

RESOLUTION NO. 2024-11

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL PRIORITIZING THE DEVELOPMENT OF AFFORDABLE HOUSING FOR FLAGSTAFF RESIDENTS AT A RANGE OF INCOME LEVELS AS DETERMINED BY CURRENT NEEDS ON LANDS OWNED BY THE CITY OF FLAGSTAFF THAT ARE MADE AVAILABLE FOR DEVELOPMENT, AND PROVIDING FOR EXCEPTIONS; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS, AND ESTABLISHING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the Mayor and City Council of the City of Flagstaff wish to establish affordable housing as a priority for residential development on lands available for development owned by the City; and

WHEREAS, in 2022 the Mayor and City Council of the City of Flagstaff have adopted the Housing Emergency Declaration (Res. No. 2020-66) and the 10-Year Housing Plan (Resolution No. 2022-03) which commit the City to increasing the number of affordable and long-term housing options for Flagstaff residents at all income levels; and

WHEREAS, in 2022 the Mayor and City Council of the City of Flagstaff have committed that in the event a City-owned building or property is being vacated by the City, that the Housing Section first have the opportunity to evaluate the property and determine the feasibility of repurposing or developing in a manner that supports increasing the number of available and affordable housing units (Resolution No. 2022-52); and

WHEREAS, the 10-year Housing Plan includes Policies: Create 4: Amend the Flagstaff Zoning Code to facilitate the development of all housing types and Create 4.3 Explore adding affordable housing as an allowed use in the Public Facilities (PF) zone." All housing types are needed in Flagstaff and "affordable housing" is not a land use type. However, this resolution is intended to clarify that for the purpose of city land zoned PF, any residential development should be affordable and made available to permanent Flagstaff residents; and

WHEREAS, the City of Flagstaff owns properties located in desirable locations for residential development with access to employment, community amenities, walkable neighborhoods and transit options; and

WHEREAS; the City of Flagstaff owns properties required for city operations, amenities for the public including parks and open space, and land necessary to complete essential city functions; and

WHEREAS, the provision of affordable and safe housing units supports sustainability, equity, and health systems in the City of Flagstaff.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. All land owned by the City and determined to be available for development will first be considered for housing prior to consideration of other uses. Affordable housing for a range of income levels shall be prioritized over market rate housing. Affordable housing units shall be maintained as affordable through such mechanisms as land trust, deed restrictions, development agreements, or other similar agreement, and shall be monitored for on-going compliance. Housing units developed on city-owned land shall provide long-term ownership or rental opportunities for permanent Flagstaff residents.

SECTION 2. City-owned land available for development does not include sites necessary for core city functions, including but not limited to existing parks, land identified for future parks, designated open spaces, public infrastructure, and sites utilized for city operations.

SECTION 3. The City shall notify property owners within 300 feet of any City-owned property that the City proposes to use as a site for development.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 19th day of March 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY