find a job, or rely on family contributions to meet their needs.³¹

²⁹ Northern Arizona University, Intuition Research and Analysis, [Fall 2020 Fast Facts](#) and Data provided by NAU

³⁰ [Northern Arizona University, Tuition and Expenses](#)

³¹ [Northern Arizona University, Common Data Set 2020-2021](#)

FLAGSTAFF HOUSING SURVEY – QUALITATIVE RESULTS

The 10-Year Housing Plan Survey collected data from Flagstaff residents on local living conditions, the cost of housing, and household goals. This survey builds on Economic Collaborative of Northern Arizona's (ECoNA's) Housing Attainability for the Flagstaff Workforce report.³² Survey questions were reviewed by working group participants. The resulting data reinforced housing burden tensions for both homeowners and renters, while also generating a wealth of personal comments about Flagstaff's residents housing situations.

The survey was shared with Flagstaff businesses, multifamily developments, community members and the service provider network known as the Coconino County Continuum of Care. The City shared the survey via social media, Housing Authority program participant newsletters, Flagstaff's Community Forum and clients of emergency shelters and transitional housing. The survey was available online via Survey Monkey and in print at local libraries and with various service providers. Both English and Spanish surveys were available. refer to the Survey and Methodology Document to view the full survey and analysis.

Responses were collected between April 22, 2021 and June 15, 2021. With 2,949 responses, the results were compared with previously available data from the US Census and the Department of Housing and Urban Development . Data included responses from:

- ▲ 1,833 owners (62.2% of respondents),
- ▲ 943 renters (32.0% of respondents), and
- ▲ 81 people experiencing homelessness (2.7% of respondents).
- ▲ 78 of 85 Flagstaff neighborhoods or 91.8% of neighborhoods with at least one response,
- ▲ 896 (30.4%) provided some additional comment out of 2,949 responses.
- ▲ More than one in four respondents (28.3%) reported having lived in Flagstaff for ten years or more.

Survey responses highlight a wealth of strong opinions related to the housing market. The results reinforce the need to address housing attainability by illuminating the diverse, personal narratives of Flagstaff residents and bring the housing crisis to life. To reiterate from the previous chapter: In a market without subsidies, the people who lose out are Flagstaff's low- to moderate-income residents, which comprise 47% of our community.

³² [Housing Attainability for the Flagstaff Workforce](#), Economic Collaborative of Northern Arizona, November 2017

HOUSING BURDENED SURVEY RESULTS

Housing burden is defined as households paying more than 30% of their monthly gross income towards housing. Housing burden calculations were derived from survey respondents that provided income, utility, and monthly housing payment information. Burden calculations assumed a median value when provided a range, such as for income and utilities.

The results show that many households are housing cost burdened.

- ▲ 35.4% reported being housing burdened.
- ▲ Of renter respondents, 50.3% reported being housing burdened.
- ▲ Of homeowner respondents, 27.2% homeowner respondents reported being housing burdened.
- ▲ 22.8% reported being severely housing burdened, paying 50% or more of their income toward housing costs.

Overall Housing Burden			
Respondents that provided income, utility, and housing payment information			2,041
Respondents housing burdened	875	Respondents severely burdened	315
Percentage housing burdened	35.5%	Percentage severely burdened	12.8%
Owner Housing Burden		Renter Housing Burden	
Owners burdened	396	Renters burdened	454
Owners severely burdened	94	Renters severely burdened	206
Percentage of owners burdened	27.2%	Percentage of renters burdened	50.3%
% of owners severely burdened	8.2%	% of renters severely burdened	22.8%

Almost all respondents answered the question “What, if any, do you see as barriers to homeownership in the future?” Respondents could select more than one barrier, resulting in 5,269 barriers from 2,915 respondents. Nearly half of all respondents (46.17%) identified as homeowners. Among respondents that were not already homeowners, almost eight out of nine (88%) cited average home price as a barrier. Over half of the non-homeowners cited paying too much in rent to [be able to] save (50%) or not [having] enough [for] down payment (53%).

A word cloud visualization of terms related to housing and real estate. The most prominent words are "home", "prices", "market", "wages", "high", "living", "cost", "single", "afford", "family", "availability", "housing", "retirement", "mortgage", "income", "student", "inventory", "limited", "homeowner", "estate", "multi", "paying", "make", "mom", "values", "real", "size", "desired", "work", "payment", "qualify", "utility", "supply", "reasons", "people", "average", "condo", "recently", "buy", "years", "renting", "happen", "demand", "proportion", "programs", "selected", "employers", "considered", "environment", "Flagstaff", "mormon". The words are arranged in a circular pattern, with larger words indicating higher frequency or importance. The colors range from dark blue to light yellow.

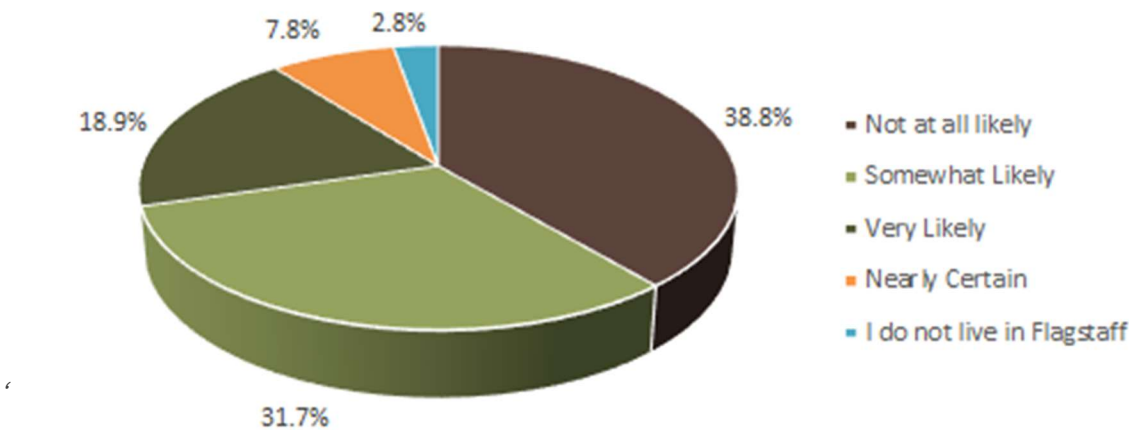


RESPONDENTS CONSIDERING LEAVING

Flagstaff residents’ responses to the Housing survey illustrated that the Housing Emergency is causing residents to leave Flagstaff. While nearly two in five respondents (39%) reported that they are “not at all likely” to move from Flagstaff, more than one in four stated they were either “nearly certain” or “very likely” to relocate due to housing costs. These responses are contextualized with later comments citing increasing cost of living, increasing rent, rising home prices, student housing, second homes, investment properties, and complaints about the styles of new construction. One respondent added:

“I’m a 4th generation Flagstaff resident but the only people who seem to be able to afford to live here anymore are rich people [...]. The rest of us are hardworking poor who are being driven out”.

