

HOUSING COMMISSION
THURSDAY, AUGUST 28, 2025
1:00 PM

NOTICE AND AGENDA

VIRTUAL MEETING
[MICROSOFT TEAMS MEETING](#)
CITY OF FLAGSTAFF

ATTENTION
JOIN VIRTUALLY BY CLICKING ON THE LINK BELOW:
[Click here to participate in the online meeting](#)

The public can submit comments to AFisher@FlagstaffAZ.gov. Public comment will be emailed to Housing Commissioners and will be read at the meeting by a staff member.

1. Call to Order
2. Roll Call

NOTE: One or more Commission members may be in attendance telephonically or by other technological means.

Kevin Bond
Eric Brownfield
Tyler Denham
Kevin Dobbe

Karen Flores
Sandi Flores, Vice Chair
Jacquie Kellogg
Devonna McLaughlin, Chair
Moses Milazzo

Cory Runge
Ross Schaefer
Glenn Slivers
Hayley Zoroya

3. **LAND ACKNOWLEDGMENT**

The Housing Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. **Public Comment**

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

5. **APPROVAL OF MINUTES**

- A. Consideration and Approval of Minutes: Housing Commission Meeting - July 24, 2025
Approve the minutes from the July 24, 2025 Housing Commission meeting.

6. **ACTION ITEMS**
NONE

7. **PRESENTATION AND DISCUSSION ITEMS**

- A. 2024-2025 Annual Report for the 10-Year Housing Plan
This is an informational update only.

- B. Presentation and Discussion of City-Owned Land for Housing
This presentation's purpose is to review and receive feedback from the Housing Commission regarding the presentation and staff recommendations that will be presented to City Council during a work session on September 9, 2025.

8. **INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS**

- A. Update from Housing Authority Liaison
- B. Update from Housing Commissioners and Other Informational Items
- C. Update from Housing Staff

9. **ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2025.

Adriana Fisher, Housing Program Manager



Housing Commission

5. A.

From: Adriana Fisher, Housing Program Manager

DATE: 08/28/2025

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting - July 24, 2025

STAFF RECOMMENDED ACTION:

Approve the minutes from the July 24, 2025 Housing Commission meeting.

Executive Summary:

Minutes of Commission meetings are the requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions taken by the Housing Commission.

Attachments

DRAFT Minutes - July 24, 2025

DRAFT MEETING MINUTES

**HOUSING COMMISSION
THURSDAY, JULY 24, 2025
1:00 PM**

**VIRTUAL MEETING
MICROSOFT TEAMS MEETING
CITY OF FLAGSTAFF**

1. Call to Order

Chair Devonna McLaughlin called the meeting to order at 1:02 pm.

2. Roll Call

NOTE: One or more Commission members may be in attendance telephonically or by other technological means.

Kevin Bond - Absent	Karen Flores - Present	Cory Runge - Present
Eric Brownfield - Present	Sandi Flores, Vice Chair - Present	Ross Schaefer - Absent
Tyler Denham - Present, arrived at 1:05 pm	Jacquie Kellogg - Present	Glenn Slivers - Present
Kevin Dobbe - Absent	Devonna McLaughlin, Chair - Present, left at 1:16 pm, returned at 1:19 pm	Hayley Zoroya - Present
	Moses Milazzo - Absent	

OTHERS PRESENT:

Adriana Fisher, Housing Program Manager
Marissa Molloy, Housing Specialist
Kristine Pavlik, Housing and Grants Administrator
Sarah Darr, Housing Director
Justyna Costa, Assistant Housing Director
Mark Colletti, Realtor, Realty Executives
Khara House, Council Liaison

3. LAND ACKNOWLEDGMENT

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Read by Vice Chair Sandi Flores.

4. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

No Public Comment.

5. APPROVAL OF MINUTES

- A. Consideration and Approval of Minutes: Housing Commission Meeting - June 26, 2025
Approve the minutes from the June 26, 2025 Housing Commission meeting.

Moved by Tyler Denham, **seconded by** Jacquie Kellogg to approve the minutes from the June 26, 2025 regular Housing Commission meeting.

Vote: 9 - 0 - Unanimously

6. ACTION ITEMS

- A. Consideration and Recommendation of Approval of Proposed Adaptive Reuse Bond Program
Recommend Council Approve the Proposed Program

Chair Devonna McLaughlin recused herself for this item. Vice Chair Sandi Flores facilitated this item.

