

NOTICE AND AGENDA

HOUSING COMMISSION
THURSDAY
FEBRUARY 24, 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	MOSES MILAZZO
TYLER DENHAM	KHARA HOUSE	ADRAH PARAFINIUK
NICOLE ELLMAN	DEVONNA MCLAUGHLIN	ROSS SCHAEFER ALTENBAUGH
KAREN FLORES	JACQUIE KELLOGG	

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, January 27, 2022. Approve the minutes of the January 27, 2022 Housing Commission Meeting.

5. GENERAL BUSINESS

- A.** Introduction of Commissioner Jacquie Kellogg
Informational only. See Commissioner Kellogg's bio attached.

6. DISCUSSION ITEMS

A. Active Transportation Master Plan
Informational Presentation and Feedback

B. City Council Consideration and Adoption of Resolution No. 2022-05 and Ordinance No. 2022-04: A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain documents filed with the City Clerk and entitled "PZ-21-00282 Updates to Zoning Code - Residential Sustainable Building Incentives" and an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code, to modify the existing Residential Sustainable Building Incentives.

Staff recommends the Housing Commission, in accordance with the required findings, make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

STAFF RECOMMENDED ACTION TO CITY COUNCIL ON MARCH 1, 2022.

- 1) Adopt Resolution No. 2022-05
- 2) Read Ordinance No. 2022-04
- 3) City Clerk reads Ordinance No. 2022-04 by title only (if approved above)
- 4) Adopt Ordinance No. 2022-04

C. Sustainability Section: Building Capacity for Climate Advisory Groups
Discussion and Feedback

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

A. Update from Housing Staff

B. Update from Housing Authority Commission Member

C. Update the Housing Commissioners and other informational items

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: Adriana Fisher, Housing Specialist

From: Leah Bloom, Housing Project Manager

DATE: 02/24/2022

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting, January 27, 2022.

STAFF RECOMMENDED ACTION:

Approve the minutes of the January 27, 2022 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

01-27-22 Draft Housing Commission Meeting Minutes

DRAFT MEETING MINUTES

**HOUSING COMMISSION
THURSDAY
JANUARY 27, 2022**

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

1. Call to Order

Chair Khara House called the meeting to order at 1:01 pm.

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
NICOLE ELLMAN - Present
KAREN FLORES - Present

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

ADRAH PARAFINIUK - Absent
ROSS SCHAEFER ALTENBAUGH - Absent

COUNCIL LIAISON PRESENT: Vice Mayor Becky Daggett, as well as her intern, Morgan Ashley

STAFF PRESENT: Leah Bloom, Justyna Costa, Sarah Darr, Adriana Fisher, Kristine Pavlik

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.

Public comment was provided by Mr. Victor Page, who is associated with the Northern Arizona Interfaith Council, and commended the Commission for their work.

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.

Moved by Nicole Ellman, **seconded by** Sandi Flores to approve the minutes from the November 29, 2021 Housing Commission Meeting.

Vote: 8 - 0 - Unanimously

5. **GENERAL BUSINESS**

- A. February 1, Flagstaff City Council is scheduled to appoint a Housing Commissioner

Ms. Leah Bloom, Housing Project Manager, updated the Commission on the appointment of a new Commissioner in the real estate professionals category and stated there are still two vacant Commission seats needed to be filled.

- B. Joint Meeting with Housing Commission and Sustainability Commission in the future.

Ms. Bloom provided information about an upcoming, virtual Housing and Sustainability Commissions meeting, occurring March 24, 2022, from 4:30-5:30 pm. Commissioners indicated whether they'd be able to attend and provided comments and questions, which Ms. Bloom answered with support from Ms. Sarah Darr, Housing Director.

6. **DISCUSSION ITEMS**

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

Ms. Bloom gave a verbal presentation on the 10-Year Housing Plan and was recognized for her hard work leading the Plan by Ms. Justyna Costa, Assistant Housing Director, and by Ms. Darr.

Commissioner Tyler Denham provided a comment regarding the removal of the acronym "NIMBY" from the Plan.

Staff, Commissioners, and Council Liaison provided words of gratitude to all involved in the creation of the Plan.

Moved by Nicole Ellman, **seconded by** Tyler Denham to approve Flagstaff's 10-Year Housing Plan as presented.

Vote: 8 - 0 - Unanimously

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

- A. Update from Housing Authority Commission Member

Commissioner Moses Milazzo stated there are no updates for this item as the meeting was canceled due to a lack of agenda items.

Ms. Darr added that the Housing Authority Board is looking for a new Board Member, which must be a Section 8 Participant or Low Income Public Housing Resident. Chair House asked if there was a flyer available to share the information further, to which Ms. Darr answered.

B. Update from Housing Commissioners and other informational items

Commission Liaison, Vice Mayor Becky Daggett, introduced her intern, Ms. Morgan Ashley.

Commissioner Devonna McLaughlin asked a question regarding the America Rescue Plan Act (ARPA) funds allocated to the City of Flagstaff, which Ms. Kristine Pavlik, Housing & Grants Administrator, responded to.

C. Update from Housing Staff

Ms. Darr provided updates regarding the Incentive Policy for Affordable Housing (IPAH), the Rental Assistance Demonstration (RAD), and the Citizen Bond Committee.

Commissioner Milazzo asked a question regarding the housing bond, which Ms. Darr answered.

8. ADJOURNMENT

The meeting was adjourned at 2:06 pm by Chair House.



Housing Commission

5. A.

From: Leah Bloom, Housing Project Manager
DATE: 02/24/2022
SUBJECT: Introduction of Commissioner Jacquie Kellogg

STAFF RECOMMENDED ACTION:

Informational only. See Commissioner Kellogg's bio attached.

Executive Summary:

The seat Commissioner Kellogg is filling is for a partial term due to the resignation of Erin O'Loughlin (moving out of City limits). This seat will expire in August of this year. Jacquie is eligible to apply for reappointment for two additional full terms after this term expires.

Attachments

Commissioner Kellogg's Bio

Jacquie Kellogg, Building and Real Estate Professional



Things many of us take for granted, because we didn't realize the edge they gave us to get where we are today, are not forgotten by Jacquie Kellogg. Things like a home. Jacquie started her life in Flagstaff living in a tent with two children and boyfriend. Through hard work, dedication and passion she has elevated herself to become one of the most successful and well-respected business owners in Flagstaff. With her actions alone, Jacquie shows young women that IT CAN BE DONE, no matter what your circumstances are. She exudes dedication, hard work, compassion, and kindness in everything she does.

Jacquie has owned West USA Flagstaff since 2008 and has excelled in this industry in a plethora of ways. Jacquie served as President of the Northern Arizona Association of Realtors in 2014 and has been a board member since 2011. For 2019 she has been nominated as a board member for the Arizona Association of Realtors. Jacquie has also served on the board of the Greater Flagstaff Chamber of Commerce for three years and was nominated for another three years starting in 2019.