Likelihood to leave Flagstaff due to Housing Costs



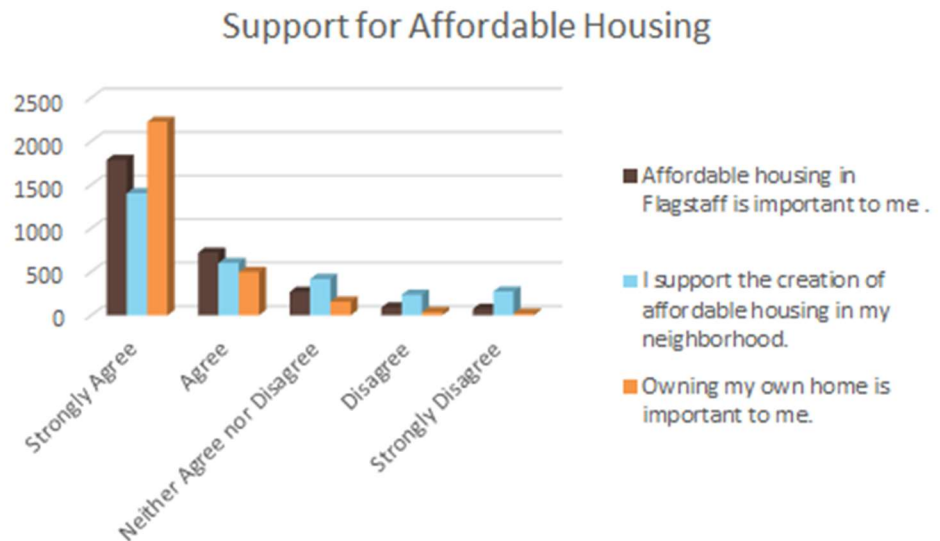
SUPPORT OF AFFORDABLE HOUSING DEVELOPMENT

Flagstaff residents strongly supported the development of affordable housing in the survey: 17 out of 20 survey respondents (85%) supported or strongly supported affordable housing development. This includes 60.8% who “strongly agree” and 24.5% who “agree”.

When this question is localized to the respondent’s neighborhood, support for affordable housing development drops by about one-fifth among both “strongly agree” (47.9%) and “agree” (20.5%) groups. More pronounced than any other trend is that three out of four respondents “strongly agree” (75.8%, 2,224 responses) that owning a home is important to them, and an additional one in six respondents “agree” (16.9%, 497 responses).

This question indicates that community opposition, can impact affordable housing development. While a majority see affordable housing as valuable or even essential, having a development within one’s neighborhood reduces overall support for affordable housing. This decrease in support, when widespread, can

undermine community support, funding and implementation of affordable housing. When pursuing affordable housing development, community engagement and public participation are key.



PRELIMINARY COMMENT THEMES

Of the 2,949 respondents, 896 provided some form of comments (30.4%). This wealth of information includes personal narratives around housing, calls to action, complaints about home prices and high rent, short-term rental concerns and complaints, stories of relocating, comments on wages, and more. When possible, these responses have been included elsewhere in this document. A summary of the themes is highlighted in the word bubble.

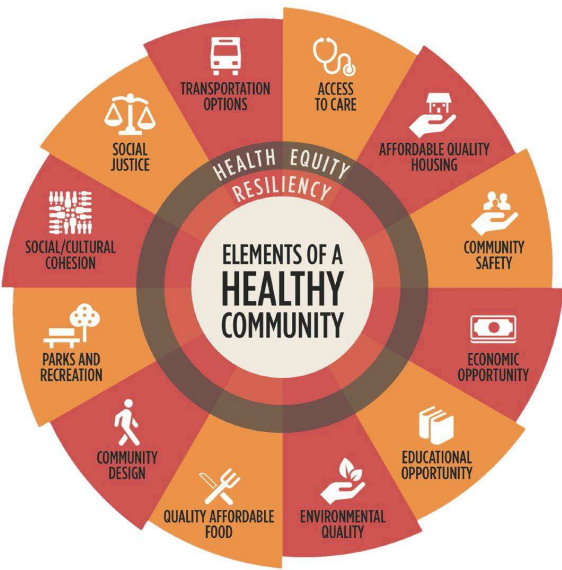


HOUSING IS FLAGSTAFF'S INFRASTRUCTURE

Safe, decent, and affordable housing is a vital part of Flagstaff's infrastructure. Because housing is a basic human need that must come first, every unit counts. Affordable housing improves health and the environment, connects people to neighbors, bolsters housing productivity and economic growth, and supports local job creation.

Flagstaff's Interconnected Challenges and Shared Solutions

Informal working groups convened on the topics of housing and health, neighborhood and equity, housing and sustainability, and zoning and land use. Informal working groups were composed of City staff, Housing Commissioners and community experts. City Housing Section staff and the Economic Vitality Section worked together to discuss the connection between housing and economic growth. The working groups discussed how mutually connected housing is to all of the above topics. The groups defined housing barriers and challenges for residents and created policies initiatives and strategies to address the Housing Emergency and advance housing opportunity for all. Below you will read about Flagstaff's interconnected housing challenges and shared solutions.



Source: Live Well Arizona – Elements of a healthy community

Housing is interconnected to:

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

Housing and Healthcare

According to Enterprise Community Partners Inc., national survey regarding the link between homes and health, more than half of renters surveyed have delayed healthcare because they couldn't afford it. Furthermore, the survey reveals renters who are paying a high percentage of their income for housing are regularly making difficult tradeoffs between rent and health care.³³



A 2020 University of California- Los Angeles study shows that people experiencing homelessness are two to four times more likely to require critical care and two to three times more likely to die than the general population. Stable housing is a basic, cost-efficient form of healthcare that has the potential to improve physical and behavioral health outcomes among vulnerable individuals and families significantly.

Housing with integrated services can take on a number of forms, but the basic idea is connecting homes, where people live, with health care services, either onsite or in the community. More and more research demonstrating that preventive care couples

with stable housing improves people's health, reduces urgent care visits and saves people, taxpayer and health care organizations money.³⁴

COVID-19 PANDEMIC

The inextricable link between health and housing, as amplified by the COVID-19 pandemic, has spurred partnerships between healthcare and housing providers in an effort to address housing as a social determinant of health. Such partnerships can leverage additional funding plus the expertise to guide housing experts in addressing the multiple social dimensions of health and social outcomes that contribute to successful affordable housing development.³⁵

³³ [The Link Between Affordable Housing and Healthcare](#), Tanya Sterling, April 5, 2019

³⁴ [Health in Housing: Exploring the Intersection Between Housing and Health Care](#), Center for Outcome Research and Education (CORE) in partnership with Enterprise Community Partner, February 2016

³⁵ Arizona Housing Coalition, [Best Practices Toolkit for Municipalities, for Increasing the Supply of Affordable Housing in Arizona](#)

Housing, Neighborhoods & Equity

A child's future should not be determined by the zip code they live in. Unfortunately, educational attainment, employment, upward mobility, and even healthcare can be affected by one's street address and neighborhood. Residing in a home in close proximity to community assets, such as schools, open or green space and healthy foods, encourages interaction with these healthy resources. Likewise, the social environment of a neighborhood impacts health and well-being. Neighborhood context and social dynamics can either reinforce health or determine it.³⁶

As noted in Flagstaff's Lived Black Experience Strategic Plan, adopted by City Council on December 1, 2020, Dr. Ricardo Guthrie points out that, Flagstaff has documented history of redlining and other socioeconomic practices and policies which have created a pattern of segregation and discrimination against Blacks and communities of color within the City. He further states that when talking about the exclusion of a particular culture or race in a geographic area, it is important to understand that there are multifaceted aspects to such exclusion. For example, segregation can be at once physical (redlining, blockbusting, etc.), systemic (based in social practices, policies, and processes), and ideological (the idea that certain people do not belong in certain spaces, i. e.



community opposition). Spatial racial exclusion consists of historic, institutionalized policies and practices which privilege private interests over the public good; this is the social landscape in which the idea that providing equal and equitable access to the public space of community (housing, parks, education, transportation, etc.) is viewed as threatening to privatized interests. The basic problem facing much of the economic and social development of communities of color throughout the country has been a long-held link between race, place, and power.³⁷

For decades, starting at least in the 1930's, low-income and minority communities were intentionally cut off from lending and investment through a system known as redlining. Today, those same neighborhoods suffer not only from reduced wealth and greater poverty, but from lower life expectancy and higher incidence of chronic diseases that are risk factors for poor outcomes from COVID-19. Housing, economic

³⁶ [Housing Phoenix Plan](#), City of Phoenix, 2020

³⁷ [Flagstaff's Lived Black Experience Strategic Plan: A Forgotten People Forging a Path Forward](#), The Lived Black Experience CommUnity Coalition, 2020

and social policies should aim to eliminate those risks and undo the unfair burdens of structural racism, both past and present.³⁸

Research has shown that neighborhoods can be a good predictor of health. Therefore, it is imperative to place housing in areas of opportunity such as, community spaces, open space, quality schools, food, and transportation.

Flagstaff's Four Target Neighborhoods

The City of Flagstaff has identified four target neighborhoods. Target neighborhoods are defined by HUD as those where more than 50% of households have low- to moderate-incomes (80% or less of Flagstaff's Area Median Income).

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

Together the 8,565 people who live in the target neighborhoods have the following characteristics:

- ▲ 6,210 are considered low- and moderate-income.
- ▲ 33% are Hispanic or Latino.
- ▲ 27% are people of color.
- ▲ 50% live in family households.
- ▲ 21% have a head of household that is 24 years old or younger.
- ▲ 24% own the home they occupy.



Three of these neighborhoods have formed a coalition referred to as the “A League of Neighbors”. The coalition includes the Sunnyside Neighborhood Association, La Plaza Vieja Neighborhood Association and the Southside Community Association. Associations work hard to improve neighborhoods with grass-roots efforts in safety improvements, beautification, job development, and community spirit. These resident-driven 501(c)3 organizations work collectively and advocate for continual and necessary infrastructure improvements in historic neighborhoods, more local jobs, increasing voter registration, and unity among neighbors.³⁹

³⁸ [National Community Reinvestment Coalition website](#)

³⁹ [2021 Flagstaff Analysis of Impediments to Fair Housing](#)

Housing and Sustainability

Sustainability Section, City of Flagstaff Carbon Neutrality Plan

The Flagstaff community faces urgent challenges from housing and climate change. The City of Flagstaff recognizes that the Housing Emergency and the climate emergency share many common solutions and that advancing housing and advancing climate action are not in conflict with each other. Indeed, implementing shared solutions to both challenges can lead to a stronger, healthier, and more connected Flagstaff.



To reduce emissions and build a stronger community, Flagstaff needs to rethink its housing and transportation systems – what we refer to as 'the Big Shift'. This shift entails building our neighborhoods, so they are more dense, connected and complete, so that residents don't have to travel across town as often. These neighborhoods welcome more neighbors of varying income levels, are stronger because neighbors know and help out one another, and contribute to health, as residents can take active and healthy modes of transportation to get most of what they need nearby. These neighborhoods resemble Flagstaff's oldest, strongest and most lively neighborhoods like Southside and Townsite, which were built before people were dependent on cars. Climate action that

creates these lively and strong neighborhoods can increase housing and help solve the Housing Emergency, too.

Climate action can support lower overall costs of living. When considering the high costs of living in Flagstaff, housing is the greatest concern. But transportation contributes significantly to the cost of living in Flagstaff, and often requires smaller changes to realize cost savings. Many carbon neutrality solutions can decrease transportation costs by reducing dependence on cars. Car ownership can often be a burden for low-income families: AAA calculates that in 2020 new car ownership cost \$9,561 per year for families, not including significant costs to the overall community and the environment.⁴⁰ Transportation costs tend to be lower for those living in neighborhoods where it is safe and accessible to walk, bike, or take transit, and if folks can be car-free, car-lite, or reduce the number of cars in their household, they can significant reduce their cost of living. Many Flagstaff residents already are car-free or rely very little on personal vehicles, instead using the bus, biking, carpooling, and walking to meet their daily needs. Reducing how much residents must use cars can reduce the cost of living and make it so that more people can afford to live in Flagstaff.

⁴⁰AAA, [Your Driving Costs](#), 2020

Housing is critical to community health and overall resilience. As we anticipate changes to Flagstaff's climate and social systems, we know that different groups in Flagstaff have different levels of resilience, or ability to withstand challenges like a power outage, school closure, or a medical emergency. Those who are facing housing insecurity are more vulnerable to the impacts of climate change – and so today's current Housing Emergency means Flagstaff is not as strong a community as it could be. One's financial security and housing security can impact their ability to adjust to both short-term shocks like flooding and long-term shifts like increases in housing prices. Low-income residents, communities of color, and Indigenous individuals are more likely to experience disproportionate impacts from climate change. Improving housing in Flagstaff will mean that more residents can live in healthy homes and are better prepared for the changing climate.

