

HOUSING SECTION NEWSLETTER

City of Flagstaff



APRIL 2024



RENTAL INCENTIVE BOND PROGRAM AWARDS

The City of Flagstaff published a NOFA for \$5 million in Rental Incentive Bond Program (RIBP) funds on February 2nd. A Ranking Committee comprised of two Housing Commissioners and a selection of internal City staff evaluated the two received eligible applications. The Committee recommended that both applications receive the full funding amount requested.

Foundation for Senior Living, a non-profit Low Income Housing Tax Credit developer, submitted two funding applications for a two-phased redevelopment of an entire downtown block located at 320 N. Humphreys Street. Each phase is considered a separate project with separate financing efforts currently underway. San Francisco Square (Phase 1) requested \$1,680,000 and Aspen Lofts (Phase 2) requested \$1,650,000.

On March 19th, staff brought the funding recommendations to Council for their consideration and approval. Council approved both award amounts, totaling \$3,330,000. Funding will be provided as two 50-year forgivable loans, which will be drafted and brought to Council for their approval at a future meeting. These forgivable loans will assist in the creation of 139 new 100% affordable Low Income Housing Tax Credit units in downtown Flagstaff. The San Francisco Square Apartments will serve seniors earning up to 80% of the Area Median Income (AMI) and consists of 60 one-bedroom and 10 two-bedroom units. The Aspen Lofts Apartments will serve individuals and families up to 60% AMI and consists of 37 one-bedroom, 19 two-bedroom and 13 three-bedroom units.

Per the adopted RIBP, the remaining \$1,667,000 in Program funds will be made available for a subsequent NOFA process. Dates for the next round have not been determined.

HOMESHARING RESOURCES ON CITY WEBPAGE

Per a request from City Council and a strategy on the 10-Year Housing Plan (Protect 3.4), staff conducted extensive research and analysis of potential homesharing programs to supplement the existing housing models already in our community. It was determined the strategy would be best completed through the launch of a new webpage on the City's website highlighting homesharing resources.



— HAVE EXTRA LIVING SPACE IN YOUR HOME?

YOU MAY BE INTERESTED IN HOMESHARING!

Homesharing is a rental agreement between a homeowner with extra living space and one or more individuals who need housing.

- Homesharing benefits a homeowner by allowing them to earn extra income, and depending on the agreement, assistance with daily chores such as cleaning, mowing the lawn, raking leaves, shoveling snow, etc. Homesharing also benefits home seekers because they can live in a home they can afford in an established neighborhood closer to amenities like transportation, shopping centers, etc.

FIND HOMESHARING RESOURCES AT:

<https://www.flagstaff.az.gov/4916/Homesharing-Resources>

Or visit the "City of Flagstaff Housing Section" webpage and select "Homesharing Resources" to find out more!



LASS-CAP UPDATE

City staff have been very busy reviewing draft deliverables from the consultant team for the Land Availability & Suitability Study and Code Analysis Project (LASS-CAP). In February, DOWL provided the draft LASS, which identifies roughly 50 opportunity sites for new housing development and identifies infrastructure needs associated with each site. In March, Cascadia Partners provided staff with a draft Code Diagnosis, which identifies various city codes and how they present barriers to achieving the City's housing and carbon neutrality goals. The next step of the CAP is the Code Update Concept process, which will identify changes to the code that would result in greater and lower cost housing production and more sustainable construction and development patterns.

Two separate Steering Committee meetings were held in March to review both deliverables with key city departments and gather insights and feedback. Staff also shared highlights from both documents with the Housing Commission at their March 28th meeting. The consultant team will present findings from these documents to Council on April 16th before beginning the next phases of the project.

HOUSING COMMISSION UPDATE

During the Housing Commission's regular monthly meeting on February 22nd, the Commission voted on two commissioners who will attend Regional Plan update meetings as individuals with Housing Commission experience. Additionally, the commission received three presentations from the following local professionals to create a common foundational knowledge base regarding home buying and home buying elements that will inform coming discussions regarding the programming of \$7 million in bond funding designated for homebuyer assistance:

- Karen Flores, local lender and Housing Commissioner
- Gary Nelson, local broker and member of the Northern Arizona Association of Realtors
- Devonna McLaughlin, representative of a local housing agency and Housing Commissioner

Lastly, commissioners bid farewell to Commissioner Sean Slawson, who had to resign from his position due to relocation outside of City limits. Commissioner Slawson expressed his gratitude to his fellow commissioners and to staff for the opportunity to serve on the commission.