Ms. Justyna Costa, Assistant Housing Director, presented the proposed Adaptive Reuse Bond Program.

Commissioners asked questions about Bond funds for rentals and homeownership. Ms. Costa answered.

Moved by Hayley Zoroya, **seconded by** Cory Runge to forward the Adaptive Reuse Bond Program to Flagstaff City Council with recommendation for approval.

Vote: 8 - 0

7. PRESENTATION AND DISCUSSION ITEMS

- A. Presentation on the Current Flagstaff Housing Market
Informational only.

Chair Devonna McLaughlin resumed facilitating the meeting.

Commissioners Karen Flores, Commissioner Jacquie Kellogg, and Mr. Mark Colletti, Realtor with Realty Executives presented on the current Flagstaff Housing Market.

Commissioners asked about data linking cost to other variables such as square footage, age, or access to parking. Mr. Colletti answered. Commissioners encouraged the City to raise the limit to 150% AMI for Bond-funded programs.

Attachment: [Housing Market Presentation - July 2025](#)

8. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

- A. Update from Housing Authority Liaison

Ms. Sarah Darr, Housing director, provided an update about the Williams Housing Voucher program.

- B. Update from Housing Commissioners and Other Informational Items

Chair McLaughlin provided an update on the Bond-funded down payment assistance program.

- C. Update from Housing Staff

Ms. Adriana Fisher, Housing Program Manager, reminded Commissioners about the Chair and Vice Chair elections in the September meeting as well as Housing Commission vacancies. She also

stated that there would be no more quorum checks before meetings.

Ms. Marissa Molloy, Housing Specialist, shared information about a recent affordable home sale.

Ms. Kristine Pavlik, Housing and Grants Administrator, informed the Commissioners about the 5-Year Consolidated Plan for the Community Development Block Grants.

9. ADJOURNMENT

Chair Devonna McLaughlin adjourned the meeting at 2:10 pm.



Housing Commission

7. A.

From: Adriana Fisher, Housing Program Manager

DATE: 08/28/2025

SUBJECT: 2024-2025 Annual Report for the 10-Year Housing Plan

STAFF RECOMMENDED ACTION:

This is an informational update only.

Executive Summary:

This informational update aims to provide City Council and the Flagstaff community with a comprehensive summary of the progress made from July 1, 2024 to June 30, 2025 by City staff and collaborators toward the overarching goal of the 10-Year Housing Plan.

Attachments

2024-2025 Annual Report for the 10YHP

2024-2025 Annual Report Presentation



CITY OF
FLAGSTAFF

2024-2025 ANNUAL REPORT

FOR THE 10-YEAR HOUSING PLAN



SCAN ME



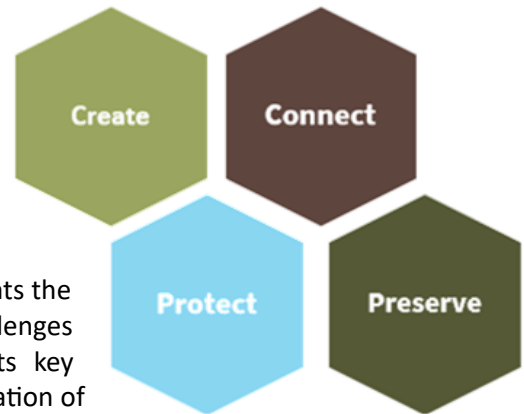
2024-2025 Annual Report for the 10-Year Housing Plan

Introduction

Housing is the foundation of a resilient, inclusive, and equitable community. Recognizing the scale and urgency of the issue, the City of Flagstaff adopted its [10-Year Housing Plan](#) on February 15, 2022, with the ambitious goal of halving the community’s affordable housing need over 10 years.