An increasing Flagstaff population does not necessarily lead to an increase in overall greenhouse gas emissions. This is because Flagstaff is not a snow globe: our emissions contribute to the world's greenhouse gas emissions, and emissions increases in Flagstaff can be offset by decreases in emissions elsewhere. Indeed, when residents move to Flagstaff there is an opportunity to actually decrease overall emissions. For instance, when a new resident moves to Flagstaff, they might live in Flagstaff in a home that is energy-efficient and that allows them to walk and bike and bus many places in Flagstaff: this lower-impact living is GOOD for climate if it allows the new resident to use less energy in their home and transportation. Yet when people cannot find housing in Flagstaff, they may choose to live in one of Flagstaff's outlying communities, or even commute from further-flung cities like Williams and Winslow. This may contribute to higher overall greenhouse gas emissions, if this new resident of Northern Arizona now has a long commute to a job in Flagstaff, leading to higher emissions overall. Because Flagstaff and northern Arizona cannot avoid growth, ensuring that that growth is done in a sustainable way is critical to reducing overall greenhouse gas emissions.

Addressing these community-wide issues can create significant opportunity. Yet implementing these community solutions will require rethinking our systems and moving away from today's status quo – a status quo that does not work for many people who struggle to live in Flagstaff and is contributing to global climate change. Shaking up our systems will require courage to move out of our comfort zone, to try new things, and change the way we do business. This will be difficult, but these changes can help Flagstaff create more opportunities and become a more welcoming and inclusive community. Most importantly, climate action and increasing housing supply can allow Flagstaff's residents to access a higher quality of life.

Zoning and Land Use

Arizona Housing Coalition, Best Practices Toolkit for Municipalities, for Increasing the Supply of Affordable Housing in Arizona

Limited land and the current shortage in housing supply, relative to demand, are the primary reasons housing costs are increasing. A significant increase in housing supply is necessary to keep pace with current and projected housing demands. Strategies around affordable housing are incomplete when the focus is solely on increasing supply without giving attention to increasing density, establishing building innovation and cost saving practices, preserving affordable housing stock that already exists in our community and reviewing City codes, processes and fees to determine whether modification, reductions, or elimination would facilitate cost saving housing development strategies.



Zoning has a profound impact on housing location and type, but it can also impact cost and affordability. In addition to regulating where housing can be built, the Flagstaff zoning codes regulate other elements such as lot sizes, number of bedrooms, lot coverage, parking, and setbacks, all of which can impact the cost of development and overall housing supply. Currently, 58% of land in Flagstaff is zoned for Single-family residential (R1, R1N, ER and RR categories), which allows for single-family homes and accessory dwelling units on each property. R1N also allows duplexes. These are low-density zones generally capped between 1 and 7 dwelling units per acre. In addition, 5.6% of land is zoned industrial, 12% is Public Open Space and 10% is Public Facilities. Approximately 14% of the land within the city allows for medium or high-density housing to be constructed, either through the commercial zoning categories as mixed-use or as apartments, condos, etc.⁴¹

According to Arizona Housing Coalition, Best Practices Toolkit for Municipalities, overregulation of land use can create barriers to affordable housing supply. Zoning regulations, parking requirements, height restrictions, lengthy permitting processes, City codes and community opposition can contribute to increased development costs. Overregulation can restrict the ability of the developer to offer affordable rents and mortgages. Addressing overregulation and reform of land use policy is therefore a vital strategy to addressing housing affordability.

⁴¹ [Regional Snapshot, Zoning – How Land is Regulated](#). City of Flagstaff & Coconino County, October 21, 2021

A prominent barrier to affordable housing development is the State law prohibition on mandatory inclusionary zoning policy. Inclusionary zoning policies are imposed at the local municipal level to require private developers to set aside a certain percentage of their units within new construction projects at an affordable rent. State law determines whether municipal inclusionary housing measures are mandatory or voluntary. In Arizona, as well as Colorado, Idaho, Indiana, Kansas, Texas, Tennessee, and Wisconsin—local governments are prohibited from adopting at least some form of mandatory inclusionary housing (for ownership housing, rental housing, or both). In some cases, courts have determined that statutes limiting rent control also preempt mandatory inclusionary measures for rental housing. Inclusionary housing is a complicated national issue that varies greatly by state, with litigation and new legislation continually shaping the issue.⁴² The City of Flagstaff has worked within the confines of state statutes to develop a voluntary program to incentivize the creation of both rental and ownership housing, yet, until such time as our State law is changed, mandatory inclusionary zoning is not a tool available to Arizona's local municipalities for increasing the supply of affordable rental housing.⁴³

While municipalities cannot supersede this State law regulation, they may mitigate its effects through the creation of policies that incentivize the inclusion of affordable units. Land use policy reform can be critical to encouraging equitable development in response to the Flagstaff's affordable Housing Emergency.

⁴² Inclusionary Housing, Grounded Solution Network, [Is inclusionary Zoning Legal?](#)

⁴³ [Best Practice Toolkit for Municipalities, for Increasing the Supply of Affordable Housing in Arizona](#), Arizona Housing Coalition, Joanna Carr 2020

Housing and Economic Opportunity

Flagstaff Workforce Housing Attainability Report (Economic Collaborative of Northern Arizona - 2017) & Economic Vitality Division, City of Flagstaff

Economic Collaborative of Northern Arizona's Flagstaff Workforce Housing Attainability Report stated in its Executive Summary that “there is nearly universal agreement among large employer stakeholders that high housing costs negatively impact employee retention and recruitment. It continues the lack of workforce housing has two primary negative effects on workforce: hindering recruitment...and employee retention issues.”⁴⁴



The nexus between affordable, attainable housing and the economic well-being of the Flagstaff community has been well documented over the years by studies such as the one listed above and by personal stories from businesses and employees alike. Housing costs keep employee groups out of the local marketplace, and they leave for other opportunities while Flagstaff loses not only members of its community but also employees with skill and talent. This contributes to turnover and recruitment problems for existing businesses, higher training costs, lower productivity and lower efficiency which can then lead to employers following the workforce away. In the current economic sphere, many businesses follow talent

and difficulties hiring can lead to relocation or reductions. Additionally, new businesses that may have located to Flagstaff can be deterred by difficulty in relocating their current staff or perceived challenges with recruitment. As talent becomes more difficult to recruit and retain the economic diversity and prosperity of the community suffers.

Not only does the higher cost of housing impact recruitment and retention, but when a large percentage of the population spends more than 30% of their income on housing it limits other spending in the economy. As higher proportions of income go to rents and mortgages this leaves less for spending in local stores and restaurants which slows economic growth and restricts sales tax receipts for local governments.

With remote work likely here to stay, expect housing and economic opportunities to adjust accordingly. What we know now, is that the ability to adequately and affordably house people at all income levels significantly impacts the ability to recruit and retain the workforce needed for a robust and diverse economy. Losing talent and experience to lower priced communities will degrade Flagstaff's ability to

⁴⁴ [Housing Attainability for the Flagstaff Workforce](#), Economic Collaborative of Northern Arizona, November 2017

compete for businesses and maintain jobs for those able to live here. Additionally, when people are housing cost burdened, they are less able to participate in the economy than they would be otherwise which further limits prosperity. With stories of high paid professionals leaving the community because they could not find acceptable housing more and more common, it is clear that high housing prices are already impacting Flagstaff's economy in a negative way.