One of the greatest examples of her initiative is her ability to go above and beyond helping our community non-profits and social causes. Currently Jacquie has created, founded and has put all her energy into the El Pueblo Code Talker Museum Project. She was hired to sell a motel on Route 66, did research on the property and realized this was the location where the Navajo Code Talkers created the Navajo Code, the El Pueblo Motel. She immediately jumped into action and decided to take action to save the property. She has since founded an organization called the El Pueblo Code Talker Project, with the mission to raise enough funds to purchase the property and create a Navajo Code Talker Museum.

Other notable positions include the Northern Arizona Government Affairs Committee (3 Years), Arizona Association of Realtors Professional and Business Development Committee (2 Years), American Cancer Society Board of Directors (5 Years), Flagstaff Chamber of Commerce Board of Directors (6 Years), as well as the Arizona Association of Realtors Risk Management Committee (4 Years).

Jacquie has also sponsored hundreds of fundraising events in Flagstaff! Some recent fundraisers she has sponsored and donated to are: Angel Fund, North Country HealthCare, Shadows Foundation, Flagstaff Family Food Center (she also volunteers monthly at the kitchen) Toys for Tots (Marine League Charities) Flagstaff Arboretum, ABV Dinner, American Cancer Society, Habitat for Humanity, Northland Family Help Center. She is also an Affiliate Partner with Homes for Heroes, Inc., which is the largest nationwide network of affiliate real estate agents, lenders and business partners committed to providing Hero Rewards, which are easy ways for firefighters, law enforcement, military (active, reserves and veterans), healthcare workers, emergency medical services and teachers to save significant money on a home; and when they make everyday home-related purchases.

SUPPORTING ARTICLES:

Arizona Daily Sun Article "[From campground home to selling homes](#)":

Arizona Daily Sun Article "[El Pueblo Motel, home of Navajo Code Talkers, key to Route 66 preservation](#)":

Route 66 News Article "[El Pueblo Motel in Flagstaff may become Code Talkers museum](#)":



Housing Commission

6. A.

From: Leah Bloom, Housing Project Manager
DATE: 02/24/2022
SUBJECT: Active Transportation Master Plan

STAFF RECOMMENDED ACTION:

Informational Presentation and Feedback

Executive Summary:

A presentation by Martin Ince, Multimodal Transportation Planner. See presentation for additional information.

The City of Flagstaff's Active Transportation Master Plan (ATMP) will serve as a guide for enhancing walking and biking in Flagstaff. Numerous existing City plans, starting with the Regional Plan, indicate general support for walking and biking; the ATMP is intended to provide specific direction and detailed guidance.

The plan recommends a new way of thinking about and planning for transportation – referred to as The Big Shift:

- Takes a broader approach to transportation planning
- Considers multiple community objectives and values
- Pursues a wide range of transportation solutions and options, not just moving cars
- Seeks to enhance mobility for all in the community
- Decreases dependence on cars, while increasing capacity for walking, biking, and transit

There are several connections between transportation, mobility, and housing; most directly that reducing the cost of transportation frees resources for housing (transportation is one-half of the housing-transportation affordability index).

A community survey is open on the Flagstaff Community Forum, which all Housing Commissioners are encouraged to complete. In general the survey is intended to help determine priority actions, but there is also an option to provide thoughts and comments about the plan.

Take the survey here... https://www.opentownhall.com/portals/227/Issue_11144

The draft ATMP can be downloaded at this link...
<https://www.flagstaff.az.gov/DocumentCenter/View/64519/COF-Active-Transportation-Master-Plan-DRAFT>

For more information about the ATMP, please visit... <https://flagstaff.az.gov/ATMP>

Attachments

Active Transportation Master Plan Presentation

Active Transportation Master Plan

Housing Commission | 24 February 2022

Martin Ince

Multimodal transportation planner

City of Flagstaff

mince@flagstaffaz.gov | 928 213 2685

City of Flagstaff



DRAFT

Active Transportation Master Plan

Active Transportation Master Plan

- Guide to enhancing walking and biking in Flagstaff
- Numerous City plans indicate support for walking and biking
- Starting with the Regional Plan
- But lack detailed guidance and direction
- The ATMP provides the details

Contents

- Policy context
- Guiding principles and approach
- Current conditions
- Goals and policies
- Strategies/actions
- Outcomes and targets
- Implementation
- Planning considerations and design guidance*
- Pedestrian/bicycle infrastructure*

Approach (The Big Shift)

- Be more transformational than incremental
- Emphasize peds and bikes, don't overbuild for cars
- Take a well-rounded approach to transportation; consider multiple community objectives and values
- Pursue a wide range of solutions; provide multiple options for mobility



Policy support



- High level acknowledgement and support for walking and biking
- Builds on goals and policies already in Regional Plan

Strategies and actions

- All the things we can do
- Organized around six topics...
 - Infrastructure
 - Maintenance and operations
 - Support and encouragement
 - Safety
 - Transportation and land use planning
 - Evaluation



