

# 2025-2026 Implementation Plan for the 10-Year Housing Plan

Adriana Fisher, Housing Program Manager

June 10, 2025

# Agenda

- Housing Plan:
  - Timeline
  - Framework
  - Progress
- 2025-2026 Implementation Plan
- Comments & Questions



# 10-Year Housing Plan Refresher



# Creation Timeline



Citizen  
Petition to  
City Council  
(2020)



City Council  
Declares  
Housing  
Emergency  
(2020)



Plan Creation  
(2021)



10-Year  
Housing Plan  
Adopted by  
City Council  
(2022)

# Framework

## Vision

- Create a vibrant, livable community with housing options for all income levels and household sizes.

## Overarching Goal

- Cut housing need by half.

## 2 Elements

- Impact 6,000+ LMI residents
- Create/preserve 7,976 homes (10%+ affordable)

## 13 Robust Policy Initiatives

## 58 Comprehensive Strategies

# Overarching Goal Progress

## PROGRESS TOWARD OVERARCHING GOAL

February 15, 2022 - March 31, 2025



**Residents Impacted**  
since 02/15/2022 of  
6,000+ goal  
(Element One)



**Market Rate Units**  
created or preserved since  
02/15/2022 of 7,178 goal\*  
(Element Two)



**Affordable Units**  
created or preserved since  
02/15/2022 of 798 goal\*\*  
(Element Two)

\*The goal is to create or preserve 7,976 housing units by 2031 with 10% being affordable (7,976 - 10% = 7,178).  
\*\*10% of 7,976 total units created or preserved is 798.



# Strategy Progress

---

12 strategies completed

---

23 strategies underway

---

19 strategies ongoing

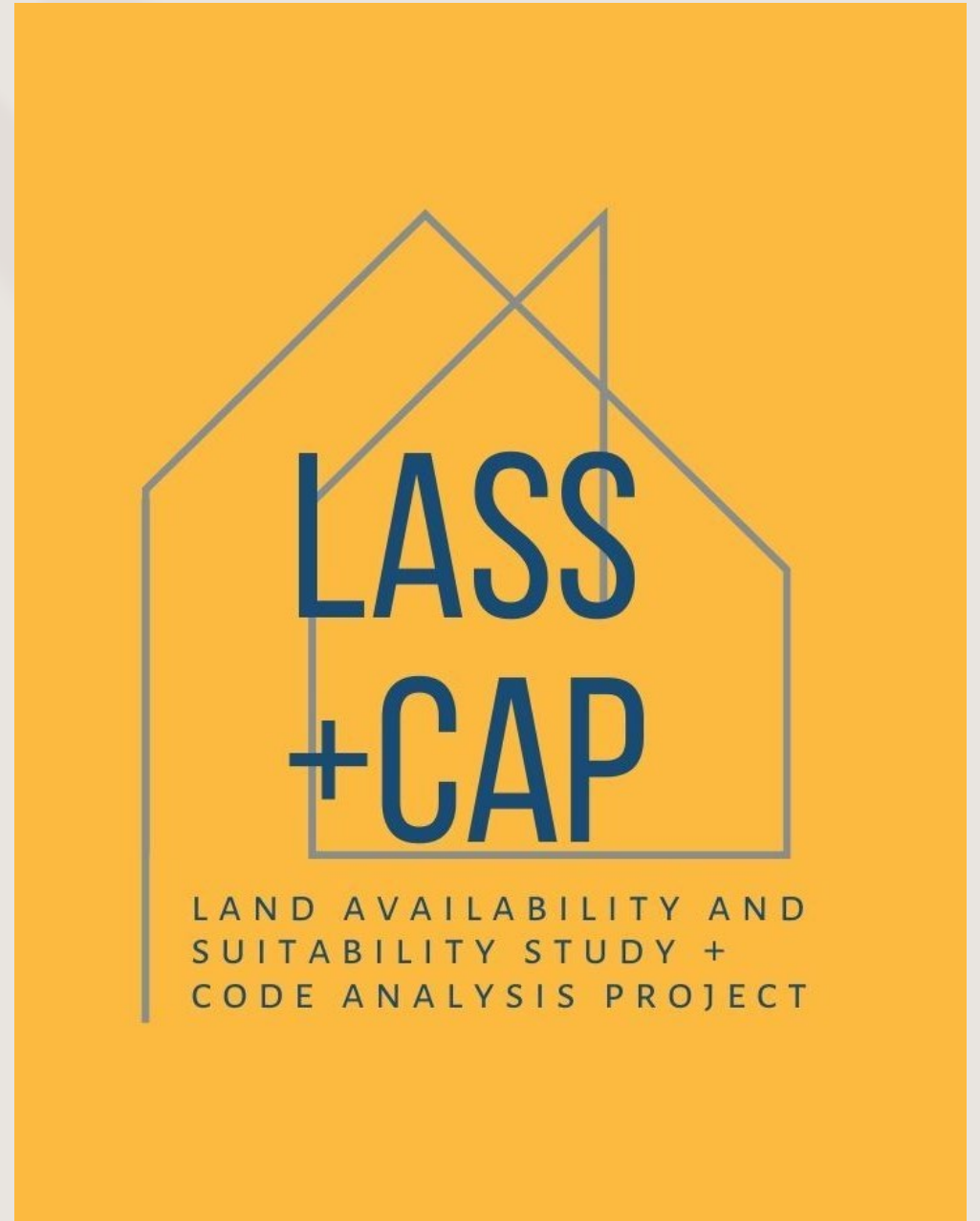
---

4 strategies not started

# Completed FY2024-2025 Strategies

Completed strategies:

- Cost-saving tools and techniques for development (Create 5.2)
- New Housing Navigator (Connect 1.2)
- Protections for fair housing classes (Protect 1.3)





CITY OF  
**FLAGSTAFF**

# 2025-2026 Implementation Plan

FOR THE 10-YEAR HOUSING PLAN



# 2025-2026 Implementation Plan

# Strategies Listed

33 total strategies:

- 18 regular
  - 10 new
- 15 ongoing
  - 6 new

# Strategy Prioritization

Factors influencing which strategies are chosen each year:



Dependent On  
Other Strategy  
Completion



Time  
Commitment



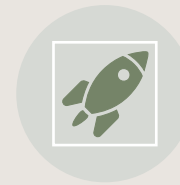
Public  
Engagement



Requires  
Council  
Consideration



Funding  
Required Over  
Staff Time



Anticipated  
Timeline of  
Strategy  
Implementation  
from  
02/15/2022



City  
Division/Section  
Collaboration

# 2025-2026 Strategies

## Incentive Policy for Affordable Housing (IPAH):

- Update and implement in City code (Create 1.2 & 1.3)
- Explore fee reductions, waivers, in-lieu options, and expedited review (Create 1.4, 1.5 & 1.6)



# 2025-2026 Strategies



## Resource Protection Overlay (RPO) Standards:

- Adjust for minimum densities (Create 4.5)
- Ensure consistent standards & increase max densities (Create 4.6)

# 2025-2026 Strategies

## Affordable Development & Landlord Incentives:

- Explore cutting development costs and maintaining safety (Create 5.5)
- Use City land for affordable housing (Create 5.9)
- Research incentives for inclusive landlord participation (Protect 3.3)



# 2024-2025 Strategies In Progress

## Regional Plan Strategies:

- Update Plan for higher density (Create 2.1)
- Identify suburban areas for increased density (Create 2.2)
- Revise for cost-saving methods (Create 2.3)
- Remove adaptive reuse barriers (Preserve 1.2)



**FLAGSTAFF**  
**REGIONAL PLAN 2045**

# 2024-2025 Strategies In Progress

## Investment & Access:

- Explore land trusts and partnerships for ownership (Create 1.8)
- Create a land and unit acquisition fund (Create 3.2)
- Identify ongoing resources (Create 3.3)



# 2023-2024 Strategies In Progress

## Property Acquisition & Rehabilitation:

- Acquire and rehabilitate properties (Preserve 2.2)



# Ongoing Strategies



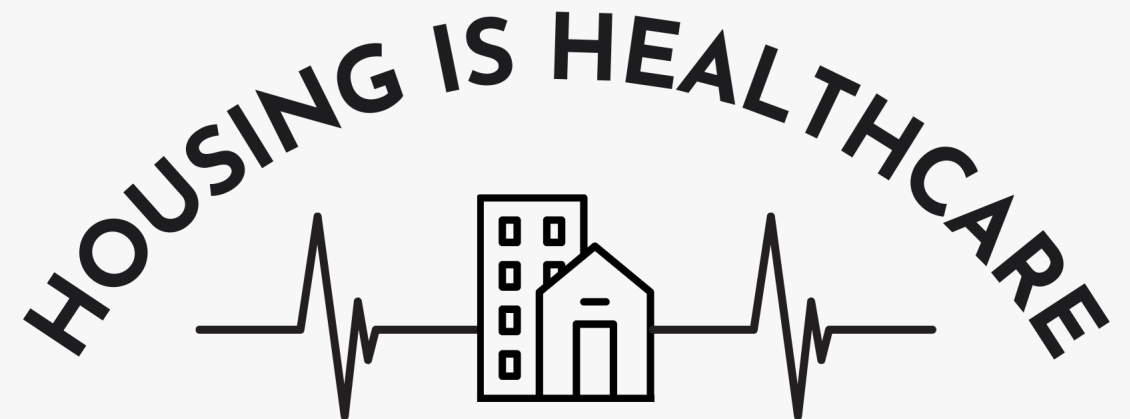
## Preservation, Rehabilitation & Advocacy:

- Explore tax credits for acquisition & rehab (Preserve 1.1)
- Rehab ownership & rental homes (Preserve 2.1)
- Advocate for local control of vacation rentals (Protect 1.1)

# Ongoing Strategies

## Equity, Education & Inclusivity

- Educate on financing and housing opportunities (Connect 2.4)
- Encourage healthy and diverse housing and practices (Connect 3.2 & Protect 2.2)



