

HOUSING SECTION NEWSLETTER

City of Flagstaff



AUGUST 2024



BOND UPDATE: HOMEBUYER ASSISTANCE PROGRAM



In November 2022, voters approved a \$20 million bond to create rental and homeownership opportunities in Flagstaff. \$7 million has specifically been allocated to provide first-time homebuyers with down payment and closing cost assistance within city limits. Housing staff is currently working on establishing the homebuyer assistance program framework. In the upcoming months, Housing will conduct internal staff and Housing Commission reviews to further refine the program.

FLAGSTAFF REGIONAL PLAN 2045 UPDATE

This summer, Housing staff attended several Regional Plan Steering Committee meetings to discuss draft chapters and offer insights on housing related topics throughout the Plan. Housing staff are currently coordinating with Comprehensive Planning staff to refine the narrative, goals, and policies for the public review draft, which is set to be published this fall.



Visit the [Regional Plan 2045 website](#) for more information about the planning process and opportunities for public participation.

TIMBER SKY LOFTS GROUNDBREAKING

Multiple City and County staff joined the community and Governor Hobbs in attending a groundbreaking ceremony for the 40-unit Starter Home development to be built by Habitat for Humanity of Northern Arizona. The project is the result of a partnership between Vintage Development Partners, Habitat, and the City, with many others donating their time, funds, and skills to the creation of these affordable units. The City has awarded \$397,398.00 in ARPA funds for civil infrastructure and land development costs to Habitat, as well as has reserved \$130K in incentive policy funds for the construction of the first 10 homes. ([Read the Daily Sun article](#))



HEALTH AND HUMAN SERVICES ROUNDTABLE WITH GOVERNOR HOBBS

Housing staff had the opportunity to attend a small, invitation-only roundtable discussion on Health and Human Services with Governor Hobbs after the groundbreaking event for Habitat. Sarah Darr and Justyna Costa were among the ten community attendees, including representatives from the Foundation for Senior Living, Flagstaff Shelter Services, Coconino County Health and Human Services, Catholic Charities, and Housing Solutions. City staff shared information regarding the Rental Incentive Bond Program and recent awards to the Foundation for Senior Living, IPAH funding to Roers and Habitat, the LASS/CAP project, and the Council's recent action to allow housing in the Public Facilities zone with a conditional use permit. In addition to attending the groundbreaking and holding the roundtable discussion, the Governor also toured Flagstaff Shelter Services Crown project and the Flagstaff Family Food Center during her visit to Flagstaff.

WELCOME NEW HOUSING AUTHORITY STAFF

The City of Flagstaff Housing Authority (CFHA) has two recent new hires: Richard Parry as Housing Navigator and Samantha Joe as Administrative Specialist. Welcome!

The Housing Navigator position works with the Housing Choice Voucher sub-programs Mainstream vouchers, Foster Youth to Independence, Emergency Housing Vouchers, and Stability Vouchers. These voucher clients often include target populations that benefit from additional communication and assistance to ensure stable and safe housing. The Housing Navigator can also provide inter-departmental assistance to help stabilize housing.

The Administrative Specialist works with all of our clients at the front desk with special support for program applicants and referrals to partner agencies such as the Front Door of Coconino County. Our previous Administrative Specialist, Dione Paul, promoted to Housing Services Specialist and now works with Clark Homes residents.

SHOUT OUT: PUBLIC HOUSING MAINTENANCE STAFF

The Maintenance staff for the CFHA have been addressing capital needs at public housing developments Brannen Homes and Siler Homes. This has included incredible work with contractors to address gas line and water line repairs. This has been paired with re-mapping public housing utility lines.

At no time were residents at risk due to gas leaks. The health and the safety of CFHA clients are always of the utmost importance.

This work has been lead by Maintenance Manager Keith Nutumya, whose diligence and expertise meant these repairs were done as quickly as possible. This also meant that public housing residents did not need to be relocated due to extended utility shutoff.

2024-2025 IMPLEMENTATION PLAN

On June 25, Housing staff presented the 2024-2025 Implementation Plan for the 10-Year Housing Plan to City Council. The presentation included a brief overview of the 10-Year Housing Plan and its creation, as well as a comprehensive summary of the content within the Implementation Plan, which took effect July 1, 2024. The complete 2024-2025 Implementation Plan can be found on the [Housing Section's webpage](#).

10-Year Housing Plan
2024-2025
Implementation Plan
July 2024 - June 2025



FLAGSTAFF HOUSING AUTHORITY BBQS FOR RESIDENTS

Along with early monsoons, June saw the annual neighborhood BBQs for residents at Siler Homes, Brannen Homes, and Clark Homes! Burgers, hot dogs, chips, and water were paired with resident contributions of fresh cut watermelon, desserts, and more! Housing Services Specialists, Administrative Specialists, and Maintenance staff helped to make these events a success. Special thanks to Flagstaff Fire Department and Flagstaff Police Department personnel for stopping by to introduce themselves to our residents, especially the neighborhood youth!



US HOUSING COMMUNITY DEVELOPMENT CONFERENCE AND EXPO

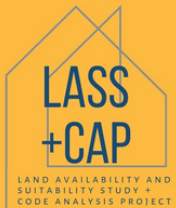


Housing staff attended the US Housing Community Development Conference and Expo in Dallas, TX. The Expo included over 650 attendees, with over 300 government representatives from cities and housing authorities nationwide. Multiple session options were offered, covering topics such as sustainable building solutions, funding for development, artificial intelligence and housing, private/public partnerships, the American Rescue Plan Act (ARPA), housing authority topics, and much more.

IZABEL APARTMENTS GROUND LEASE APPROVED

In June, City Council unanimously approved the first ever ground lease for the construction of affordable rental units on city property! The 99-year ground lease between Housing Solutions of Northern Arizona (HSNA) and the City allows for the construction and management of 11 three-bedroom units, which will provide permanent, affordable rental housing for low-income households. HSNA's primary funding source from the Arizona Department of Housing requires the units serve households earning up to 30% AMI for a period of 15 years. After 15 years, the units will serve households earning an average of 80% AMI, with no tenant exceeding 100% AMI. HSNA property managers will connect tenants with community-based resources and case management support as needed. The property is also the location of the Izabel Street Community Garden, which will be retained onsite and restored in accordance with a mitigation plan to be developed between HSNA and the City's Food Systems Program. The complete staff summary and attachments can be accessed [here](#).

LASS-CAP UPDATE



In June, the consultant team from DOWL and Cascadia Partners provided a final draft of the code diagnostic report, which is the first phase of a larger Code Analysis Project (CAP). Consultants recently delivered a scoping memo prior to collaborating with City staff to explore new code concepts. Visit the [LASS-CAP website](#) for an overview of the project and to access documents.

AFFORDABLE HOMES SOLD

Housing staff facilitated the closing of a permanently affordable home in Crestview in June. The family purchasing the home is under the 80% Area Median Income (AMI) limit, which makes this incredible achievement even more significant given the current market. Congratulations!

Working to create housing opportunities for all Flagstaff residents!



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