Pedestrian and bicycle infrastructure

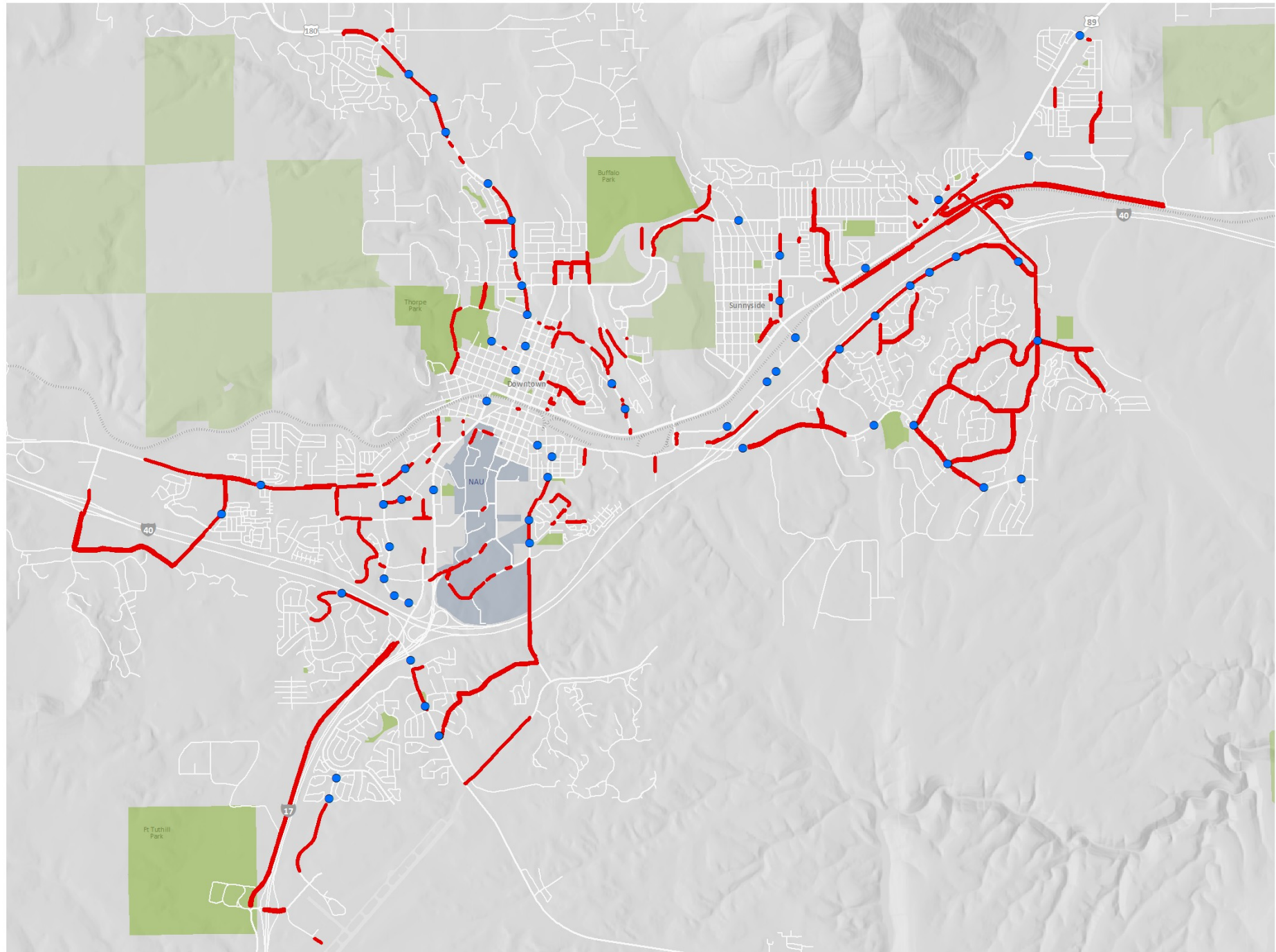


- Prioritized list of projects: sidewalks, bikeways, FUTS, crossings, bridges and tunnels
- 20-year program of ped/bike projects
- Funding from transportation sales tax/Prop 419 (\$29m) and first/last mile grant (\$5.5m)
- Incorporated into City's 5-year Capital Improvements Program (CIP)

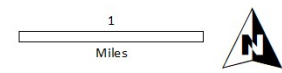
Sidewalks and crossings

- 58 miles of missing sidewalks along major streets (does not include neighborhood streets)
- 59 enhanced crossings (median islands, flashing beacons)

Active Transportation
Master Plan
**Sidewalks and
crossings**







- Crossings | planned
- Sidewalks | missing



Bikeways plan

- Low-stress network of bikeways
- Hierarchical – primary, secondary, third, fourth
- Comprised of a variety of facilities
- Works together as a comprehensive system
- Signage, branding, wayfinding make the system cohesive
- Intended to appeal to “interested but concerned” segment of population

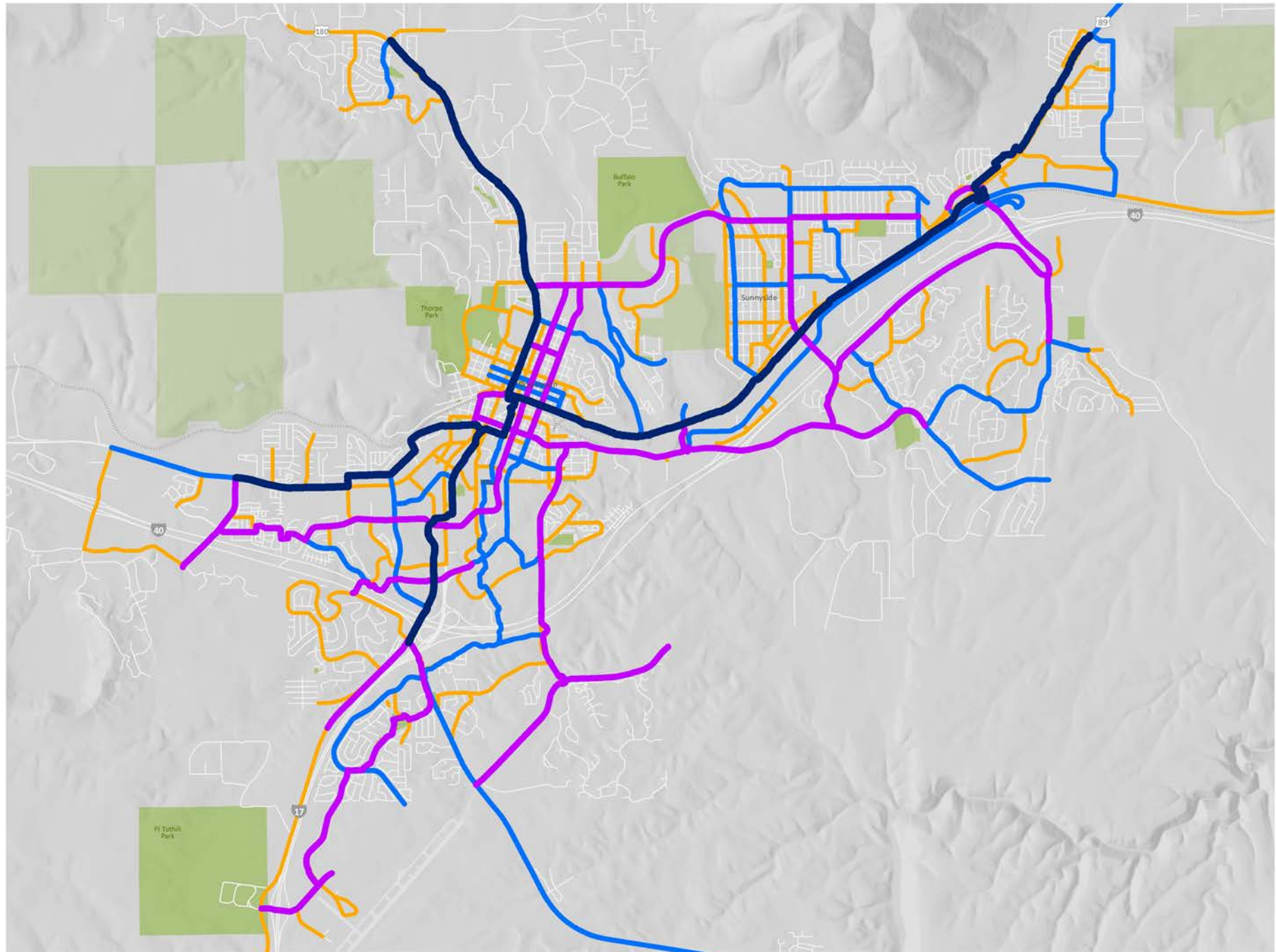
Active Transportation
Master Plan
**Bikeways
by hierarchy**

