

# 2022 PROGRESS REPORT

## 10-Year Housing Plan



CITY OF  
**FLAGSTAFF**

# 2022 Progress Report

## Introduction

On December 1, 2020, the City of Flagstaff City Council declared a [Housing Emergency](#) recognizing the need to make housing a leading priority for the organization and community. By February 15, 2022, the [10-Year Housing Plan](#) was adopted as a single, comprehensive community-facing document summarizing the City's immediate and long-term needs and strategies to improve housing affordability.

The overarching goal of the Plan is to **“Reduce the current affordable housing need in our community by half over the next ten years”** and is supported by two fundamental elements:

- > **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.

To achieve the overarching goal, 13 robust policy initiatives and 58 comprehensive strategies provide a foundational framework for establishing housing programs, prioritizing staff work, and allocating necessary funding for implementation.

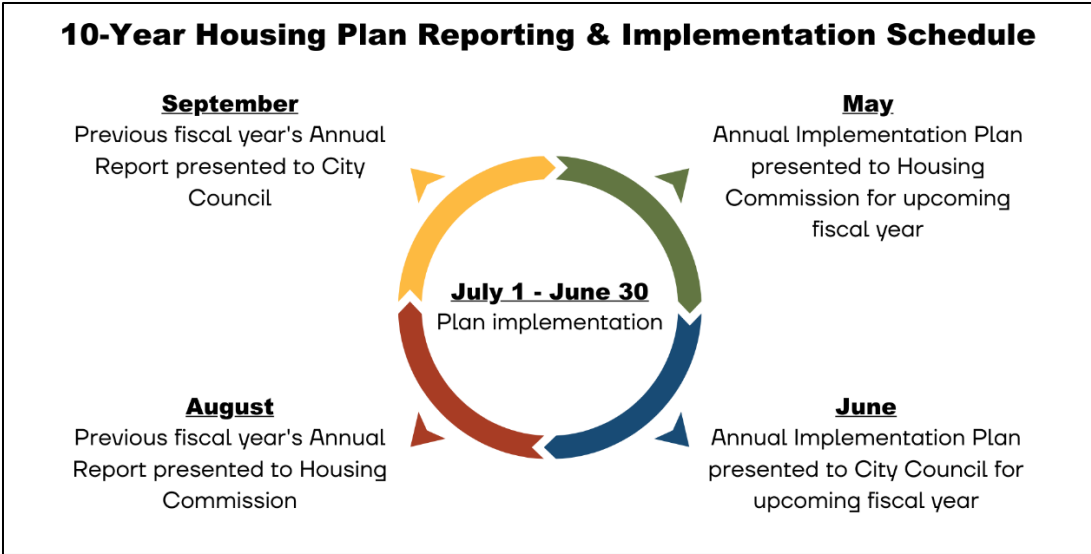
This one-time progress report, which is not preceded by an implementation plan, is intended to provide an update on progress made between February and December 2022.

## Measuring and Reporting Progress

Successes in implementation will be assessed through progress on the 58 comprehensive strategies, which will help complete the element goals supporting the Overarching Goal. On an annual basis, the report will provide a “Highlights” section to outline progress made during a specific fiscal year, and a visual representation of how much has been accomplished towards the goals of the plan.