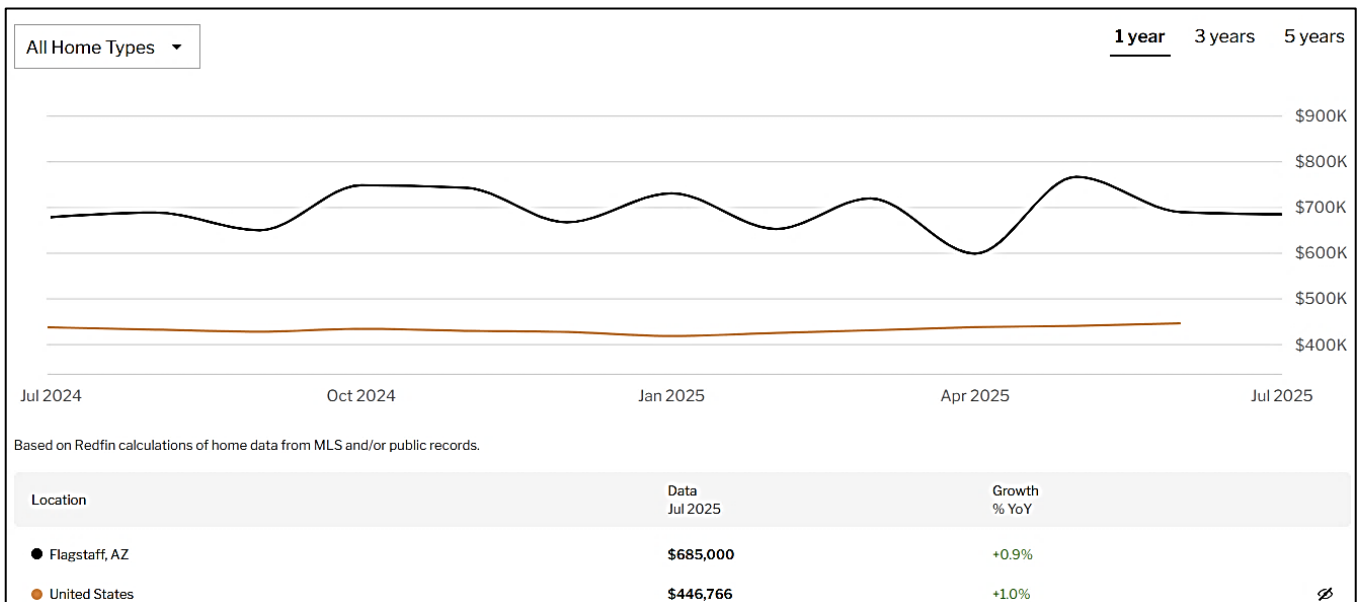
Since the Housing Plan’s adoption, meaningful progress has been made. New affordable units have been delivered, zoning policies have evolved to support greater housing diversity, and strong public-private partnerships have been forged to accelerate solutions. Though not without challenges, these achievements demonstrate the City’s proactive approach and ongoing momentum.

This 2024–2025 Annual Report for the 10-Year Housing Plan documents the City’s ongoing efforts to address the community’s housing challenges through strategic action and community partnership. It highlights key milestones, cross-sector collaboration, and the continued implementation of selected strategies. The report serves as a record of progress and a tool for reflection, helping to evaluate outcomes, track data, and guide future decisions.



Housing Market Conditions

According to [Apartments.com](#), in mid-2025, Flagstaff’s cost of living remains 21.2% higher than the national average, with housing costs exceeding the national average by 51.6%. These figures highlight the ongoing pressure on the local housing market, especially for first-time homebuyers.



Source: [Redfin](#)