- Class**
-  1 Primary
 -  2 Secondary
 -  3 Third
 -  4 Fourth

1
Miles



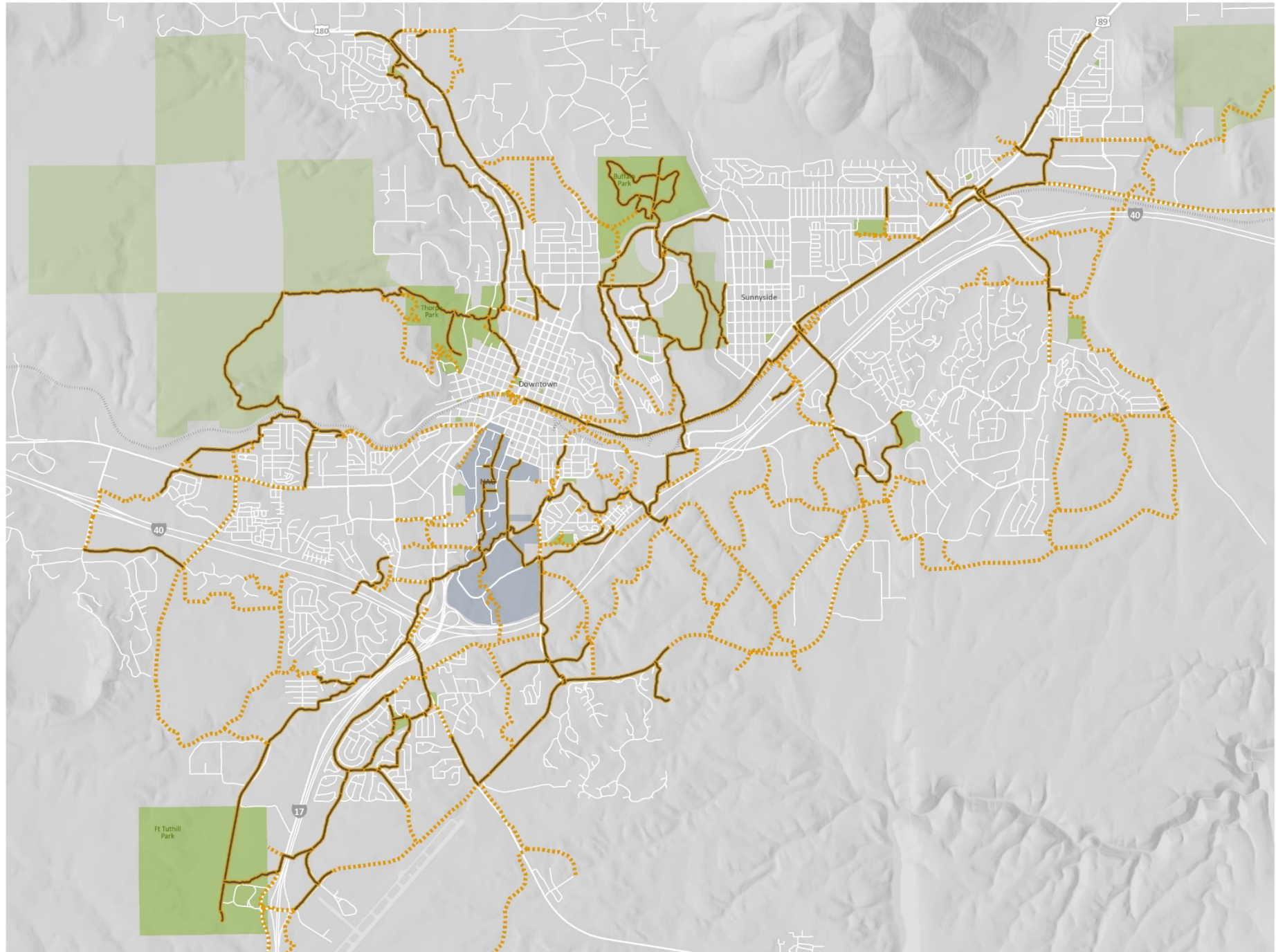
City of Flagstaff
September 2021





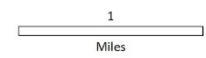
FUTS plan

- 58 miles existing | 76 miles planned
- Will include ancillary facilities...
 - Improvements and enhancements
 - Forest access
 - Trailheads and trailhubs
 - Singletrack connectors
 - Access to outlying communities
 - FUTS greenways