CONCLUSION

Flagstaff residents have made our mountain town the resilient community that it is today. As the City of Flagstaff works to provide equitable solutions to address the Housing Emergency for local residents, we will strive to ensure that affordable housing opportunities and subsidies are available for residents at all income levels and all stages of life.

The City of Flagstaff's mission – to protect and enhance the quality of life for all – directly aligns with the overarching goal of this Plan. Together with funding, partnerships and the community's support, the City of Flagstaff can advance housing options for the full spectrum of residents who call Flagstaff their home.

Reduce the current affordable housing need in our community by half over the next ten years.

- ▲ Element one: Impact at least 6,000 low-to-moderate income Flagstaff residents through a combination of unit creation or subsidy provision.
- ▲ Element two: Create or preserve 7,976 housing units by 2031 with a minimum of 10% of them being affordable. This will increase the overall supply of market rate, workforce and affordable housing occupied by local residents.

This Plan establishes one overarching goal, supported by two fundamental elements that together will significantly impact housing attainability. The goal will be achieved through the implementation of the policy initiatives and strategies in this document. Implementation of the policy initiatives and strategies will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff and private, public and nonprofit partnerships.

This Plan's policy initiatives and strategies will be implemented by the City of Flagstaff through the budget process, collaboration with City staff, and private, public and nonprofit partnerships. For the Detailed List of Policy Initiatives and Strategies that includes scope, term lengths and City collaboration, please see page 52.

Over the next ten years, the City will continue to advance housing opportunities for all Flagstaff residents. Flagstaff's 10-Year Housing Plan is the City's foundational framework for establishing work programs, prioritizing staff work and allocating the necessary funding for its implementation.

Detailed List of Flagstaff's 10-Year Housing Plan's Policy Initiatives & Strategies

Create Connect Preserve Protect		Scope for Strategy				Duration				Collaboration
Scope - Time Commitment & Public Engagement	Funding Indicator	Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
L - Low	ST - Staff Time									
M - Medium	\$ - Low = \$10,000 +									
H - High time	\$\$ - Medium = \$100,000 +									
	\$\$\$ - High = \$1,000,000 +									
Create housing options for households at all income levels and family sizes occupied by local, residents.										
Create 1: Incentivize the creation of affordable units through various programs and mechanisms.										
Create 1.1	Ensure that modifications to the zoning code improve and maintain the effectiveness of the density incentives for affordable housing.	M	M	Yes	ST				X	Zoning Code, Planning, Housing Section
Create 1.2	Update the City's affordable housing incentive policy to implement the goals and policies of the 10-Year Housing Plan.	H	H	Yes	ST		X			Planning, Housing Section
Create 1.3	Amend the City code to implement the revised affordable housing incentive policy.	H	H	Yes	ST		X			Zoning Code, Building Safety, Planning, Management Services, Flagstaff Fire Department, Housing Section
Create 1.4	Explore implementing reduced fees and waivers to incentivize the development of affordable housing.	H	H	Yes	ST		X			Zoning Code, Building Safety, FPD, Management Services, Flagstaff Fire Department, Water Services, Housing Section

Scope – Time Commitment & Public Engagement		Funding Indicator		Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
L - Low		ST - Staff Time										
M- Medium		\$ - Low = \$10,000 +										
H - High time		\$\$ - Medium = \$100,000 +										
		\$\$\$ - High = \$1,000,000 +										
Create 1: Incentivize the creation of affordable units through various programs and mechanisms. (continued)												
Create 1.5	Explore in-lieu alternatives to providing affordable housing units (e.g. down payment assistance program, donation of finished lots, in-lieu payment, etc.).			H	H	Yes	ST		X			Real Estate, Zoning Code, Building Safety, FFD, Management Services
Create 1.6	Explore expedited review as an incentive to developments that provide affordable housing units.			H	L	Yes	ST		X			Zoning Code, Building Safety, Engineering & Capital Improvements, Planning, Water Services, Housing Section
Create 1.7	Explore ways to incentivize employers to offer Employer Assisted Housing (EAH) programs.			M	H	No	ST				X	Housing Section, Economic Vitality
Create 1.8	Explore the use of the community land trust model and public/private partnerships to incentivize the development of ownership units that are priced significantly below market rate.			M	L	Yes	ST		X			Real Estate Section, Housing Section
Create 2: Ensure that the Flagstaff Regional Plan includes robust affordable housing goals and policies.												
Create 2.1	Update the Regional Plan policies to support increased density related to affordable housing.			H	H	Yes	\$\$\$			X		Sustainability, Planning, Housing Section
Create 2.2	Identify suburban areas to support greater density and intensity of development.			H	H	Yes	\$\$\$			X		Engineering & Capital Improvements, Water Services, Sustainability, Planning, Housing Section
Create 2.3	During the update of the Flagstaff Regional Plan, revise the Community Character chapter for goals and policies to include cost saving methods that reduce the conflict between affordable housing, historic preservation, and urban design.			H	H	Yes	\$\$\$			X		Sustainability, Planning, Housing Section

Scope – Time Commitment & Public Engagement L - Low M- Medium H - High time		Funding Indicator ST - Staff Time \$ - Low = \$10,000 + \$\$ - Medium = \$100,000 + \$\$\$ - High = \$1,000,000 +	Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
Create 3: Create a dedicated funding source for affordable housing in Flagstaff.											
Create 3.1	Present 2022 Bond Measure to Council and Community for consideration for additional funding to be leveraged with local, state and federal dollars.		H	H	Yes	\$	X				Management Service, Housing Section
Create 3.2	Create a fund for the purpose of acquiring land/units for affordable housing in order to be able to respond to opportunities as they arise.		L	L	Yes	\$\$\$		X			Real Estate Section, Management Services, Housing Section
Create 3.3	Identify ongoing resource opportunities for the purpose of assisting households experiencing homelessness, households at risk of becoming homeless, first time homebuyers, and affordable housing targeted to these populations.		L	L	Yes	\$\$\$		X			Management Service, Housing Section
Create 3.4	Explore other funding mechanisms for affordable housing developments such as Revitalization District and dedicated sales tax.		M	L	Inform	ST			X		Economic Vitality, Management Services, Housing Section

