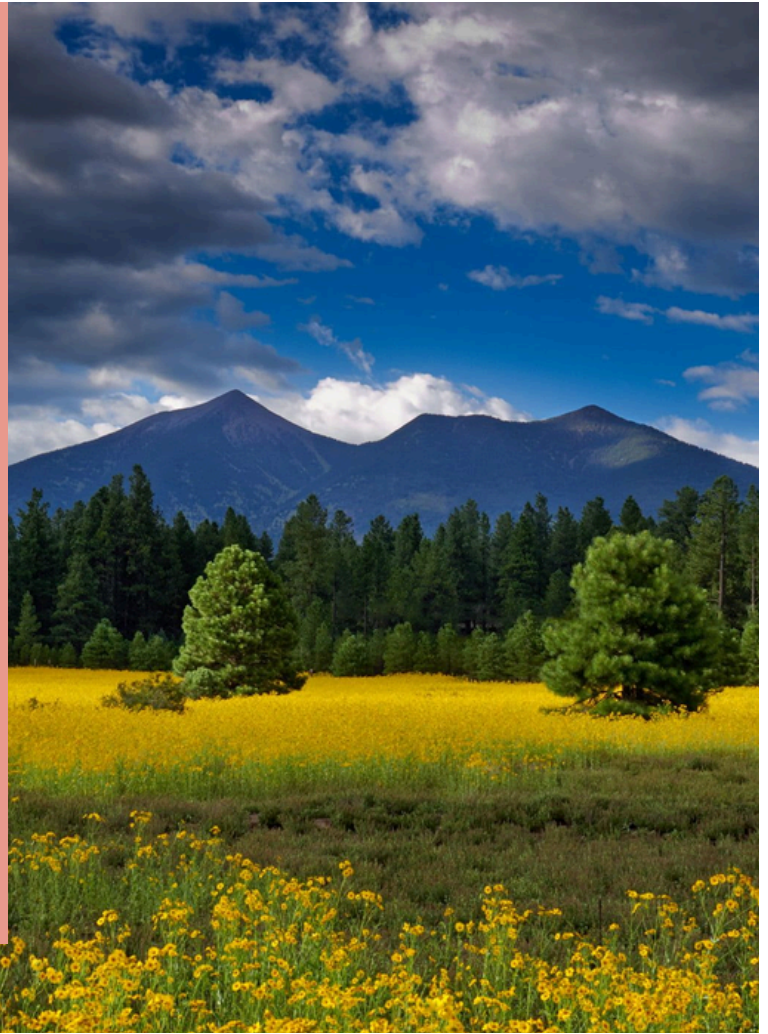


City of Flagstaff **HOUSING NEWSLETTER**



APRIL 2025



APRIL IS FAIR HOUSING MONTH!

APRIL 25, 2025 | 9AM - 12PM

JOIN US FOR A FREE

FAIR HOUSING TRAINING

EVERYONE IS WELCOME! Register Now

CITY COUNCIL CHAMBERS
211 W ASPEN AVE, FLAGSTAFF, AZ, 86001

Logos at the bottom include: City of Flagstaff, Housing Flagstaff, SouthWest Fair Housing Council, NORTHERN ARIZONA ASSOCIATION OF REALTORS®, and EQUAL HOUSING OPPORTUNITY.