DRAFT
Active Transportation
Master Plan
FUTS trails

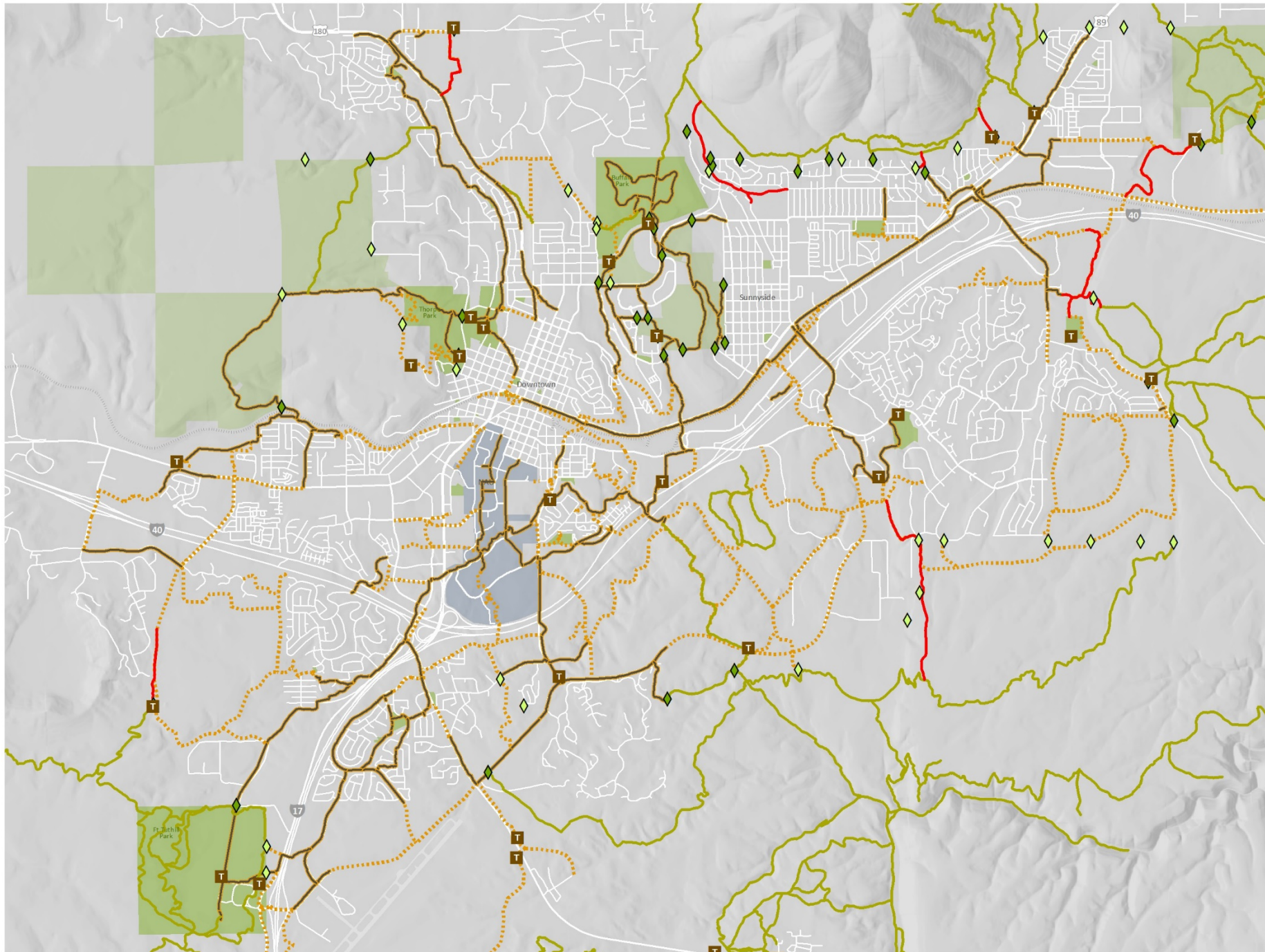




-  FUTS | existing
-  FUTS | planned



City of Flagstaff
September 2021

DRAFT
Active Transportation
Master Plan
**FUTS ancillary
facilities**



-  Trailheads
-  Existing access
-  Planned access
-  Singletrack connectors
-  Singletrack trails
-  FUTS | existing
-  FUTS | planned

1
Miles



City of Flagstaff
November 2021

Transportation and housing

H+T index...

- Expanded view of housing affordability
- Transportation is typically a household's second-largest expenditure
- Benchmarks: housing (30%) H+T (45%)
- Reducing transportation costs makes housing more affordable

Transportation and equity

Better transportation options improve mobility for all segments of the population...

- An estimated one-third of the population does not drive
- Not everyone can afford to drive
- Allows aging in place for seniors
- Eliminates a barrier to participation in the workforce

Transportation and neighborhoods

Walking and biking support vibrant neighborhoods...

- Street-level activity and vitality
- Community interaction and engagement
- Access to goods and services
- Access to recreation, parks, open space, the forest

Other side...

- Transportation projects can disproportionately impact disadvantaged neighborhoods

Other considerations

- Dense, mixed-use, compact development patterns promote walking, biking, and transit
- Walking/biking and transit are mutually supportive
- Mitigates the impacts of student housing
- Reduces land needed for streets and parking

Review and adoption process

- Public release of draft document (Sep 2021)
- Release of design guidance and infrastructure recommendations
- Includes a minor amendment to the Regional Plan
- 60-day public review period
- Detailed review/recommendation by PAC, BAC, Trans Comm, P&Z Comm, City Council
- Formal approval by Council

Public review

- Outreach and engagement
 - Community survey
 - Open houses
 - Presentations to commissions, stakeholder groups
- Already substantial community engagement, want to make sure the plan gets it right



Community survey

www.opentownhall.com/portals/227/Issue_11144

www.flagstaff.az.gov/fcf

ATMP web page

www.flagstaff.az.gov/atmp





Housing Commission

6. B.

Co-Submitter: Jenny Niemann, Climate Program Manager

From: Leah Bloom, Housing Project Manager

DATE: 02/24/2022

SUBJECT: **City Council Consideration and Adoption of Resolution No. 2022-05 and Ordinance No. 2022-04:** A Resolution of the City Council of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain documents filed with the City Clerk and entitled "PZ-21-00282 Updates to Zoning Code - Residential Sustainable Building Incentives" and an Ordinance of the City Council of the City of Flagstaff, Coconino County, Arizona, amending the Flagstaff City Code, Title 10, Flagstaff Zoning Code, to modify the existing Residential Sustainable Building Incentives.

STAFF RECOMMENDED ACTION:

Staff recommends the Housing Commission, in accordance with the required findings, make a recommendation to the City Council for approval of the Zoning Code Text Amendment.

STAFF RECOMMENDED ACTION TO CITY COUNCIL ON MARCH 1, 2022.

- 1) Adopt Resolution No. 2022-05
- 2) Read Ordinance No. 2022-04
- 3) City Clerk reads Ordinance No. 2022-04 by title only (if approved above)
- 4) Adopt Ordinance No. 2022-04

Executive Summary:

An informational presentation requesting the Housing Commissions feedback. Presentation by Jenny Niemann, Climate Program Manager and Tiffany Antol, Senior Planner.

The proposed amendment (Exhibit A to Resolution No. 2022-05) is to assist in implementing the goals and policies of the Flagstaff Regional Plan 2030, the Climate Action and Adaptation Plan, and the Flagstaff Carbon Neutrality Plan. To assist in achieving these goals and policies, multiple changes to the Zoning Code's Residential Sustainable Building Incentives are proposed. New provisions are being added, and several existing regulations are being deleted or modified. The most significant of the modifications include:

- Removing the HERS 50 energy efficiency density bonus provisions;
- Incorporating density bonus provisions for all-electric energy-efficient buildings and buildings that are constructed to comply with one of several available energy efficiency certifications;

- Incorporating Electric Vehicle Supply Equipment provisions;
- Revising the waste reduction requirements to include a Material Management Plan and a Construction and Demolition Waste Management Plan;
- Allowances for the Planning Director to enter into an agreement with property owners that comply with the Residential Sustainable Building Standards to increase their residential density by 25%; and
- Adding the term Electric Vehicle Supply Equipment (EVSE) to the definitions.

The Planning and Zoning Commission reviewed and provided a recommendation of at the February 9, 2022, Planning and Zoning Commission meeting.

The ordinance, resolution, and exhibits have been updated to reflect the amendments made by Council on February 15, 2022.

Attachments

Residential Sustainable Building Standards_Housing

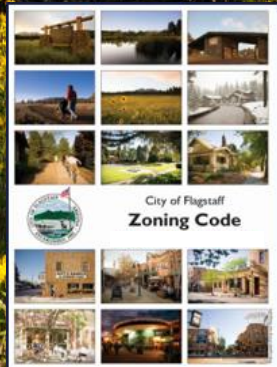
Zoning Code Text Revisions Residential Sustainable Building Incentive

Amendment to Zoning Code Section 10-30.070

Residential Sustainable Building Standards

PZ-21-00282

Jenny Niemann
Tiffany Antol, AICP





Residential Sustainable Building Standards

Agenda

- **Background**
 - Existing Incentive
 - Motivation for change
- **Proposed changes**
- **Staff Recommendation**



Residential Sustainable Building Standards

The Residential Sustainable Building Standards are an **incentive program**.

Existing incentive:

- Developers of new residential buildings can earn a density increase on their property, if they comply with the requirements of the incentive.
 - Up to a 25% density increase.
- The incentive requirements fall into four categories:
 - Water resource protection
 - Transportation and air quality
 - Waste
 - Energy efficiency – this is the CORE requirement.
- The energy requirement required buildings to achieve a HERS 50 rating – this was the core requirement.



Residential Sustainable Building Standards

Motivation for Change

- Flagstaff's building code has **caught up** with some existing incentive requirements
 - **Transportation:** EV readiness
 - **Energy:**
 - Current incentive requires HERS 50
 - HERS 61 is required through some paths of Flagstaff's building code
- The incentive is not commonly used
- The incentive competes with the Incentive for Affordable Housing
- The incentive does not reflect the priorities of the Carbon Neutrality Plan, which specifies the need to incentivize building electrification and efficiency.



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Amend the Zoning Code to

- Remove the Home Energy Rating System (HERS) 50 energy efficiency standard, and replace with requirements for all-electric energy efficient buildings and compliance with one of several energy efficiency requirements;
- Incorporate electric vehicle charging requirements;
- Revise waste reduction requirements; and
- Allow the Planning Director to enter into an agreement with property owners that comply with these standards to increase their maximum residential density by 25%.



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Purpose 10-30.70.010

- The purpose has been updated to remove references to the HERS 50 standard and align it with the proposed revisions, which are intended to foster the production of energy and resource-efficient residential buildings.



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Density Bonus – Section 10-30.70.030

- The provisions have been modified to require that an entire development complies with the proposed minimum standards in order to achieve the 25% density increase.
- Table 10-30.70.030.A: Percentage of Housing units Meeting HERS 50 and Corresponding Density Bonus has been deleted.



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Minimum Standards - Section 10-30.70.040

- **Water Resource Protection** provisions:
 - Updated to include all buildings within a residential development.
- **Transportation and Air Quality** provisions require a development to:
 - Be located within ¼ mile of a transit stop, OR
 - Provide electric vehicle charging stations.
- **Waste Reduction and Management** provisions have been revised to require both:
 - a Materials Management Plan, for ongoing operations, and
 - a Construction and Demolition Waste Management Plan.



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Minimum Standards - Section 10-30.70.040

Energy Efficiency provisions now include **three options** in place of the former HERS 50 standards. A developer may choose any one of these options:.

1. All-electric, Zero Energy Building

- Zero energy building, as defined by the Department of Energy and verified a third-party

2. All-electric, Energy-Efficient Building

- Certified to the bronze level of the National Green Building Standards; and
- Be constructed to achieve a building energy efficiency that is equal to or greater than a 15% improvement over the City of Flagstaff's current energy code;
- Note: this option allows an exception to all-electric for gas fireplaces in common areas, if approved by the Sustainability Director

3. All-electric Building that qualifies for Triple Certification: ENERGY STAR, Indoor AirPlus Label (EPA), and meets the requirements of the EPA WaterSense for Homes 2.0 Mandatory Checklist



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Residential Sustainable Building Agreement – Section 10-30.70.050

- The provisions of this section have been updated to allow the Planning Director to enter into an agreement with a property owner to comply with the program requirements to obtain a density bonus.



Residential Sustainable Building Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment: Definitions "E" - Section 10-80.20.050

- The definitions have been updated to include the terms Electric Vehicle Supply Equipment (EVSE), which is the equipment necessary to transfer energy between the premises wiring and an Electric Vehicle.



Residential Sustainable Building Standards

Carbon Neutrality Plan Alignment

This amendment furthers many strategies of the Carbon Neutrality Plan (CNP):

Equitable Systems

- ES-1: incorporate equity as a foundational element of every climate action the City develops and implements.

Decreased Dependence on Cars

- DD-1: Encourage vibrancy, appropriate density, and attainability in existing neighborhoods, so that more residents live within walking distance of their daily needs.

Electric Mobility

- EM-3: support residents, businesses and institutions in the transition to electric vehicles.



Residential Sustainable Building Standards

Carbon Neutrality Plan Alignment

This amendment furthers many strategies of the Carbon Neutrality Plan (CNP):

Clean Electricity

- CE-2: Increase renewable energy installations and usage in new buildings.

Building Fuel Switching

- FS-2: Encourage new buildings to rely on the electric grid as their main energy source.

Reduced Building Energy Use

- BE-2: By 2030, require new homes in Flagstaff to be net zero energy homes.

Sustainable Consumption and Waste Management

- MM-1: Divert more waste from the landfill.



Residential Sustainable Building Standards

Staff Recommendation

Findings for Zoning Code Text Amendments:

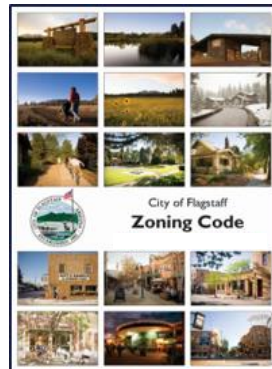
- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and
- (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.



Residential Sustainable Building Standards



Questions, Comments, and Suggestions



Case No. PZ-21-00282 Updates to Zoning Code – Residential Sustainable Building Incentives


Amendment for Adoption in Flagstaff Zoning Code

HOW TO READ THIS DOCUMENT


Unless otherwise stated, provisions that are being deleted are shown in bold red strikethrough text, like this: ~~Provisions that are being deleted are shown with a bold red strikethroughs text.~~

Provisions that are being added are shown in bold blue text, like this: **Provisions that are being added are shown in bold blue text.**

Graphics/Figures that are being deleted are indicated with an “X” over the graphic/figure.

Graphics/Figures that are being added are indicated with a border  around the graphic/figure.

Tables that are being deleted are indicated with an “X” over the Tables.

Tables that are being added are indicated with a thick border  around the Tables.

