



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: October 15, 2024

To: Flagstaff Housing Authority and Housing Commission
From: Sara Dechter, AICP, Comprehensive Planning Manager

Subject: Flagstaff Regional Land Use Plan 2045 60-day public review

The City of Flagstaff and Coconino County have been jointly working on the Flagstaff Regional Land Use Plan 2045 since the summer 2022. This comprehensive update is a critical check in with the public and the community on how the development and conservation of land and infrastructure can be managed to maintain a resilient and inclusive community. Over the past 9 months, a Regional Plan Committee has been meeting with staff and reviewing draft content for the plan update. On Monday, September 30, the committee reviewed and endorsed a complete draft of the plan. The Draft plan will be posted to the project website at <http://www.flagstaff.az.gov/regionalplan2045> by Sunday October 20, 2024.

Once the plan is endorsed, the draft will be sent to other government agencies, boards, commissions, councils, and the public for a required 60-day public review, scheduled to begin on Sunday, October 20th. It is scheduled to be reviewed by the Bicycle and Pedestrian Advisory Committees during the 60-day review.

What is in the draft plan concerning Housing?

In the Regional Plan 2030, housing is addressed in the Neighborhood, Housing and Urban Conservation chapter. In the draft Regional Plan, Housing Affordability is addressed directly under Social and Economic Systems Chapter and is listed as a priority for the plan overall. The draft Housing Affordability and Security goals and policies are:

Goal HA: Maximize the affordability of housing in every neighborhood to meet the housing needs in the Region.

Policy HA.1: Minimize and mitigate displacement of residents and prevent the loss of existing affordable housing units.

Policy HA.2: Expand access to homeownership by incentivizing the development of a variety of housing types, providing resources and programs to support homebuyers, and reducing barriers to homeownership opportunities.

Policy HA.3: Coordinate with local service providers to provide resources for daily needs, temporary shelter, and transitional housing opportunities for individuals experiencing homelessness.

It is also addressed under other Social and Economic goals and policies:

Policy NE.2: Collaborate with Indigenous nations and the County to meet the unique housing needs of and emerging opportunities for housing Native American students, workers, residents, and elders in and around the Region.

Policy NE.3: Assist homeowners who are vulnerable to displacement with maintenance, floodproofing, health and safety, efficiency, and accessibility improvements to prevent involuntary displacement and loss of their community connections.

Goal CD: Diversify the City and County financial strategies to provide for needed infrastructure development and housing production, including maintenance and enhancement of existing infrastructure.

Policy CD. 2: Support affordable and attainable housing development through additional support for infrastructure costs and reduced development standards and fees.

Addressing the 10 Year Housing Plan

The City of Flagstaff 10-year Housing Plan identified 3 key strategies under the Regional Plan related initiative *Create 2: Ensure that the Flagstaff Regional Plan includes robust affordable housing goals and policies*. The desire to address housing affordability and attainability is woven throughout the plan and the [exploratory scenario planning analysis](#) that supported staff and Committee in developing policies. The draft Plan addresses these strategies in the following ways:

Create 2.1 Update the Regional Plan policies to support increased density related to affordable housing.

Chapter 3 of the draft Regional Plan addresses Growth and Land Use. This chapter follows the findings of the scenario planning process and broadens

where opportunities for increased density can occur in alignment with existing infrastructure.

Create 2.2 Identify suburban areas to support greater density and intensity of development.

Suburban Neighborhoods were divided into two categories a Suburban Neighborhood – High Density and Suburban Neighborhood – Medium Density on the Future Growth Illustration. Both of which call for higher densities and a greater mix of housing types.

Create 2.3 During the update of the Flagstaff Regional Plan, revise the Community Character chapter for goals and policies to include cost-saving methods that reduce the conflict between affordable housing, historic preservation, and urban design.

The Community Character chapter of the current plan does not exist in the draft Plan. The support for cultural and historic resource preservation was moved to the Resource Stewardship and resilience chapter and the section on Great Streets was integrated into the Transportation Chapter. There is much less detail on the architectural outcomes of future development in the draft plan so as not to create unintended opposition with housing affordability and attainability goals and priorities.

What kind of feedback is staff looking for?

Staff encourages all commissioners to review the draft plan during the 60-day public review and to help spread the word on this important opportunity for feedback. Commissioners may wish to form working groups to review the plan and provide formal comments by December 19, 2025