CITY OF FLAGSTAFF HOUSING SECTION

Instagram: @cityofflagstaffhousing

Facebook: @housingflagstaff

# Ongoing Strategies

## Policy & Incentive Tools:

- Enhance zoning code for density incentives (Create 1.1)
- Explore incentives for Employer Assisted Housing (Create 1.7)
- Pursue policy changes for preservation, creation, and protection (Protect 1.2)



# Ongoing Strategies

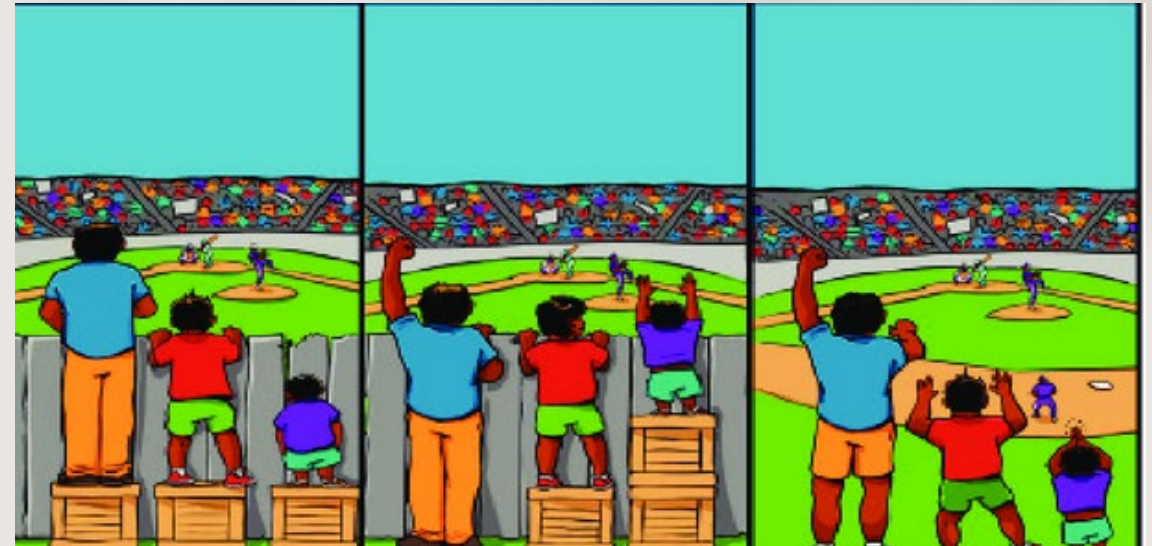
## Equity & Community Health:

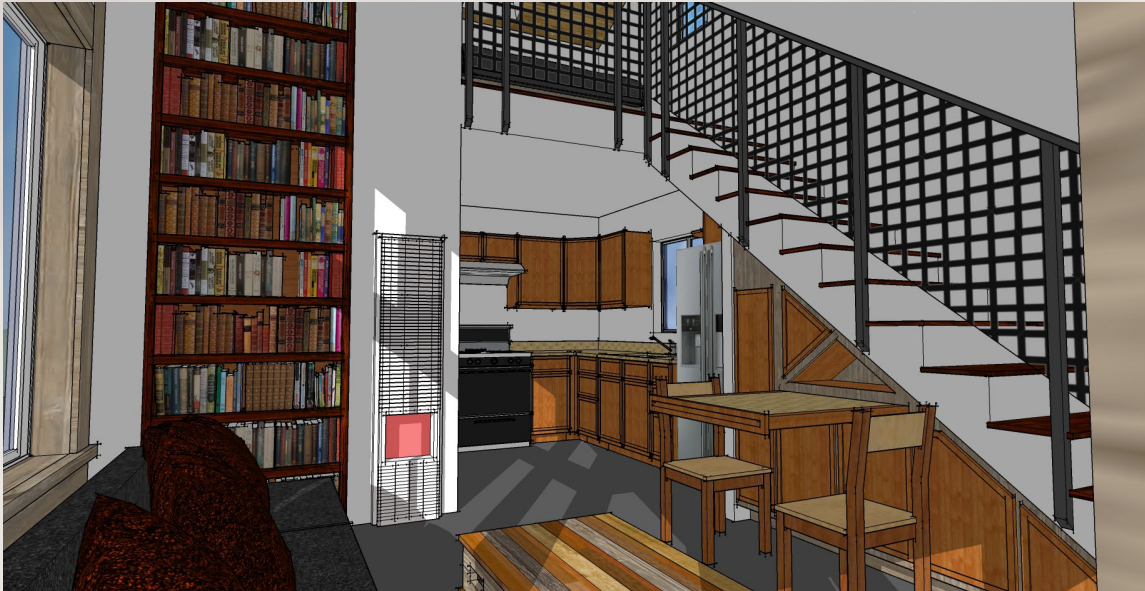
- Support Coordinated Entry (Connect 1.3)
- Evaluate policies & strategies through equity lens (Connect 2.1)
- Support equity in community programs (Connect 2.2)
- Promote housing security as key to health (Connect 3.1)



front door

a pathway to end homelessness





# Ongoing Strategies

## Sustainable & Public Awareness:

- Construct and promote net zero (Create 5.7)
- Educate and build support for affordable housing (Protect 2.4)

Comments?

Questions?