Section 1. Amend Title 10 Flagstaff Zoning Code, Division 10-30.70: Residential Sustainable Building Standards, Section 10-30.70.010 Purpose, as follows:

**Division 10-30.70:
Residential Sustainable Building ~~Standards~~ Incentives**

10-30.70.010 Purpose

- A. This division implements the City’s desire to foster the production of energy and resource efficient residential buildings ~~and the expansion and installation of renewable energy technologies~~. The City recognizes that ~~energy~~ resources are scarce and valuable, and that one of the ways to develop a truly sustainable community is to encourage the development of sustainable buildings. ~~The standards in this division are interim requirements until such time as the City’s Building Code or Energy Conservation Code are amended with standards that meet or outperform the requirement for HERS 50 energy efficiency as provided in Section 10-30.70.040(D).~~

Section 2. Amend Title 10 Flagstaff Zoning Code, Division 10-30.70: Residential Sustainable Building Standards, Section 10-30.70.030 Density Bonus, subsection B Market Rate Residential Units and Table 10-30.70.030.A: Percentage of Housing Units Meeting HERS 50 and Corresponding Density Bonus, as follows:

10-30.70.030 Density Bonus

- B. Market Rate Residential Units. ~~For market rate residential units the density bonus established in Table 10-30.70.030.A shall apply:~~ **When a development complies with Section 10-30.70.040., a**

density increase of 25% above the maximum density permitted in the designated zone shall be allowed. The additional units and bedrooms shall not be included in the calculations for determining if a development is considered a High Occupancy Housing Development.

Table 10-30.70.030.A: Percentage of Housing Units Meeting HERS 50 and Corresponding Density Bonus

Market Rate Housing Units	
% of Units Meeting HERS 50 Standard	% of Density Bonus
25%	10%
50%	15%
75%	20%
100%	25%

Section 3. Amend Title 10 Flagstaff Zoning Code, Division 10-20.40: Permits and Approvals, Section 10-30.70.040 Minimum Standards, as follows:

10-30.70.040 Minimum Standards

~~In order to~~ To qualify for density bonuses established in Section 10-30.70.030, Density Bonus, the ~~following minimum prerequisites (subsections (A) through (D) of this section) shall be satisfied~~ development must meet requirements in each of the four following areas:

- A. Water Resource Protection. ~~Each new~~ The development shall ~~apply~~ **comply with** at least one of the following:
 1. The landscape design for the development shall not include an oasis zone (hydrozone 1) as otherwise permitted in Section 10-50.60.050 (C), Oasis Allowance, and Section 10-50.60.060, Hydrozones; or
 2. ~~Multifamily residential developments of~~ **Developments with** 20 or more **dwelling** units shall be connected to the City’s reclaimed water system for use in irrigation; or
 3. ~~Housing units~~ **All buildings within a residential development** shall be dual plumbed so that rainwater captured in an active rainwater harvesting system can be used in addition to potable water subject to applicable State, County and City standards; or
 4. ~~Housing units~~ **All buildings within a residential development** shall be dual plumbed for the use of greywater in toilets subject to applicable State, County and City standards.
- B. Transportation and Air Quality. ~~Each new development shall apply at least one of the following:~~ **The development shall comply with subsection B.1. or B.2. of this section.**

- ~~1. The development site is located within at least one quarter mile of a bus stop; or~~
- ~~2. The development is located within at least one quarter mile of a FUTS trail or connected to it; or~~
- ~~3. Residential electrical systems are designed for electric vehicle charging.~~

1. Electric vehicle charging.

- a. Developments with five or more dwelling units. Electric Vehicle Charging Supply Equipment (EVSE) shall be provided in accordance with Table 10-30.70.040.B.1.

Table 10-30.70.040.B.1. Parking spaces with EVSE for Residential Developments with more than 20 units	
Parking Spaces Provided	Spaces with Electric Vehicle Supply Equipment Required
1 – 50 Spaces	2 Space
51 – 100 Spaces	4 Spaces
101 and Above Spaces	6 Spaces

- b. Developments with less than five dwelling units. All dwelling units shall have one vehicle parking space with an electrified 240-volt outlet socket.

2. The Development Site shall be located within 1,320 feet of a permanent transit stop. The distance between a permanent transit stop and Development Site shall be measured following a continuously improved sidewalk and/or public trail unless otherwise approved by the Director and Sustainability Director.

- C. **Waste Reduction and Management.** ~~During Construction. Each new~~ The property owner of the development shall ~~have a written solid waste program that includes at least two of the following three elements:~~ obtain approval from the Sustainability Director, or designee, of both a Materials Management Plan, and a Construction and Demolition Waste Management Plan, both demonstrating a significant reduction in landfill waste. The plans shall be provided in accordance with the requirements on file with the City’s Sustainability program.

- ~~1. A plan for the recycling or reuse of all paper, cardboard, plastics, and metals;~~
- ~~2. A plan for the recycling or reuse of all lumber scraps so that they are diverted from the landfill; and~~
- ~~3. A plan for the diversion of all masonry, gypsum and cementitious materials so that they are diverted from the landfill.~~

- D. Energy Efficiency. The development shall comply with the requirements in one of the following categories and any required certification or verification of compliance shall be provided by an approved third-party verified/certified professional and approved by the Sustainability Director, or designee:

- ~~1. In order to qualify for the density incentive established in Table 10-30.20.050.A, Percentage of Affordable Housing Units and Corresponding Density Bonus, an efficiency standard that is 50 percent of the HERS Reference Home rating established in the 2003 International Energy Conservation Code as measured on the HERS (Home Energy Rating System) index shall be met. Solar collectors, including solar thermal and photovoltaic systems, may be installed to ensure that the residence qualifies.~~
- ~~2. An applicant applying the HERS rating system to receive the density bonuses allowed under Section 10-30.70.030, Density Bonus, shall obtain independent third-party verification that the minimum HERS rating has been achieved before the density bonus is applied, to the satisfaction of the Director and the Building Official.~~

1. All-electric, Zero Energy Building.

- a. All residential buildings, and residential areas of a Mixed Use Development, including residential leasing and operation areas, of the development shall be constructed in compliance with and verified as a Zero Energy Building as defined by U.S. Department of Energy; and
- b. Natural gas plumbing shall not be provided within the development.

2. All-electric, Energy-Efficient Building.

- a. All residential buildings, and residential areas of a Mixed-Use Development, including residential leasing and operation areas, of the development shall:
 - i. Achieve bronze-level certification within the National Green Building Standard (ICC-700), as amended, for all residential buildings of the development; and
 - ii. Be constructed to achieve a building energy efficiency that is equal to or greater than a 15% improvement over the City of Flagstaff's current energy code as specified in the Building Code. The U.S. Department of Energy's REScheck software, or another method approved by the Building Official shall be used to demonstrate compliance energy efficiency requirements; and
- b. Natural gas plumbing shall not be provided within the development, unless approved by the Sustainability Director, or designee. Acceptable exceptions for the use of natural gas include:
 - i. Fireplaces and outdoor grills provided in common and shared use areas and cooking appliances within non-residential uses of a Mixed Use Development; and
 - ii. Other uses that do not significantly increase the annual carbon emissions of the development, as approved by the Sustainability Director, or designee.

