



10-Year Housing Plan Update

Adriana Fisher,
Housing Program Manager

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Agenda

- Housing Plan:
 - Creation
 - Overview
 - Progress
- 2025-2026 Implementation Plan
- Comments & Questions



Housing Plan 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)

Housing Plan Overview

Reduce the current affordable housing need in our community by half over the next ten years.

2 Elements

- Impact 6,000+ low-to-moderate income residents through unit creation or housing assistance.
- Create or preserve 7,976 housing units by 2031 with at least 10% designated as affordable.

13 Robust Policy Initiatives

58 Comprehensive Strategies

Housing Plan Progress to Date

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

(481 committed - not shown in graphic)
created or preserved since
02/15/2022 of 798 goal**
(Element Two)

Housing Plan Strategy Progress



12 strategies completed

23 strategies underway

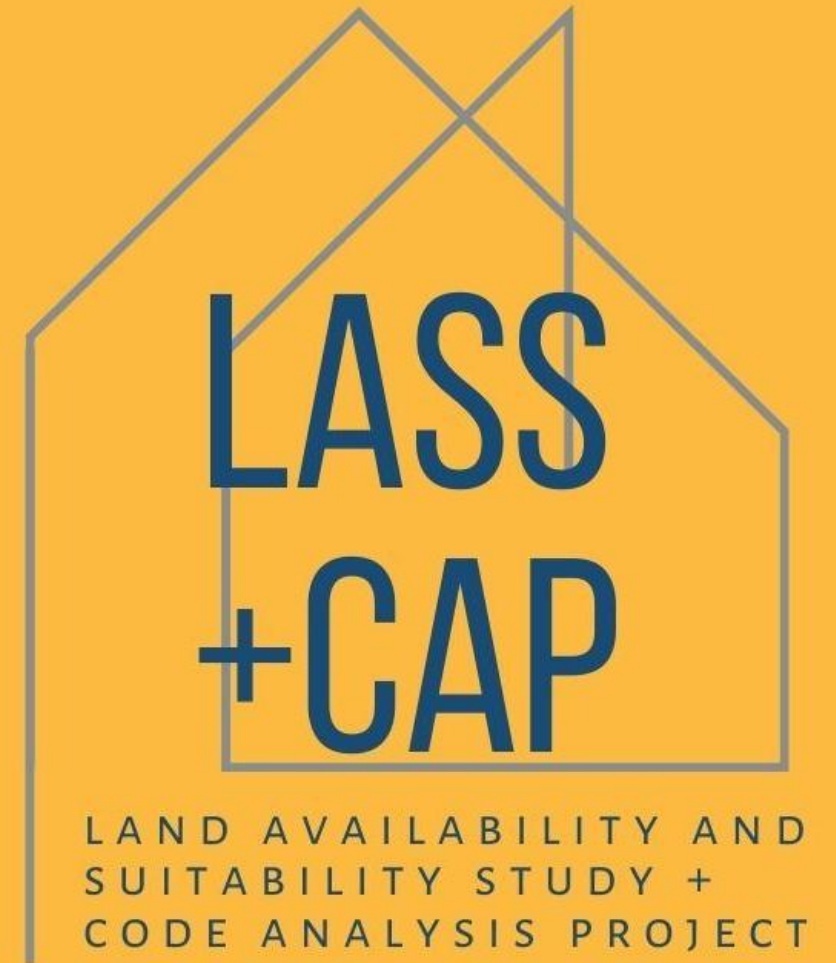
19 strategies ongoing

4 strategies not started

Completed FY24-25 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



City of Flagstaff | Housing Section | <https://www.flagstaff.az.gov/4553>

Strategy Overview

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



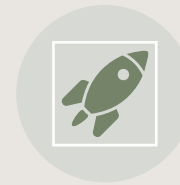
Public
Engagement



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)



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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 Added for 2025-2026



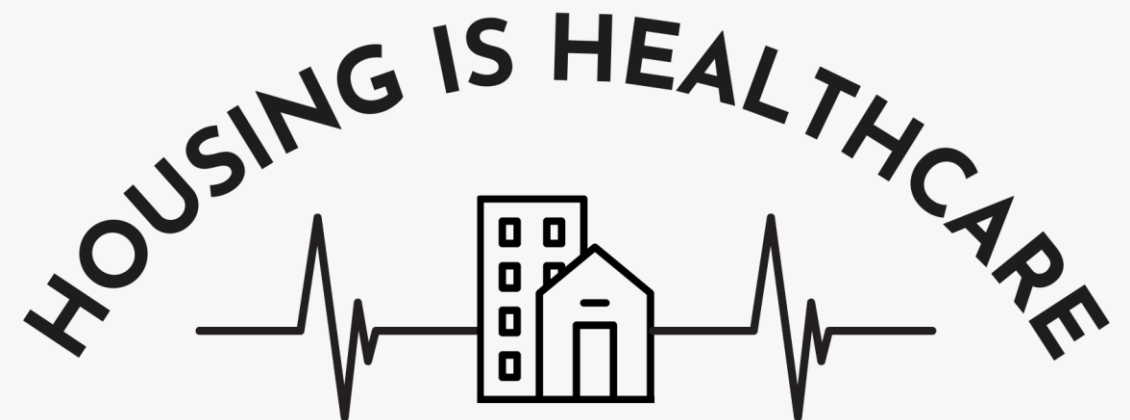
Preservation, Rehabilitation & Advocacy:

- 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 Added for 2025-2026

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

Other 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)



Other Ongoing Strategies

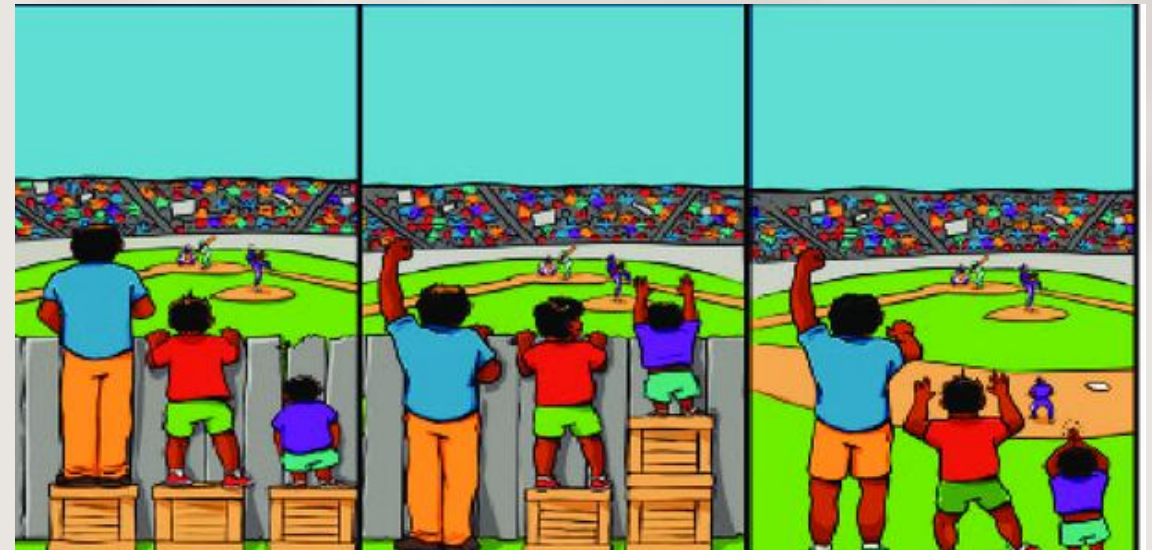
Equity & Community Health:

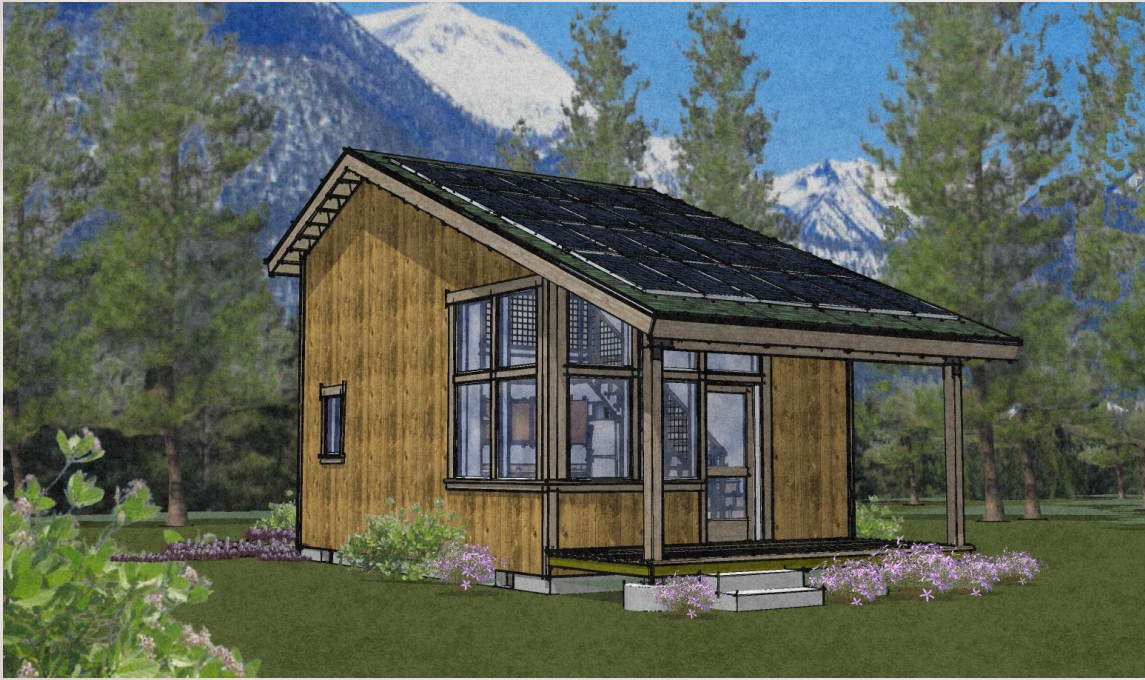
- Support Coordinated Entry (Connect 1.3)
- Evaluate policies & strategies through equity lens (Connect 2.1)
- Support equity in community programs (Connect 2.2)
- Promote housing security as key to health (Connect 3.1)



front door

a pathway to end homelessness





Other 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?