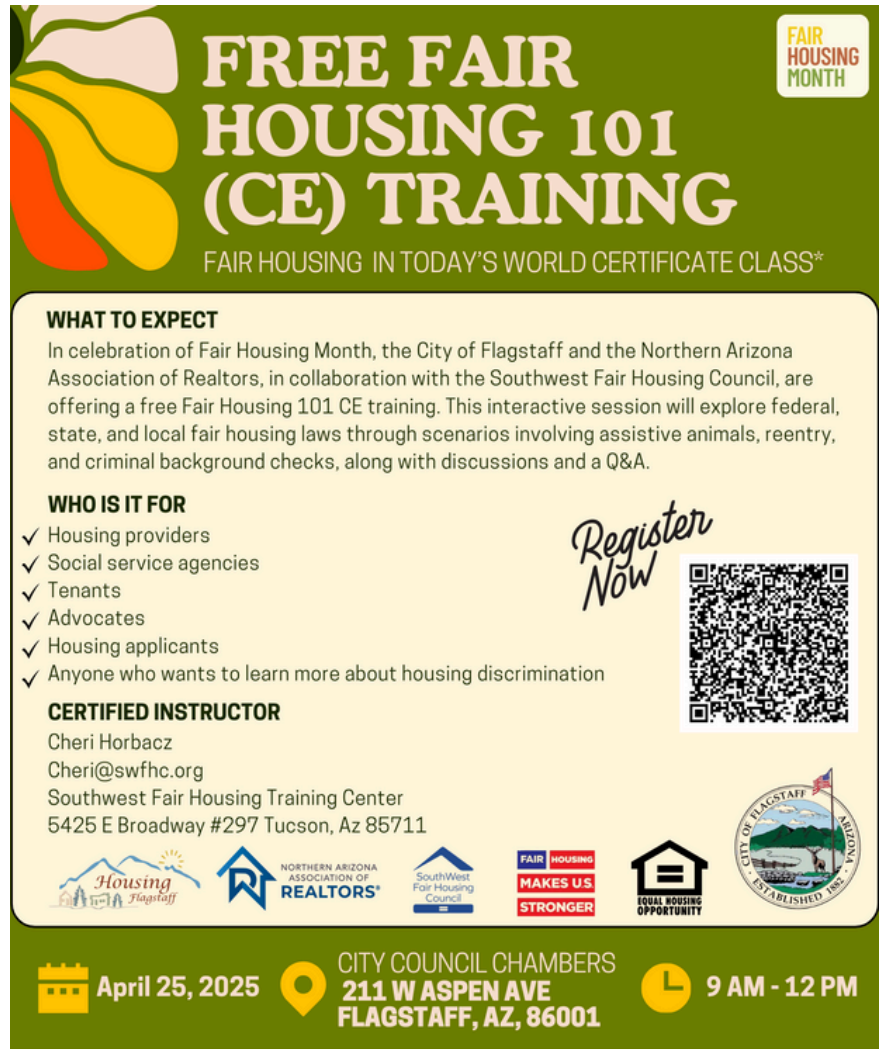
April is Fair Housing Month, a time to honor the importance of equal access to housing for all, regardless of race, color, national origin, religion, sex, familial status, or disability. This month marks the anniversary of the Fair Housing Act of 1968, a landmark law that prohibits discrimination in housing and promotes fair and equal opportunities for everyone. To celebrate and demonstrate their commitment to Fair Housing, the City of Flagstaff and the Northern Arizona Association of Realtors

(NAAR) are partnering to provide educational resources to the community throughout the month of April. These efforts aim to raise awareness about the Fair Housing Act and its ongoing impact.

Residents and landlords are encouraged to attend a Fair Housing Training on April 25th from 9 AM to 12 PM at City Hall (211 W Aspen Ave). Presented in collaboration with the Southwest Fair Housing Council and Northern Arizona Association of Realtors, this training will provide valuable insights into Fair Housing rights and offer practical steps for fostering a more inclusive community. Through real-life examples, interactive scenarios, and open discussions, attendees will gain a deeper understanding of federal, state, and local fair housing laws. This training is designed for housing providers, social service agencies, tenants, advocates, housing applicants, and anyone invested in fostering a more

inclusive community. Certificates of Attendance are given to those who attend the entire training session and abide by the expectations set by the Arizona Department of Real Estate (ADRE). Continuing Education (CE) credits are available as well. Join us to learn how you can help combat housing discrimination and promote fair housing for all!

TO ATTEND AND RECIEVE CREDIT, REGISTER HERE



FREE FAIR HOUSING 101 (CE) TRAINING
FAIR HOUSING IN TODAY'S WORLD CERTIFICATE CLASS*


WHAT TO EXPECT
In celebration of Fair Housing Month, the City of Flagstaff and the Northern Arizona Association of Realtors, in collaboration with the Southwest Fair Housing Council, are offering a free Fair Housing 101 CE training. This interactive session will explore federal, state, and local fair housing laws through scenarios involving assistive animals, reentry, and criminal background checks, along with discussions and a Q&A.