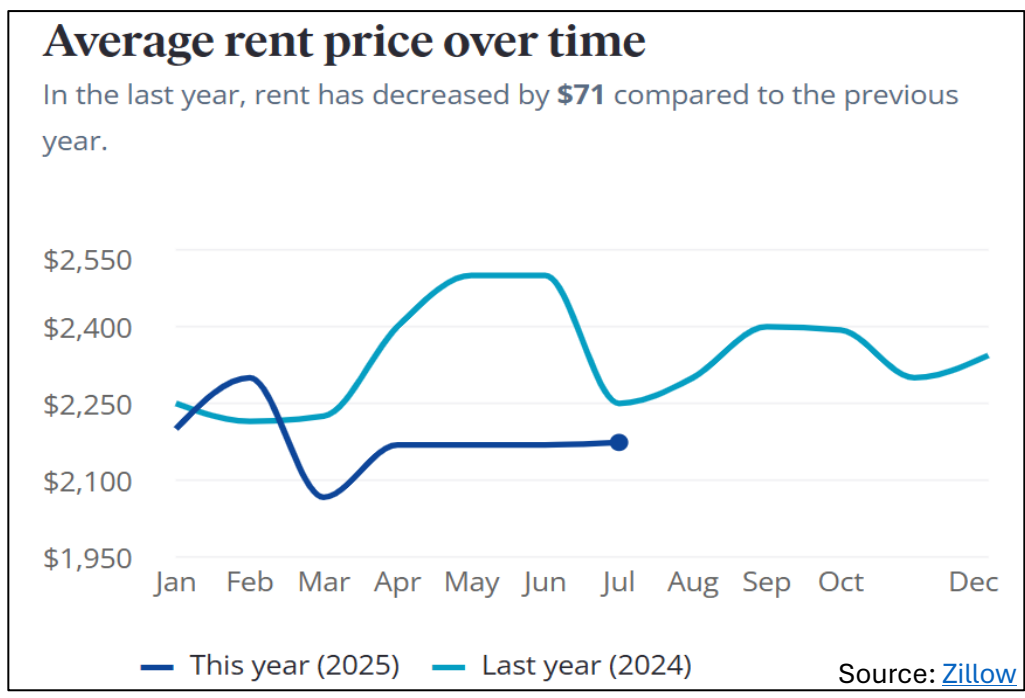
As of July 2025, [Redfin](#) reports that the median home price in Flagstaff across all property types is \$685,000, a 0.9% increase over the past year, and \$238,234 above the national median. However, homes are staying on the market longer – 49 days on average compared to 20 days last year.

A July 2025 [housing market presentation](#) by housing experts to the City of Flagstaff’s Housing Commission offered a more detailed breakdown: single-family home prices have increased by 5%, and condominium prices by 7%, while townhome and manufactured home prices have remained relatively flat. These mixed trends suggest challenges and opportunities for prospective buyers, highlighting the continued need to improve housing access and affordability.

The presentation also revealed a distinct affordability gap. Flagstaff’s median household income is approximately \$69,700, while the median price of a single-family home is \$787,000. To afford such a home with a 3% down payment (\$23,610), a 6.875% interest rate, and within a 45% debt-to-income (DTI) ratio, a household must earn between \$165,000 and \$177,000 annually – more than double the area’s median income. Monthly housing costs, including principal, interest, taxes, and insurance, would reach approximately \$6,104 – nearly three times what’s considered affordable for the average household.

Entry-level ownership options remain limited, according to the presentation. With a median price of \$345,000, condominiums are among the most affordable ownership opportunities. Still, a household would need to earn \$82,000 to \$95,000 annually to purchase one, assuming a 7.125% interest rate, a 3% down payment (\$10,350), a 45% DTI, and a monthly payment of \$3,078, including a typical \$250 homeowners association (HOA) fee. These income requirements far exceed the average salaries of essential workers, such as teachers, police officers, and firefighters, who typically earn between \$50,000 and \$67,000.

While the market has slowed, the presentation noted that most for-sale inventory remains between \$500,000 and \$900,000, particularly for single-family homes and townhomes. Just 24% of homes on the market are listed below \$500,000, making affordable options increasingly scarce. For many prospective buyers, dual incomes, financial assistance, or family support are becoming essential to bridge the gap between income and cost.



Meanwhile, Flagstaff’s rental market, though still expensive, is showing early signs of stabilization. As of July 2025, the average rent across all unit types is \$2,234/month, about 6% above the national average of \$2,100, but \$71 lower than last year ([Zillow](#)). Two-bedroom units now average \$1,992/month, roughly \$100 higher than national rates, but trending downward. This modest cooling reflects growing supply and offers some relief for

renters, although rent increases continue to outpace wage growth for many residents.