3. All-Electric Building with Verified Performance in Energy, Water, and Air Quality.

- a. All residential buildings and residential areas of a Mixed-Use Development, including residential leasing and operation areas, of the development shall achieve the U.S. Environmental Protection Agency's:

- i. Energy Star Multifamily New Construction Certification, or Energy Star for Homes New Construction Certification; and
- ii. Indoor airPLUS label; and
- b. All residential buildings will meet the requirements of the WaterSense for Homes 2.0 Mandatory Checklist, available on file with the City’s Sustainability Program.
- c. Natural gas plumbing shall not be provided within the development.

Section 4. Amend Title 10 Flagstaff Zoning Code, Division 10-20.40: Permits and Approvals, Section 10-30.70.050 Development Agreement, as follows:

10-30.70.050 ~~Development~~ Residential Sustainable Building Incentive Agreement

~~All applicants seeking to implement the residential sustainable building and affordable housing density bonuses allowed in Table 10-30.20.050.A, Percentage of Affordable Housing Units and Corresponding Density Bonus, shall enter into a development agreement with the City of Flagstaff. Refer to Section 10-20.40.060, Development Agreements.~~

- A. The property owner shall enter into a Residential Sustainable Building Incentive Agreement, or other agreement approved by the City, to allow an increase in residential density in accordance with the provisions of this Division. The agreement shall be in a form satisfactory to the City Attorney, or designee, and recorded against the property.

Section 5. Amend Title 10 Flagstaff Zoning Code, Division 10-80.20 Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.050 Definitions “E”, to add Electric Vehicle Supply Equipment (EVSE) in alphabetical order, as follows:

Section 10-80.20.050 Definitions “E”

Electric Vehicle Supply Equipment (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.



Housing Commission

6. C.

From: Leah Bloom, Housing Project Manager

DATE: 02/24/2022

SUBJECT: Sustainability Section: Building Capacity for Climate Advisory Groups

STAFF RECOMMENDED ACTION:

Discussion and Feedback

Executive Summary:

A presentation by the City of Flagstaff's Climate Engagement Coordinator, Jenna M. Ortega. Please see attached memo.

Flagstaff's climate goals will only be sustained through a community effort, achieved by collaborating with residents, businesses, and organizations. Climate Advisory Groups are being initiated to better connect the City's Climate Program with the community and residents it serves and identify climate action needs, opportunities, and challenges across multiple sectors.

The 3 initial groups are: Youth, Business, and Equity. Each group will be a collective of Flagstaff residents with diverse perspectives and the expertise to advise on specific climate change related issues. Applications are currently open for the Business and Equity Advisory groups, with closing dates in March and April.

The Sustainability Office would like to ask the Commission's overall feedback and suggestions for encouraging interest and participation in Climate Advisory Groups. We would also like to ask our Commissioners to help us increase awareness by sharing opportunities for Advisory Groups with their networks and welcoming them to apply. We can provide more information, including flyers, descriptions, and links to webpages.

Attachments

Climate Advocacy Group



MEMO: Climate Advisory Groups

To: City of Flagstaff Housing Commission

From: City of Flagstaff Sustainability Office

Date: 2/15/22

Subject: Building Capacity for Climate Advisory Groups

Introduction

I would like to take this opportunity to share the announcement that the Flagstaff Sustainability Office is launching Climate Advisory Groups.

It is essential that solutions that address sustainability, equity, and climate change in Flagstaff are developed through collaboration within our community. Similar to a commission, Climate Advisory Groups are being initiated to offer an opportunity for community participation, involvement, and input in implementing climate initiatives.

The overarching goals of Climate Advisory Groups will be to center the voices of community members and improve how the City addresses climate change. The priority of the Sustainability Office in facilitating Climate Advisory Groups will be to build long term relationships, understand the needs and perspectives of our community members, and to activate and support many different segments of our community.

I am reaching out to our Commissions and Committees to ask for the opportunity to provide a short presentation to offer information and build capacity for Climate Advisory Groups.

Background

The Flagstaff community faces interconnected and urgent challenges. Implementing shared and aligned solutions for an equitable, accessible, and connected community has clear advantages for sustainability, health, economic opportunity, housing, and equity. Similar to the housing crisis, if we do not address climate change, we will continue to have inequity, with the burden falling on our vulnerable populations.

The ambitious climate goals Flagstaff has set will only be sustained through a community effort, achieved by collaborating with residents, businesses, and organizations. Climate Advisory Groups are being initiated to bring local voices into climate action and decision making and better connect the City's Climate Program with the people, communities, and businesses it serves.

Climate Advisory Groups, which were recommended during the Carbon Neutrality Plan development process, will be essential to developing collaborative climate solutions and ensuring the benefits of climate action are fairly distributed. An important factor to reducing equity gaps and resolving climate vulnerability, is the direct participation, by impacted and vulnerable communities, in the implementation of decisions that directly impact them.

Climate Advisory Groups will be a collective of residents that represent Flagstaff's communities, businesses, and institutions. The City hopes to attract members with diverse perspectives and expertise for the three initial advisory groups; Youth, Business, and Equity. Members will provide recommendations to:

- Advance the city's climate goals and ensure equity is embedded in climate solutions.
- Identify needs, opportunities, and challenges to climate action across multiple sectors.
- Improve the inclusiveness, relevance, effectiveness, and accessibility of climate programs and services.

The Youth Advisory Group will serve as an opportunity for Flagstaff's young people to advise on climate-related initiatives and ensure youth perspectives are represented in climate planning. Youth members will work alongside City Sustainability staff as partners, while setting their own priorities to help us remain accountable to our carbon neutrality goals and future generations.

The Business Advisory Group will aim to create a bridge between local businesses and the City's Climate Program, improve communication, and support cross collaboration in climate planning. Members will advise on climate opportunities and challenges within the business sector, provide input on climate initiatives, and recommend ways the City can be a resource to local businesses.

The Equity Advisory Group will work to prioritize those who will be most impacted by climate change and include them as partners in climate planning and decision-making. The group will advise on the implementation of climate initiatives and provide recommendations to help ensure that the benefits of climate action are fairly distributed, accessible to all, and are not causing unintentional harm to vulnerable groups.

Closing

As a commission member, you are an important part of the city process, and making Flagstaff a better place for everyone. Knowing of your dedication to serving our community, and your relationships within the community, the Sustainability Office would like to ask the Housing Commission's help encouraging interest and participation in Climate Advisory Groups. We would appreciate the opportunity to provide you with information to share with your networks and welcome them to apply.