WHO IS IT FOR

- ✓ Housing providers
- ✓ Social service agencies
- ✓ Tenants
- ✓ Advocates
- ✓ Housing applicants
- ✓ Anyone who wants to learn more about housing discrimination

CERTIFIED INSTRUCTOR
Cheri Horbacz
Cheri@swfhc.org
Southwest Fair Housing Training Center
5425 E Broadway #297 Tucson, Az 85711

Register Now



Housing Flagstaff | NORTHERN ARIZONA ASSOCIATION OF REALTORS® | SouthWest Fair Housing Council | FAIR HOUSING MAKES US STRONGER | EQUAL HOUSING OPPORTUNITY | CITY OF FLAGSTAFF, ARIZONA ESTABLISHED 1891

April 25, 2025 | **CITY COUNCIL CHAMBERS**
211 W ASPEN AVE
FLAGSTAFF, AZ, 86001 | **9 AM - 12 PM**

RSOQ PUBLISHED FOR BOND-FUNDED HOMEBUYER ASSISTANCE PROGRAM EXPANSION




The City of Flagstaff Housing Office is pleased to announce a Request for Statement of Qualifications (RSOQ) for the Bond-Funded Homebuyer Assistance Program. It was published on March 11th, 2025, on the city's Planet Bids website. Interested Service Providers are invited to submit their responses by Tuesday, May 6th, 2025, by 3 PM. For questions, please contact Emily Markel, City of Flagstaff Purchasing, at 928-213-2276 or emarkel@flagstaffaz.gov.

HOUSING COMMISSION UPDATES


The Housing Commission is the City's largest advisory board, consisting of 13 members who provide valuable recommendations via the Housing Director to the City Council on housing policies, needs, and programs in Flagstaff. The Housing Commission meets monthly on the fourth Thursday from 1-3 pm, in a hybrid format. A Microsoft Teams link to virtually attend each meeting is shared at least 24 hours before the meeting [via the agenda](#). In-person meetings are held at the City of Flagstaff Water Services Administration Office, located at 2323 N Walgreens St, Ste 1 (Bearjaw Training Room).


IN FEBRUARY AND MARCH, THE HOUSING COMMISSION HELD THREE KEY MEETINGS TO DISCUSS THE FOLLOWING TOPICS:


SPECIAL MEETING FEBRUARY 10TH

 **Short-Term Resolution Review:** Commissioners voted 5-4 in favor of forwarding a resolution "*recognizing the Housing Emergency declared by Resolution No. 2020-66 is exacerbated by the proliferation of short-term rentals limiting housing stock available to Flagstaff residents; and urging the state legislature of the state of Arizona to address the impacts of short-term rentals on the supply of housing for Arizona residents*" to City Council with a recommendation for approval.

REGULAR MEETING FEBRUARY 27TH

 **Rental Incentive Bond Program (RIBP):** Commissioners reviewed the ranking committee's recommendations for allocating the remaining \$1.67M in bond funds through the Notice of Funding Availability (NOFA) and voted to forward to City Council with a recommendation for approval.

 **Missing Middle Housing:** The Housing Commission received an overview of House Bill 2721 and gave staff feedback on the proposed zoning code changes in response to its requirements, particularly in relation to Missing Middle Housing.

 **LASS + CAP Project:** Commissioners continued discussions on the Land Availability Suitability Study and Code Analysis Project (LASS+CAP) Code Concepts Report, building on the January meeting's conversation.

REGULAR MEETING MARCH 27TH

Community Development Block Grant (CDBG) Program Year 2025: The Commission reviewed the ranking committee's recommendations for CDBG funding and unanimously voted to forward to City Council with a recommendation for approval.

2025 Commission Goals: Commissioners reviewed the agenda item suggestions submitted by all members during the December meeting to determine the Commission's key goals for 2025.

Adaptive Reuse Bond Program: Housing Staff presented a draft of the Adaptive Reuse Bond Program and asked Commissioners for feedback on key program details.