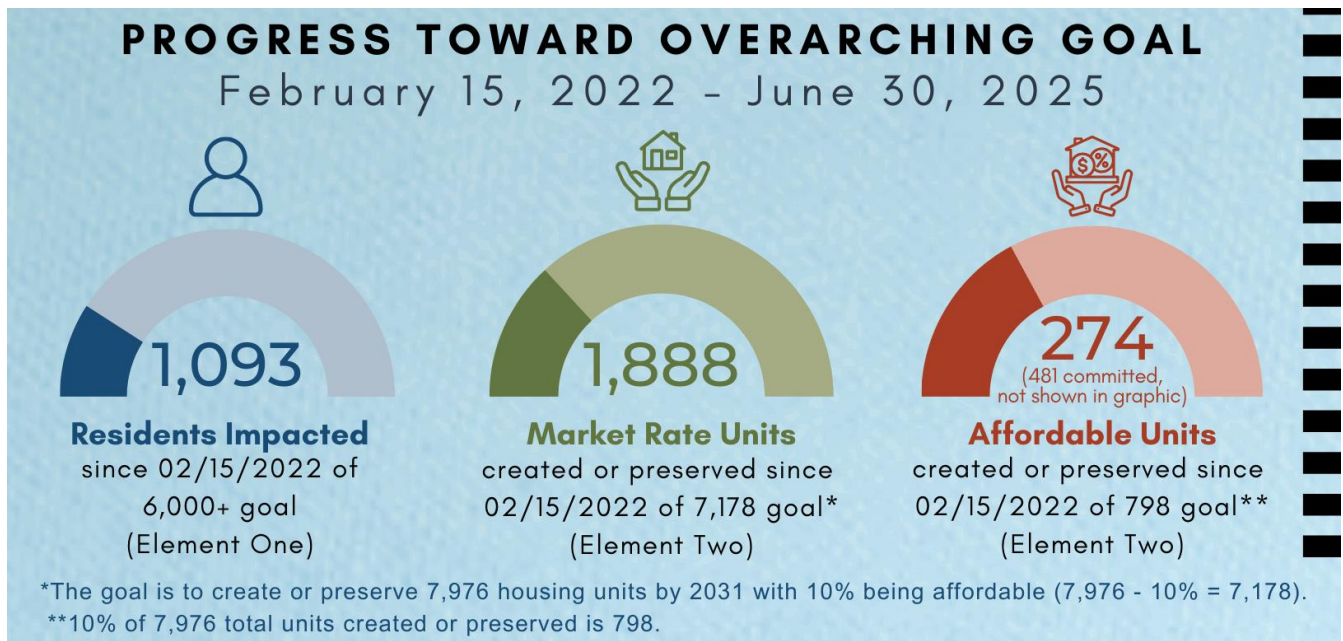
Together, these housing trends illustrate the urgent need for sustained efforts to expand access to rental and ownership opportunities across all income levels. The City continues to value the importance of supporting a diverse range of housing options that meet the needs of all residents.

2024-2025 Highlights



Overarching Goal and Element Progress

The graphic below provides a visual snapshot of progress toward the overarching goal and key elements of the 10-Year Housing Plan. It's updated quarterly in January, April, July, and October to incorporate data from the preceding three months.



Key to the graphic's data:

- ▶ **Residents Impacted** = This category reflects the number of individuals who received housing assistance during the reporting period. It includes all household members supported by, but not limited to, the following programs:
 - **Down Payment Assistance**
 - Community Homebuyer Assistance Program (CHAP)
 - Employer Assisted Housing (EAH) Program: City limits only
 - **Community Development Block Grant (CDBG) Projects**
 - Includes eviction prevention, move-in assistance, transitional housing, and other housing creation efforts
 - **Housing Choice Vouchers (Section 8)**
 - Only new vouchers received by the Housing Authority
 - **Affordable Rental Units**
 - Initial households counted once at lease-up (i. e. Incentive Policy for Affordable Housing (IPAH))
 - Households cycling in and out of an affordable rental unit are not counted
 - **Affordable Homeownership Units**
 - Includes initial and subsequent households in new and resale affordable units, excluding those using down payment assistance programs
- ▶ **Market Rate Units** = The number of market-rate housing units that received a final building inspection during the reporting period, as reported in the City's Building Finals Report.
- ▶ **Affordable Units** = The number of delivered affordable units that received a final building inspection as reported in the City's Building Finals Report.
 - All new rental and homeownership units built and tracked at closing of escrow (i. e. Rental Assistance Demonstration (RAD), IPAH, CDBG projects resulting in rehabilitated or constructed units)
- ▶ **Committed Affordable Units** = The number of affordable units formally committed by a developer in a Development Agreement or an approved site plan or plat. This number is subject to change as commitments and development agreements are amended between the first approval and final construction of units.

This [interactive map](#) brings the graphic's data to life, highlighting the wide range of housing services, programs, and opportunities distributed throughout Flagstaff. Explore tabs highlighting Emergency Housing, Affordable Rentals, Affordable Ownership, Homeownership Assistance Programs, and New Market-Rate Units (coming soon).

Together, the graphic and map reflect the community's shared progress and responsibility toward building a more inclusive community. Each newly built unit, whether market-rate or affordable, and every household served, brings Flagstaff closer to the shared vision of safe, stable, and attainable housing for all.