Scope – Time Commitment & Public Engagement		Funding Indicator		Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
L - Low		ST - Staff Time										
M- Medium		\$ - Low = \$10,000 +										
H - High time		\$\$ - Medium = \$100,000 +										
		\$\$\$ - High = \$1,000,000 +										
Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types.												
Create 4.1	Review and amend the Planned Residential Development (PRD) standards and process to address barriers for infill development and allow for more flexibility in development options, building types, and lot configurations.			H	M	Yes	\$\$			X		Zoning Code, Building Safety, Planning, Flagstaff Fire Department, Housing Section
Create 4.2	Explore options with appropriate land use and economic studies as necessary that could integrate affordable housing units to be developed in commercial and industrial locations where suitable.			M	L	Yes	\$\$			X		Economic Vitality, Zoning Code, Building Safety, Planning, Flagstaff Fire Department, Housing Section
Create 4.3	Explore adding affordable housing as an allowed use in the Public Facilities (PF) Zone.			M	M	Yes	ST	X				Zoning Code, Building Safety, Flagstaff Fire Department, Housing Section
Create 4.4	Review parking standards for all residential development with the goal of reducing the cost of development and increasing the number of dwelling units that may be achieved.			M	M	Yes	ST			X		Zoning Code, Building Safety, Sustainability, Planning, Traffic Engineers, Flagstaff Fire Department, Housing Section
Create 4.5	Evaluate and amend the Resource Protection Overlay standards to ensure that the minimum densities can be met on most sites, including making the requirements for residential sites to be similar to those for a commercial site.			M	M	Yes	ST			X		Zoning Code, Planning, Housing Section
Create 4.6	Evaluate Resource Protection Overlay standards in terms of consistent application across each zone and allow for greater maximum densities.			M	M	Yes	ST			X		Zoning Code, Planning, Housing Section

Scope – Time Commitment & Public Engagement		Funding Indicator		Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
L - Low M- Medium H - High time	ST - Staff Time \$ - Low = \$10,000 + \$\$ - Medium = \$100,000 + \$\$\$ - High = \$1,000,000 +											
Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types. (continued)												
Create 4.7	Continue to evaluate and amend the current Accessory Dwelling Unit (ADU) zoning code standards with the goal of increasing supply.	L	M	Yes	ST			X				Zoning Code, Water Services, Housing Section
Create 4.8	Explore allowing additional flexibility for homeowners and landlords to increase density.	M	M	Yes	ST					X		Zoning Code, Building Safety, Planning, Flagstaff Fire Department, Water Services, Housing Section
Create 5: Explore regulatory efficiency and cost saving practices.												
Create 5.1	Hire an independent consultant to review City codes, processes and fees to determine whether modifications, reductions, or eliminations would facilitate cost saving housing development strategies.	H	L	Yes	\$\$			X				Economic Vitality, Zoning Code, Building Safety, Sustainability, Planning, FPD, Management Services, Flagstaff Fire Department, Water Services, Housing Section
Create 5.2	Explore innovative tools and techniques to limit costs for regional development impacts on individual development projects, such as infrastructure.	H	L	Inform	ST					X		Zoning Code, Planning. Housing Section, Engineering & Capital Improvements, Water Services
Create 5.3	Create a dedicated team within Planning and Development Services specifically for affordable housing projects.	L	L	No	ST			X				Planning, Housing Section

Scope – Time Commitment & Public Engagement L - Low M- Medium H - High time		Funding Indicator		Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
		ST - Staff Time										
		\$ - Low = \$10,000 +										
		\$\$ - Medium = \$100,000 +										
		\$\$\$ - High = \$1,000,000 +										
Create 5: Explore regulatory efficiency and cost saving practices. (continued)												
Create 5.4	Establish a simplified entitlement (i.e. rezoning and conditional use permit) and development review process.			H	L	Yes	ST		X			Zoning Code, Engineering & Capital Improvements, Planning, Water Services
Create 5.5	Explore alternative Engineering and Fire requirements to minimize the cost of development without compromising Fire and Life Safety.			H	L	Yes	ST			X		Building Safety, Engineering & Capital Improvements, Planning, FPD, Flagstaff Fire Department, Water Services, Housing Section
Create 5.6	Make pre-approved standard plans available to property owners to reduce planning and review costs.			M	L	Yes	\$\$			X		Building Safety, Engineering & Capital Improvements, Planning, Flagstaff Fire Department, Water Services, Housing Section
Create 5.7	Construct and promote net zero or Net Zero Ready affordable housing when funding is available and encourage private developers to do the same.			M	L	Yes	\$\$\$				X	Sustainability, Water Services, Housing Section
Create 5.8	Prioritize Capital Improvement Projects that facilitate affordable housing.			M	L	Yes	ST				X	Engineering & Capital Improvements, Sustainability, Planning, Management Services
Create 5.9	Prioritize the development of City of Flagstaff owned land designated for affordable housing and evaluate other City owned parcels for affordable and mixed-income housing.			H	H	Yes	\$\$\$			X		Housing Section, Real Estate

Scope – Time Commitment & Public Engagement L - Low M- Medium H - High time		Funding Indicator ST - Staff Time \$ - Low = \$10,000 + \$\$ - Medium = \$100,000 + \$\$\$ - High = \$1,000,000 +	Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
Connect people to equitable housing solutions.											
Connect 1: Reduce homelessness in the Flagstaff community and seek creative solutions to foster housing permanency for all.											
Connect 1.1	Explore the feasibility of a one-stop shop for a pre-qualification letter or document that avoids application fees for rentals.		M	H	No	ST			X		Housing Section
Connect 1.2	Create housing navigator or advocate positions to assist both landlords and housing challenged populations in securing and maintaining housing.		M	L	Yes	\$\$	X				FPD, Housing Section
Connect 1.3	Continue to support and develop Coordinated Entry as a meaningful process that provides linkages to healthcare, behavioral health and housing.		M	H	Yes	\$				X	Housing Section
Connect 2: Implement a framework for centering equity in proposed and existing housing practices, policies, and programs.											
Connect 2.1	Evaluate housing policies and strategies in City of Flagstaff planning documents through an equity lens.		M	M	Yes	ST				X	Housing Section
Connect 2.2	Encourage community organizations such as local Continuum of Care to continue to integrate equity into programs and policies.		M	H	No	ST				X	Housing Section
Connect 2.3	Explore reviewing member composition of the Housing Commission and Housing Authority Board to ensure racial and economic diversity reflective of the Flagstaff community and present to Council for input.		M	M	Yes	ST		X			Housing Section
Connect 2.4	Utilize City of Flagstaff resources to educate the community about financing and housing opportunity with an emphasis on assisting low- to moderate-income households to advance through the housing continuum and to address past racial disparities.		M	M	No	\$				X	Housing Section