**TO VIEW RECORDINGS, AGENDAS, AND MEETING MINUTES, VISIT THE
[HOUSING COMMISSION WEBPAGE](#)**

RENTAL INCENTIVE BOND PROGRAM AWARDS

Housing staff published a NOFA for \$1.67 million in remaining Rental Incentive Bond Program (RIBP) funds this past winter. A Ranking Committee comprised of two Housing Commissioners and a selection of internal City staff evaluated the applications, and per the adopted RIBP policy, the Committee recommended that the highest-scoring application receive the full funding amount requested, with the remaining funds going to the second-highest-scoring application. The highest scoring application, Wexford Developments, submitted for their 224-unit rental project Elkwood, of which 10% (22 units) will be affordable to households earning up to 70% of the Area Median Income (AMI). Wexford requested \$526,000 and was recommended to receive this amount. The second highest scoring application, Atlantic Development, submitted for their 202-unit rental project, of which 20% (40 units) will be affordable to households earning up to 80% AMI. Atlantic requested \$1,670,000 but was recommended to receive \$1,142,000. On March 18, Housing staff brought the funding recommendations to Council for their consideration and approval. Council approved both award amounts, totaling \$1,670,000. Funding will be provided as a 50-year forgivable loan for \$526,000 for Wexford and a 30-year loan for \$1,142,000 for Atlantic. Loan documents will be drafted and brought to Council for their approval at a future date.

A table summarizing both applications is below.

SUMMARY OF APPLICATIONS

	#1	#2
Project Name	Elkwood	Lake Mary Housing
Applicant Name	Wexford Development	Atlantic Development & Investments
Requested Award Amount	\$528,000	\$1,670,000
Total Project Cost	\$83,250,000	\$106,852,703
Number of Affordable Units	22	40
Subsidy Per Unit Requested	\$24,000	\$41,750
Percent Affordable	10%	20%
Max AMI Served	70%	80%
Affordability Period	50 Years	30 Years
Cumulative Score (out of 600)	516	352
Recommended Funding Amount	\$528,000	\$1,142,000

ADAPTIVE REUSE BOND PROGRAM

This spring, Housing staff drafted a program for the allocation of roughly \$3,000,000 in General Obligation Bond funds to support the creation of affordable units through the adaptive reuse of existing buildings in Flagstaff. Close collaboration with Planning & Development Services staff was necessary to ensure affordable residential projects were permitted by-right in all commercial zoning districts, where existing buildings may be available for conversion to housing. The program was discussed at the Housing Commission meeting on March 27th. The adoption of Housing's Adaptive Reuse Program will follow a critical zoning code text amendment exempting affordable residential projects from a use permit in commercial zones.

COMMUNITY DEVELOPMENT BLOCK GRANT NEWS!

City Housing Staff is working to develop its Program Year 2025 Annual Action Plan. A Notice of Funding Availability was published on February 6th, and five organizations submitted proposals by the March 3rd due date. On March 27th, Housing Staff presented the Ranking Committee and Staff Funding Allocations Recommendations to the Housing Commission. The Commission voted to forward the allocations to City Council with a recommendation to approve. Housing Staff will present recommendations to City Council at the April 22nd meeting and request resolutions approving the submission of the Annual Action Plan to HUD at the May 6th meeting.

FUNDING RECOMMENDATIONS

Organization	Project Program	Average Score	Request	Reccomended Allocation
Housing/Public Improvements				
Housing Solutions	Aquisition - Rental Units	137.5	\$280,000.00	\$280,000.00
City of Flagstaff	Community Benefit Project - TBD	N/A	N/A	\$182,0000.00
			Total: \$462,000.00	

Public Services (15% Maximum)				
Northland Family Help Center	Youth Case Management	140.1	\$55,000.00	\$55,000.00
Homeless Youth Connection	EYFTF	127.6	\$40,000.00	\$40,000.00
Community Assistance Teams (CATS)	C.A.T.S on Wheels	125.5	\$35,0000.00	\$0
Tynkertopia	TynkerSpace Initiative	121.19	\$120,00.00	\$0
			Total: \$95,000.00	

Administration and Indirect (20% Maximum)				
City of Flagstaff	Admin/Indiirect	N/A	\$139,000.00	\$139,000.00
			Total: \$695,000.00	

NEW HOUSING SOLUTIONS REPORT



The 2024 Flagstaff Rental Attainability Report from Housing Solutions of Northern Arizona is now available. This annual survey captures crucial insights about rental attainability in Flagstaff. This year, 56 market-rate apartment complexes (10,381 units) and 10 income-restricted complexes (724 units) were surveyed from September through November of 2024.



[CLICK HERE!](#)



Working to create housing opportunities for all Flagstaff residents!



City of Flagstaff Housing | 211 W Aspen Ave, Flagstaff, AZ
(928)213-2750 | Marissa.Molloy@FlagstaffAZ.gov

[Sign up for the Housing Mailing List](#)