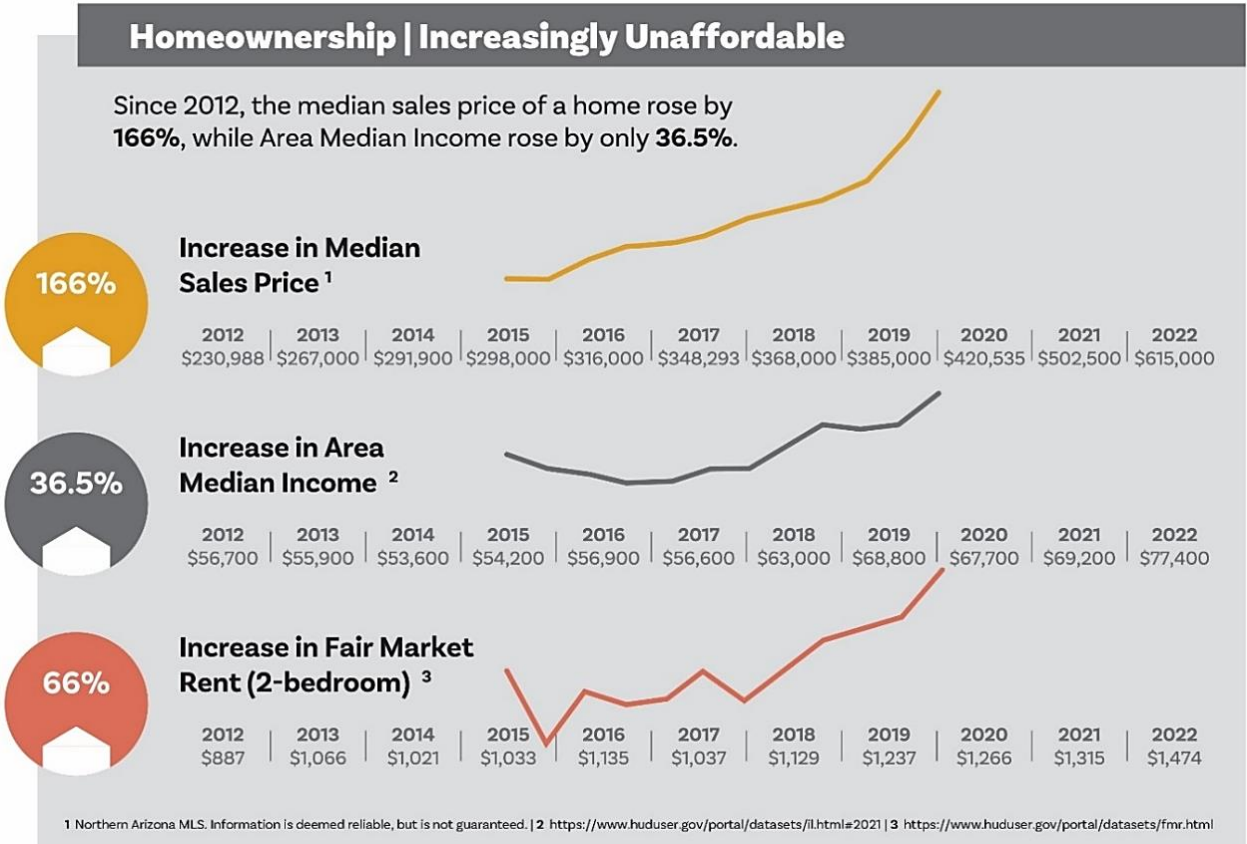
It is important to City Council, the Housing Commission, and Staff to “ensure accountability through consistent and transparent annual reporting to the community and the Housing Commission” ([10-Year Housing Plan](#)). To achieve this, two major annual documents – an Annual Implementation Plan and an Annual Report – will be prepared by City Staff, reviewed by the Housing Commission and City Council, then published on the City's website.

To ensure transparency, City staff will follow the below schedule for future Annual Implementation Plans and Annual Reports:



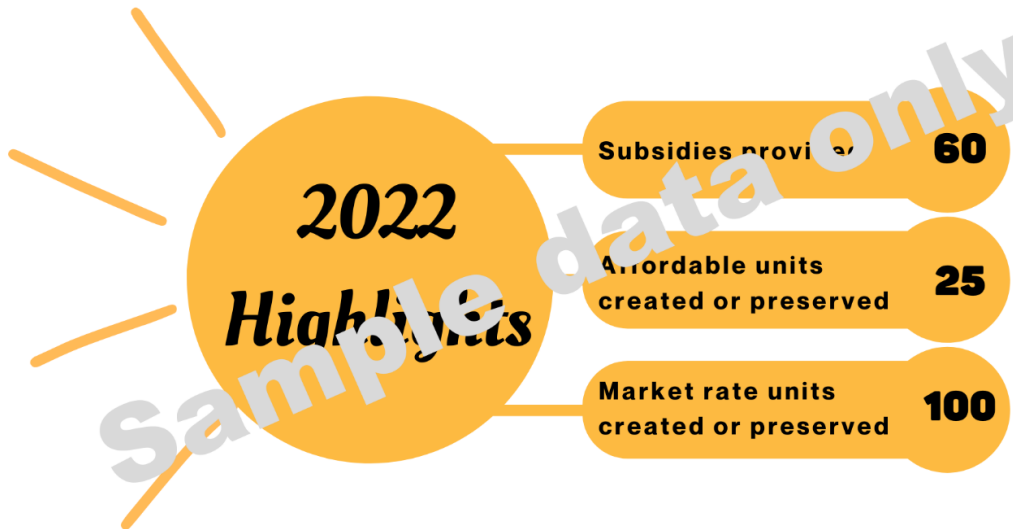
Following the one-time 18-Month (*January 2023-June 2024*) Implementation Plan and this Progress Report, starting in spring 2024, Housing staff will analyze the strategies in the 10-Year Plan, available funding, market conditions, available staff time, and other relevant factors to form the recommendations on which strategies will be undertaken for the following fiscal year. An Annual Implementation Plan will be prepared and presented to the Housing Commission each May and to City Council each June. At the end of each fiscal year, staff will compile an Annual Report to summarize progress and will present the document to the Housing Commission and City Council.

