

HOUSING IMPACT STATEMENT
PZ-23-00136 RESIDENTIAL USES IN THE PUBLIC FACILITY (PF) ZONE

Pursuant to ARS 9-462.01 (J) a Housing Impact Statement shall be considered by the City Council prior to adopting a Zoning Code Text Amendment regarding the impact of the amendment on the following:

1. A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the zoning text amendment applies.

The proposed amendment does not directly impact the average cost to construct housing for sale or rent within the PF zone as residential uses are not currently permitted. This amendment will allow the construction of housing with the intention of increasing affordable housing units within the community. This amendment has the potential to reduce development costs and fees affiliated with rezoning a property.

2. A description of any data or reference material on which the proposed zoning text amendment is based.

Flagstaff's 10-Year Housing Plan was used as reference material for the development of this proposed text amendment. This plan includes a specific strategy to allow the development of affordable housing in the Public Facility (PF) zone. Affordable housing is not a specific land use and is only possible with the inclusion of residential land uses within this zoning category.

3. A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed zoning text amendment.

Residential uses are not currently permitted in the Public Facility (PF) Zone. The principal behind this ordinance is to allow housing as a permitted use granting greater opportunity for additional housing resources with the Flagstaff community. The alternative includes requiring lands currently owned by government and quasi-governmental agencies to rezone property to allow for residential uses which can be time consuming and cost restrictive.