

**HOUSING IMPACT STATEMENT
PZ-25-00027 MIDDLE HOUSING**

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 does not add to the cost of constructing housing for sale or rent. The amendment adds land uses that support the development of townhomes, duplexes, triplexes, and fourplexes in all zoning districts that permit single-family residential development. The amendment further reduces the requirements for these land uses by removing the application of site planning standards, public improvements, architectural design standards, landscaping standards and reducing the minimum parking standards. The removal of these requirements could reduce the cost of constructing these housing types for sale or rent.

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

This amendment is in response to HB 2721 which requires cities over 75,000 to make allowances for these housing types in zones that allow for single family homes within a mile of their Central Business Districts and a minimum of 10% of undeveloped lands. The City of Flagstaff at the direction of the several commissions and the City Council has proposed this amendment to apply city wide and not just in the limited areas as designated in the bill. This is in alignment with the goals and policies of the 10-year Housing Plan in an attempt to address the need for additional housing resources in Flagstaff.

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

Alternatives include increasing the allowed densities within each zoning district to increase the opportunity for the development of new housing units within existing neighborhoods. The Code Analysis Project is currently working through recommendations and formal proposals for increasing densities and intensities of development across all zoning districts not just those that would permit middle housing types.

Alternatives also included changes to the High Occupancy Housing types. Staff recommended that the Planning & Zoning Commission support the removal of High Occupancy Housing restrictions on all residential land uses that do include Multi-Family Residential Development and Mixed-Use Development as was originally considered in the High Occupancy Housing Plan.