At the March regular Housing Commission meeting, the commission made a recommendation for Council to approve Community Development Block Grant (CDBG) funds, received a LASS+CAP update to discuss the draft land inventory and code diagnosis reports, and welcomed Mr. Kevin Bond as the new Housing Commissioner in the Builder seat following City Council appointment on March 5th. Commissioner Bond brings a wealth of experience to the commission, which is evident from his bio:

I am a Phoenix native. Grew up in Laveen, AZ. Graduated from Carl Hayden High School in 1990. Graduated NAU with a Construction Management Degree in 1995. Worked in the family construction business in Phoenix after college in residential construction. We came back to Flagstaff in 2003 to raise our family. My wife of 24 years, Melissa is currently the 4th grade teacher at Mountain School. We have 2 girls; (1) is a sophomore at U of A / (1) in the 4th grade at Mountain School. I am an owner and voting shareholder here at Loven and been employed with them for over 11 years. I have been in the construction industry most of my life with several notable projects in N. AZ. We are big local youth volleyball and soccer fans. Our kids have participated in travel clubs i.e., Flagstaff Soccer Club and Ascent Volleyball Club throughout the years as well as school sports. We have lived in the Foxwood neighborhood for 20 years. Generally, our family likes the outdoors, traveling, hiking, biking, fishing, skiing, cooking, BBQing, family gatherings, and camping.



NEW QUESTION ON THE BOARDS AND COMMISSIONS APPLICATION

In response to a request from Councilmember Khara House to enhance the representation of individuals who have experienced homelessness in the Housing Commission, Housing staff collaborated with the City Clerk's office to add a question on the Boards and Commissions application for Housing Commission applicants. The optional question below will be added to the application:

- If applying to the Housing Commission, do you have direct or indirect personal experience with homelessness?

ARIZONA HOUSING COALITION AWARD



In February, Housing staff attended the annual Arizona Housing Coalition Conference to show support for organizational partner Habitat for Humanity of Northern Arizona, who received the Innovations in Housing for Arizona award. The City of Flagstaff and Habitat have collaborated on two homes being built and sold on a city-owned lot in the Southside neighborhood to pilot Habitat for Humanity's Starter Home Program. Habitat sells the homes for \$100,000 and provides a

0% interest loan, with a \$1,000 down payment coming from the buyer. Each mortgage payment will be placed in an equity savings account and will be paid back to the owner upon sale. Additionally, Habitat has plans to construct more Starter Home units in the Timber Sky neighborhood. For more information on the Starter Home Program, visit [Habitat for Humanity's website](#).



CITY OF FLAGSTAFF COMMUNITY GARDEN PLOT APPLICATIONS NOW OPEN

With spring just around the corner, the Flagstaff Sustainability Office is thrilled to announce the opening of community garden plot applications. Garden spaces are an excellent way to connect with fellow community members, boost mental and physical health, learn about Flagstaff food systems, and grow delicious, healthy food.

This season, plots at the Bonito, Historic Southside, and Hal Jensen Community Gardens will be available to rent. Returning gardeners will have priority until April 1st to secure their plots from the previous season. The remaining available plots will be offered to new gardeners on a first-come, first-served basis. New gardeners who do not have access to growing space at home

or those who qualify for SNAP benefits will be given priority through the application process.

Community Garden registration fees are \$65 annually per plot to cover water expenses, infrastructure improvements, and provide resources to gardeners throughout the season. Full (\$65) or half (\$32.50) scholarships are available to those who express need through the online plot application.

The plot application is available on the [City of Flagstaff Community Gardens page](#). Email gardens@flagstaffaz.gov with any questions.



**FLAGSTAFF
COMMUNITY
GARDENS**

PLOT APPLICATIONS OPEN ANNUALLY ON MARCH 1ST

- APPLICATIONS ARE OPEN MARCH 1 THROUGH APRIL 30 OR UNTIL FILLED
- PLOTS ARE RENTED MAY THROUGH OCTOBER FOR \$65
- SCHOLARSHIPS AVAILABLE TO COVER THE PLOT FEE
- WORKSHOPS AND VOLUNTEER DAYS HOSTED EVERY SEASON

LEARN MORE & APPLY HERE!



Questions? Contact:
Gardens@flagstaffaz.gov



flagstaff.az.gov/gardens

FAIR HOUSING TRAINING

FAIR HOUSING & LANDLORD TENANT TRAINING

Rentals, Disabilities, Animals, and Guidance from HUD

4.4.2024 | 9AM - 12 PM

Flagstaff City Hall @ 211 West Aspen Ave

Register at <https://www.flagstaff.az.gov/629/Fair-Housing>



Join the City of Flagstaff, Southwest Fair Housing Council & DNA People's Legal Services on April 4th at 9am at City Hall and learn more about the protections provided by the Fair Housing Act and the principles of the Arizona Residential Landlord Tenant Act. This training is for everyone including residents (renters and buyers), property managers, landlords, real estate agents, lenders & social service organizations. Know your rights and learn how to recognize housing discrimination! Learn more at <https://www.flagstaff.az.gov/629/Fair-Housing>

JOJO'S PLACE RIBBON CUTTING CELEBRATION

Housing staff attended a ribbon cutting for the opening of JoJo's Place on Wednesday, January 31st. JoJo's will make available 44 new studio apartments to households experiencing homelessness. Housing Solutions of Northern Arizona has worked diligently since 2022 to layer multiple funding sources and community partners to purchase an old Route 66 motel and renovate the rooms and office spaces to accommodate residents and staff.



Working to create housing opportunities for all Flagstaff residents!



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