## 2022 Housing Market Snapshot



*Source: Flagstaff Community Affordable Housing Needs Assessment, in partnership with Housing Solutions of Northern Arizona*

## 2022 Achievements



The 10-Year Housing Plan was adopted in February of 2022; therefore, this unique Progress Report does not cover a full year of strategy implementation and milestones. In future Annual Reports, City staff intends to utilize the above “Highlights” graphic to highlight fiscal year milestones based on the two elements outlined in the [Introduction](#) section of this document. City staff will also utilize the below chart as a visual representation of progress made toward the overarching goal:

### 10-Year Housing Plan

**Overarching goal:**  
"Reduce the current affordable housing need in our community by half over the next ten years."

**Supporting fundamental elements:**

**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.



\*The goal is to create or preserve 7,976 housing units by 2031 with 10% being affordable (7,976 - 10% = 7,178).  
\*\*10% of 7,976 total units created or preserved is 798.

To ensure consistency throughout reporting periods, the following key information will be used when measuring accomplishments:

- **Residents Impacted** = The number of households or residents that received a subsidy during a reporting period.
- **Market Rate Units** = The number of delivered market-rate units that received a Certificate of Occupancy during the reporting time period.
- **Affordable Units** = The number of delivered affordable units that received a Certificate of Occupancy during the reporting time period.
- **Committed Affordable Units** = The number of affordable units committed by a developer in a Development Agreement or in the approved site plan or plat.

## Conclusion

The Housing Section experienced a challenge with staffing following the adoption of the 10-Year Housing Plan and was not returned to full staffing until late October 2022. Despite this challenge, important progress was made; most notably, the creation and voter approval of a bond to create rental and homeownership opportunities for residents of Flagstaff. The strategies still in progress will be reported on in the Fiscal Year 2023-2024 Annual Report, to be released to the public by September 2024.

## 2022 Progress

Strategy	Strategy Description	Dependent on other strategies being completed?	Anticipated Timeline of Strategy Implementation from 02/2022	City Division/Section Collaboration	% Complete	Status Comments
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.	No	Immediate (18 months)	Management Service, Housing Section	100%	A Bond Measure was presented to City Council and approved by Flagstaff voters. Proposition 442 provides \$20,000,000 to create rental and homeownership opportunities for residents of Flagstaff.
Connect 1.2	Create housing navigator or advocate positions to assist both landlords and housing-challenged populations in securing and maintaining housing.	No	Immediate (18 months)	Housing Section, City's Budget Team	75%	Although a Housing Navigator position has been created and hired, it is funded with one-time money. The position is being requested as an ongoing budget item through the City's regular 2023-2024 budget process.
Protect 2.4	Implement a public outreach campaign to educate the community about the critical role affordable housing plays in a thriving community, create a groundswell of support for affordable housing, and combat community opposition to housing and affordable housing.	No	Immediate (18 months)	Sustainability, Flagstaff Police Department, Housing Section	20%	A virtual education campaign was held in October 2022 in celebration of Housing America Month. A larger education campaign will take place in fiscal year 2023-2024.