Scope – Time Commitment & Public Engagement		Funding Indicator		Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
L - Low M- Medium H - High time		ST - Staff Time \$ - Low = \$10,000 + \$\$ - Medium = \$100,000 + \$\$\$ - High = \$1,000,000 +										
Connect 3: Integrate healthcare into housing programs and housing into healthcare programs as appropriate												
Connect 3.1	Raise awareness of housing security as a social determinate of health.	M	M	No	ST						X	Housing Section
Connect 3.2	Encourage neighborhoods, housing types and building practices that increase health.	M	M	No	ST						X	Planning, Housing Section
Connect 3.3	Work in partnership with the community to develop and promote community health measurement data collection into housing services when viable.	H	M	No	ST						X	FPD, Housing Section
Preserve affordable housing.												
Preserve 1: Encourage the adaptive reuse of buildings												
Preserve 1.1	Explore the use of Low-Income Housing Tax Credit in conjunction with Historic Preservation Tax Credit for acquisition and rehabilitation affordable housing where appropriate.	M	L	No	ST						X	Economic Vitality, Housing Section
Preserve 1.2	Review the Land Use Goals and Policies in the Regional Plan, Specific Plans, and City code to remove barriers to adaptive reuse for the creation of affordable housing.	H	M	Yes	ST					X		Economic Vitality, Housing Section
Preserve 1.3	The City's Housing Section and the Sustainability Section will partner to seek and administer grants for housing programs and developments that invest in environmentally-friendly retrofits and upgrades.	M	L	Yes	\$						X	Sustainability, Management Service, Water Services, Housing Section

Scope – Time Commitment & Public Engagement L - Low M- Medium H - High time		Funding Indicator ST - Staff Time \$ - Low = \$10,000 + \$\$ - Medium = \$100,000 + \$\$\$ - High = \$1,000,000 +	Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
Preserve 2: Expand efforts to preserve existing housing stock											
Preserve 2.1	Continue homeownership rehabilitation program and create an affordable rental rehabilitation program with a focus of establishing safe, decent and sustainable housing.		M	M	Yes	\$				X	Housing Section, Water Services
Preserve 2.2	Acquire and rehabilitate already built properties for affordable housing projects when financially feasible.		H	L	Yes	\$\$\$			X		Real Estate Section, Management Services, Housing Section
<i>Protect people from housing discrimination and remove housing barriers.</i>											
Protect 1: City Council will continue to lobby and support federal and state legislation to encourage changes to federal and state laws, and to increase the amount of funding available for the preservation and construction of affordable housing.											
Protect 1.1	Advocate to the State of Arizona to allow greater local control of vacation rentals and second homes.		M	L	Yes	ST				X	Economic Vitality, Management Services, Housing Section
Protect 1.2	Pursue local and legislative changes that increase the preservation, creation and protection of affordable housing as necessary.		M	L	Yes	ST				X	Housing Section
Protect 1.3	Explore expanding State and local fair housing protected classes to include items such as age and source of income.		M	L	Yes	ST				X	Housing Section

Scope – Time Commitment & Public Engagement		Funding Indicator		Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
L - Low M- Medium H - High time		ST - Staff Time \$ - Low = \$10,000 + \$\$ - Medium = \$100,000 + \$\$\$ - High = \$1,000,000 +										
Protect 2: Ensure affordable housing is a part of every Flagstaff neighborhood and work to address disparate impact as part of any development or redevelopment.												
Protect 2.1	Create and maintain an Affordable Housing Impact Statement.	H	M	No	ST			X				Housing Section, Planning
Protect 2.2	Encourage diversity in housing options in all neighborhoods, understanding that exclusive communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all.	M	L	No	ST						X	Housing Section
Protect 2.3	Evaluate, better understand, and if necessary, develop strategies to address the disparate impacts of programs like Crime Free Multi-Housing and other relevant programs and policies.	M	H	Yes	ST	X						FPD, Housing Section
Protect 2.4	Implement a public outreach campaign to educate the community about the critical role affordable housing plays in a thriving community, creating a groundswell of support for affordable housing and combat community opposition to housing and affordable housing.	M	H	No	\$	X						Sustainability. FPD, Housing Section
Protect 3: Continue Flagstaff's commitments to further Federal and Arizona Fair Housing laws in all housing-related services and programs, support those who seek to reduce barriers to equitable housing opportunities and provide Fair Housing education and resources to the community.												
Protect 3.2	Work with community partners to ease reentry, assess the need for alternative housing models and processes, and create necessary programs that address the systemic and structural barriers to justice-impacted citizens.	M	H	No	ST						X	FPD, Housing Section
Protect 3.3	Examine and update if needed the City of Flagstaff's Housing Limited English Proficiency (LEP) Plan.	M	L	No	ST			X				Management Services, Housing Section

Scope – Time Commitment & Public Engagement		Funding Indicator		Time Commitment	Public Engagement	Requires Council Consideration	Funding Required	Immediate Term (18 Months)	Short-Term (1 - 4 Years)	Long Term (5-10 Years)	Ongoing	Division/Section Involvement
L - Low M- Medium H - High time	ST - Staff Time \$ - Low = \$10,000 + \$\$ - Medium = \$100,000 + \$\$\$ - High = \$1,000,000 +											
Protect 1: Continue Flagstaff's commitments to further Federal and Arizona Fair Housing laws in all housing-related services and programs, support those who seek to reduce barriers to equitable housing opportunities and provide Fair Housing education and resources to the community.												
Protect 3.4	Research ways to provide incentives to landlords who rent to those with any housing voucher or housing barriers such as poor credit, criminal history etc.	M	M	Yes	ST			X				Management Services, Housing Section
Protect 3.5	Support local social service network in establishing a home share program inclusive of features like peer support and conflict resolution.	L	H	No	ST				X			Housing Section

KEY TERMS

Adaptive Re-use: Fixing up and remodeling a building or space and adapting the building or space to fit a new use. Source: Flagstaff Regional Plan 2030

Affordable Housing: Housing for which the occupant is paying no more than 30 percent of their gross income for housing costs, including utilities. Source: HUD

Area Median Income: The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for federal assisted housing programs. HUD also develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. Source: HUD, Office of Policy Development and Research

Commercial: Term collectively defining workplace, office, retail, and lodging functions for the purpose of describing general land use. Source: Flagstaff Zoning Code

Concept Plan: A plan or map that depicts (illustrates, but does not regulate), for example, the streets, lots, buildings, and general landscaping of a proposed development. Source: Flagstaff Regional Plan 2030

Continuum of Care: A community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. HUD identifies four necessary parts of a continuum:

- Outreach, intake, and assessment in order to identify service and housing needs and provide a link to the appropriate level of both;
- Emergency shelter to provide an immediate and safe alternative to sleeping on the streets, especially for homeless families with children;
- Transitional housing with supportive services to allow for the development of skills that will be needed once permanently housed; and
- Permanent and permanent supportive housing to provide individuals and families with an affordable place to live with services if needed.

