

City of Flagstaff

HOUSING NEWSLETTER



DECEMBER 2024



RENTAL INCENTIVE BOND PROGRAM NOTICE OF FUNDING AVAILABILITY



The City of Flagstaff Housing Office is pleased to announce a Notice of Funding Availability (NOFA) for the development of affordable rental housing. A total of \$1.67 million in remaining program funds was published November 4th, 2024 on the City's [Planet Bids website](#). The initial \$5 million NOFA was published in February 2024 and resulted in the award of \$3.3 million for Foundation for Senior Living's proposed two-phased Low-Income Housing Tax Credit project in downtown Flagstaff. Applications are due Friday, January 17th, 2025 by 4:00 PM. For questions please contact Emily Markel, City of Flagstaff Purchasing at 928-213-2276 or emarkel@flagstaffaz.gov.

ADAPTIVE REUSE BOND PROGRAM

Proposition 442 included \$3 million in bond funding for the purpose of converting existing buildings into affordable rental units. Past examples of this housing activity include converting local hotels to transitional housing (Housing Solutions of Northern Arizona's JoJo's Place) or non-congregate shelter units (Flagstaff Shelter Services' The Crown). This winter, Housing and Planning Staff will collaborate on zoning code amendments that will facilitate the adaptive reuse of Flagstaff's existing building stock for residential uses. Final program details and funding availability is anticipated next Summer 2025.

BOND-FUNDED COMMUNITY HOMEBUYER ASSISTANCE PROGRAM EXPANSION

Proposition 442 included \$7 million in bond funding to provide first-time homebuyers with downpayment and closing cost assistance within Flagstaff city limits. On October 8th, 2024, a presentation was made during a Council work session outlining the proposed framework for the expansion of the Community Homebuyer Assistance Program (CHAP). The session provided an opportunity to present key details and gather feedback from Council members to further refine the program's structure.

The expansion of the program consists of two primary components:

1. Assistance for First-Time Homebuyers - The program will assist eligible first-time Flagstaff homebuyers with the purchase of a home within city limits.
2. Creation of Permanently Affordable Housing - In exchange for home purchase assistance, the program will create more permanently affordable housing units within Flagstaff.

Currently, staff are finalizing a Request for Statement of Qualifications (RSOQ), which is expected to be released in the coming weeks. The RSOQ will be used to select a qualified provider to administer the program and implement any necessary adjustments.

CLEO MURDOCH PARK

The Cleo Murdoch Park project, funded with \$356,800.32 in Community Development Block Grant funds, is now complete! Morning Dew worked with City Staff leads to improve the existing areas around the Murdoch Community Center by implementing landscape improvements to create a small park for the Southside Neighborhood. CDBG funds are prioritized for neighborhood improvements in "target areas" like Southside, Sunnyside, La Plaza Vieja, and Pine Knoll/Brannen.



INCENTIVE POLICY FOR AFFORDABLE HOUSING FUNDING AT TIMBER SKY

The Flagstaff Housing Office has reserved roughly \$1.23 million in funding to pay for various fees and permits associated with two 100% affordable projects currently underway in west Flagstaff: Habitat Starter Homes at Timber Sky and Sierra on 66 (LIHTC). So far, building permits totaling \$468,000 have been paid on behalf of the developer for the Sierra on 66 project. About \$20,000 in plan review fees have been paid toward the Habitat Starter Homes.

CELEBRATING HOUSING AMERICA MONTH: COMMUNITY ART PROJECT

During October's First Friday Art Walk, community members came together to participate in a unique public art project to honor and celebrate Housing America Month. The project featured painting on a door, visualizing both the community's perspectives on housing and the "open doors" that safe, fair, and affordable housing provides for individuals and families. The door serves a dual purpose. One side captures local perspectives on the importance and impact of housing, reflecting the community's collective beliefs and aspirations. The other side, painted by local artist Abby Sanchez, envisions safe and attainable neighborhoods, illustrating the idea that everyone deserves the opportunity to grow up in a secure home and build a brighter future.



This initiative directly supports two key objectives of the 10-Year Housing Plan:

- Connect 3.1, which emphasizes raising awareness about housing security as a critical social determinant of health.
- Protect 2.4, which calls for the implementation of 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.

Housing Section staff engaged with attendees at the event by distributing informative flyers and resources from nonprofit partners. In addition, Housing Section-branded items were provided with social media information to continue the conversation and information online. The event successfully facilitated meaningful dialogue, shared valuable resources, and gathered community input through both the community art project and tabling efforts. On Halloween, the completed door was delivered to The Murdoch Center in Southside, thanks to the generous support of the Southside Community Association and Councilwoman Deborah Harris. The Murdoch Center, an intergenerational and multicultural center, will display the door as a symbol of the diverse cultures and strong sense of community found in the in Southside, thanks to the generous support of the Southside Community Association and Councilwoman Deborah Harris. The Murdoch Center, an intergenerational and multicultural

CELEBRATING HOUSING AMERICA MONTH: COMMUNITY ART PROJECT (CONTD)

center, will display the door as a symbol of the diverse cultures and strong sense of community found in the Southside. Thank you to everyone who helped make this project possible. Stay tuned for updates on the door's installation!



HOUSING COMMISSION UPDATE

At their regular October 24th, 2024 meeting, Housing Commissioners received an informational update on the Flagstaff Regional Plan for 2045 and were presented with opportunities to participate in Phase 3 of the planning process. These included creating an informal working group to provide feedback on the Plan during the 60-day comment period, attending upcoming workshops, and taking part in office hours.

The next regular meeting will be held virtually on December 19th from 1:00 - 3:00 p.m. A link to access the meeting will be included in the [agenda](#).

WELCOME FLAGSTAFF HOUSING AUTHORITY NEW STAFF

The Flagstaff Housing Authority (FHA) would like to welcome three new staff members. Diana Lujan has joined the team as the new Administrative Specialist. Diana officially joins Housing after temping in this role since July and comes with valuable financial training. Erika Dively joined as Housing Services Specialist on November 25th. Erika has worked with the Arizona Governor's Office and as a Family Support Specialist. And last but not least, Tracy Falk will be joining the FHA as the new Housing Navigator. Tracy has abundant mortgage and voucher experience in Kentucky. Welcome!

Working to create housing opportunities for all flagstaff residents!



City of Flagstaff Housing | 211 W Aspen Ave, Flagstaff, AZ
(928)213-2750 | Marissa.Molloy@FlagstaffAZ.gov

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