

HOUSING IMPACT STATEMENT
PZ-25-00041 SINGLE USE RESIDENTIAL IN THE COMMERCIAL AND PUBLIC FACILITY ZONES AND ADAPTIVE REUSE INCENTIVES

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 zoning code text amendment would only have the potential to reduce costs affiliated with the cost of construction including reducing review timeframes and fees when developments provide Affordable Housing units.

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

Staff worked in partnership with the City of Flagstaff Housing section to implement their 10-year housing plan. This incentive is meant to also work in tandem with affordable housing bond funds set aside for assistance with adaptive reuse projects that provide affordable housing units.

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

Alternatives include allowing single use residential in the commercial and public facility zones by right which could increase total number of housing units but does not guarantee that housing units will be provided as affordable housing units as defined by the Zoning Code. Additionally, allowing adaptive reuse developments to move forward without complying with regular development requirements by right instead of as an incentive to provide affordable housing units.