Density: The number of dwelling units within a standard measure of land area, usually given as units per acre. Source: Flagstaff Zoning Code

Equity: Proportional representation (by race, class, gender, etc.) of opportunities in housing, healthcare, employment, and all indicators of living a healthy life. Equity is about fairness; it ensures that each person gets what the person/population needs. To achieve equity, policies and procedures may result in an unequal distribution of resources but will lead to equitable outcomes for everyone. *Source: [HUD Exchange](#)*

Experiencing Homelessness: An individual or family that lacks a fixed, regular and adequate nighttime residence, such as those living in emergency shelter, transitional housing. Persons living in places not meant for human habitation are experiencing homelessness. Source: Phoenix Community Alliance

Key Terms, continued

Gentrification: A shift in an urban community towards wealthier residents and/or businesses and increasing property values, often at the expense of the poorer residents of the community. This is a result of the process of renewal and rebuilding. Source: Flagstaff Regional Plan 2030

High Density: A development with greater than 14 dwelling units per acre. Source: Flagstaff Regional Plan 2030

High Occupancy Housing (HOH): A term developed to describe a particular style of housing in a specific plan. This term has been revised and may be revisited in the Flagstaff Zoning Code. The Flagstaff Zoning Code should be referenced for the most up to date definition.

Homeless Management Information System (HMIS) – A local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Source: [HUD Exchange](#)

Historic Building (Property): A building with sufficient age, a relatively high degree of physical integrity, and historical significance that may be eligible for listing on the National Register of Historic Places. Historic buildings may occur within or outside of a historic district and may be protected regardless of their relationship to a historic district. Source: Southside Community Plan

Housing First: A homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life. Source: National Alliance to End Homelessness

Inclusionary Zoning: Local inclusionary housing policies tie the creation of affordable homes for low- and moderate-income households to the construction of market-rate housing or commercial development. Source: Grounded Solutions, [Inclusionary Housing](#)

Industrial, Heavy: Construction, manufacturing, transportation, and public utilities, and those uses which have severe potential for negative impact on any uses located relatively close to them. Source: Flagstaff Zoning Code

Infill: Occurs when new buildings are built on vacant parcels within city service boundaries and surrounded by existing development. Source: Flagstaff Regional Plan 2030

Intensity: The mass, bulk, and scale of buildings in commercial, industrial, institutional, and mixed use settings. Typically, intensity is measured by the Floor Area Ratio. Source: Southside Community Plan

Key Terms, continued

Justice Impacted Citizens: Includes those who have been incarcerated or detained in a prison, immigration detention center, local jail, juvenile detention center, or any other carceral setting, those who have been convicted but not incarcerated, those who have been charged but not convicted, and those who have been arrested. Source: Law School Admission Council

Medium Density: A development with 7 to 14 dwelling units per acre. Source: Southside Community Plan

Mixed Use: The development of a single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public, or entertainment, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated. Source: Flagstaff Zoning Code

Missing middle housing: a range of multi-family or clustered housing types that are compatible in scale with single-family or transitional neighborhoods. Missing middle building types include duplexes, triplexes, fourplexes, townhomes, live/work, cohousing, accessory dwelling units, and courtyard buildings. These building types are called “missing” because although historically they have played an instrumental role in providing housing choices and affordable options in many cities across the country, they have typically been difficult to build under city land-use laws since the mid-1940s. The term “middle” refers to building types that sit in the middle of the density and affordability spectrum. Source: Parolek, Daniel (2020). *Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis*. Washington DC: Island Press.

Multi-Family Housing: A residential building comprised of four or more dwelling units. Source: Flagstaff Zoning Code

Neighborhood (place type): Includes both geographic (place-oriented) and social (people-oriented) components and may be an area with similar housing types and market values, or an area surrounding a local institution patronized by residents, such as a church, school, or social agency. Source: Flagstaff Southside Community Plan

Policy: An aspirational statement within the Regional Plan or other City document adopted by resolution, which guides City staff in implementing plans and programs. Source: Flagstaff Regional Plan 2030

Preservation: An endeavor that seeks to preserve, conserve, and protect buildings, objects, landscapes, or other artifacts of historical significance. Source: Flagstaff Regional Plan 2030

Racial Equity: The condition that would be achieved if one's racial identity no longer predicted, in a statistical sense, one's housing, economic, and health outcomes. Racial equity includes addressing root causes of inequities, not just their outcomes. This includes elimination of policies, practices, attitudes, and cultural messages that reinforce differential outcomes by race or otherwise fail to address them. Racial equity is also a process. This means that Black people, Indigenous people, and people of color—those most impacted—are part of the decision-making about funding, policies and programs. Sources: [Center for Assessment and Policy Development](#) and [Center for Social Inclusion](#)

Key Terms, continued

Redevelopment: Is when new development replaces outdated and underutilized development. Source: Flagstaff Regional Plan 2030

Residential: A land use type that is designated to accommodate single-family and multiple-family dwellings. Includes mobile and manufactured homes. Source: Flagstaff Zoning Code

Rezoning: A change to a property's land use, or zoning, designation that requires an update to the Zoning Map. Source: Southside Community Plan

Second home: A property that is not used as a primary residence.

Subsidy: To supplement or offset monthly housing costs for individuals or families to remain in housing. Forms of subsidies include direct housing subsidies, public housing, rent supplement and some types of cooperative housing. Source: Phoenix Community Alliance

Target Neighborhood: A qualified census tract where 51% or more of the households have an income which is 80% or less of Flagstaff's Area Median Income. Source: HUD Exchange

Urban Growth Boundary - The line on a map that is used to mark the separation of urbanizable land from rural land and within which urban growth should be encouraged and contained and outside of which urban development should not occur. Source: Flagstaff Regional Plan 2030

Zoning: The control of the use of land, and of the appearance and use of buildings by the City of Flagstaff. Source: Southside Community Plan

Zoning Code: A set of legally binding provisions adopted by the City Council consistent with state law regulating the use of land or structures, or both, used to implement the goals and policies of the Regional Plan. Source: Flagstaff Regional Plan 2030

THANK YOU

City Council

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Vice Mayor Becky Daggett
Councilmember Austin Aslan
Councilmember Jim McCarthy

Councilmember Miranda Sweet
Councilmember Regina Salas
Councilmember Adam Shimoni

Housing Commission

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Eric Davis
Tyler Denham
Nicole Ellman, Chair
Karen Flores

Sandi Flores
Khara House, Vice Chair
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Arizona Housing Coalition

Arizona Multihousing Association

Catholic Charities

Coconino Community College

Coconino County

Coconino County Continuum of Care

DNA People's Legal Services

Economic Collaborative of Northern Arizona

Flagstaff Housing Authority

Flagstaff Public Libraries

Flagstaff Shelter Services

Friends of Flagstaff's Future

Greater Flagstaff Chamber of Commerce

Housing Solution of Norther Arizona

League of Neighborhoods

La Plaza Vieja

Northern Arizona Association of Realtors
- Northern Arizona University

Northland Family Help Center

Sunnyside Neighborhood

Sunshine Rescue Mission

Southside Neighborhood

The Guidance Center