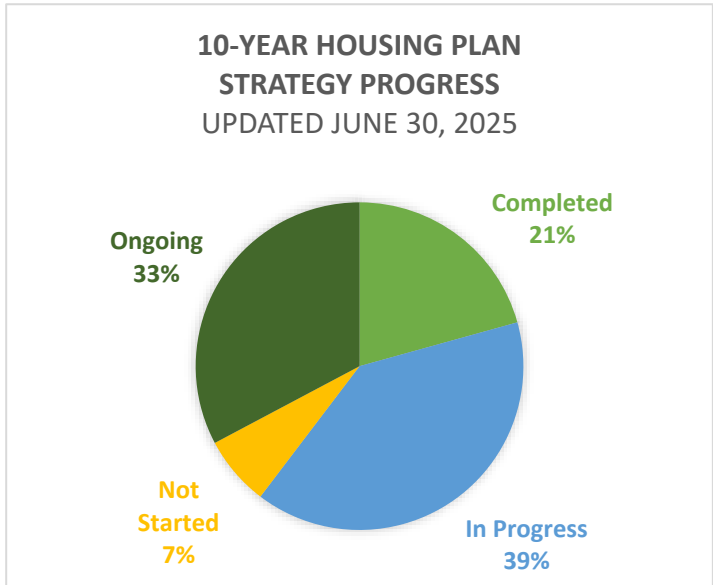
The 10-Year Housing Plan and the latest Annual Implementation Plans, Annual Reports, and the quarterly "Overarching Goal Progress" graphic are publicly available on the City of Flagstaff's [10-Year Housing Plan webpage](#).

Strategy Progress

The 10-Year Housing Plan identifies 58 comprehensive strategies organized under 13 policy initiatives to support its goal of reducing Flagstaff’s affordable housing need by half over 10 years. As of June 30, 2025, progress on these is as follows:

- ▶ 12 strategies have been completed
- ▶ 23 are in progress
- ▶ 19 are ongoing
- ▶ 4 have not been started

The strategies completed, in progress, and not started are project-based, with defined start and end points. In contrast, ongoing strategies require sustained, long-term implementation and are not tied to specific timelines.




The Plan’s strategies span regulatory reform, funding mechanisms, land use, tenant support, middle-market housing, and preservation efforts. Collectively, they are intended to boost housing supply, expand access to assistance, lower development barriers, and ensure equitable outcomes across all income levels and household types, thereby increasing housing stability and affordability.



This section provides an update on the strategies completed and those still in progress during fiscal year 2024–2025, along with status comments to effectively track and communicate progress.

COMPLETED STRATEGIES

The following strategy was identified in a previous implementation plan and was completed during the reporting period:





Strategy	Strategy Description	Status	Status Comments
Connect 1.2	Create housing navigator or advocate positions to assist both landlords and housing-challenged populations in securing and maintaining housing.	 Completed	A Housing Navigator position was created and filled. The position was requested as an ongoing budget item through the City’s regular 2024-2025 budget process and was granted effective 7/1/2024.

The following strategies were completed as opportunities presented themselves during the reporting period and were not identified in a previous implementation plan:





Strategy	Strategy Description	Status	Status Comments
Create 5.2	Explore innovative tools and techniques to limit costs for regional development impacts on individual development projects, such as infrastructure.	 Completed	The Land Availability and Suitability Study + Code Analysis Project (LASS+CAP) has completed the exploration of tools and techniques. These strategies will guide future work in various areas.
Protect 1.3	Explore expanding state and local fair housing protected classes to include items such as age and source of income.	 Completed	Due to Arizona state law, the City of Flagstaff is not legally able to add protected classes locally. If state law changes, this strategy will be initiated.

STRATEGIES IN PROGRESS

The following strategies were identified in a previous implementation plan and will be completed as part of the [Flagstaff Regional Plan 2045](#):

Strategy	Strategy Description	Status	Status Comments
Create 2.1	Update the Regional Plan policies to support increased density related to affordable housing.	 In Progress	A Regional Plan update is underway. The update will go to City Council for adoption in October 2025. Voters will ratify it in May 2026.
Create 2.2	Identify suburban areas to support greater density and intensity of development.	 In Progress	A Regional Plan update is underway. The update will go to City Council for adoption in October 2025. Voters will ratify it in May 2026.
Create 2.3	During the update of the Flagstaff Regional Plan, revise the Community Character chapter for goals and policies to include cost-saving methods that reduce the conflict between affordable housing, historic preservation, and urban design.	 In Progress	A Regional Plan update is underway. The update will go to City Council for adoption in October 2025. Voters will ratify it in May 2026. The Community Character chapter is proposed to be eliminated and incorporated as a set of Best Practices for Creating a Sense of Place.
Preserve 1.2	Review the Land Use Goals and Policies in the Regional Plan, Specific Plans, and City code to remove barriers to adaptive reuse for the creation of affordable housing.	 In Progress	A Regional Plan update is underway. The update will go to City Council for adoption in October 2025. Voters will ratify it in May 2026. Housing Attainability and Equity is one of the core priorities of the plan. Additionally, Housing staff have \$3 million in bond funding available for this purpose.

The following strategies were identified in a previous implementation plan, are not tied to a specific project, and are in progress:

Strategy	Strategy Description	Status	Status Comments
Create 1.8	Explore the use of the community land trust model and public/private partnerships to incentivize the development of ownership units that are priced significantly below market rate.	 In Progress	Housing staff are evaluating feasible options and will present their findings to City Council in the fall of 2025, along with an analysis of existing City-owned parcels designated for affordable housing.
Create 3.2	Create a fund for the purpose of acquiring land/units for affordable housing in order to be able to respond to opportunities as they arise.	 In Progress	Housing staff requested \$500,000 through the City’s fiscal year 2024-2025 budget process to initiate this strategy. City Council approved the budget request, and funds became available on July 1, 2024. Staff are holding other internal discussions to determine the best path forward.
Create 3.3	Identify ongoing resource opportunities for the purpose of assisting households experiencing homelessness, households at risk of becoming homeless, first-time homebuyers, and affordable housing targeted to these populations.	 In Progress	A bond approved by voters, Proposition 442, authorized \$20 million to create rental and homeownership opportunities for Flagstaff residents. \$5 million will be used to redevelop City-owned housing to create affordable rental units, \$3 million will repurpose existing available buildings into rental units, \$5 million will be used to incentivize the private sector to incorporate affordable rentals in new developments, and \$7 million will be used to expand the City’s homebuyer assistance program. The Housing Office will continue to pursue additional grants and resource opportunities to contribute to this strategy’s completion. CDBG City Council priorities continue to support this goal.
Preserve 2.2	Acquire and rehabilitate already built properties for affordable housing projects when financially feasible.	 In Progress	This strategy is largely dependent on collaboration with private development partners as opportunities arise.

Housing Resources and Community Efforts

Building upon existing housing resources and ongoing community initiatives is essential as future efforts progress. During the reporting period, the Housing Office, alongside community partners, continued to develop, administer, and manage a range of programs designed to support residents across all income levels.

COMMUNITY HOUSING PROGRAMS:

- ▶ Affordable Homeownership Program: Offers permanently affordable homes through a 99-year renewable ground lease or a deed restriction.

- ▶ Affordable Rental Program: Offers affordable rental units within market-rate developments, which are often supported by various affordable housing incentives.
- ▶ American Rescue Plan Act (ARPA): Designates \$1.9 million in one-time federal funds to support COVID-19 pandemic relief by funding projects that enhance community resilience, address disparities in disproportionately affected communities, create and preserve stable and affordable housing, and prevent eviction.
- ▶ Community Development Block Grant (CDBG): Administers annual entitlement funds from the Department of Housing and Urban Development (HUD) to build stronger and more resilient communities.
 - Program Year 2024 Entitlement: \$588,146
 - Program Year 2025 Entitlement: \$656,638
- ▶ Fair Housing: Provides resources and education to the community to affirmatively further fair housing and combat discrimination based on race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, or national origin.
- ▶ Homebuyer Assistance Programs: Offers city-funded financial assistance for down payment and closing costs to qualifying households.
 - Employer Assisted Housing (EAH) Program: Provides up to \$20,000 in homebuyer assistance for City of Flagstaff employees.
 - Community Homebuyer Assistance Program (CHAP): Offers up to \$40,000 in homebuyer assistance to qualifying households (increased from \$15,000 in 2023). The program will be expanded with \$7 million in bond funds from Proposition 442 in the summer and fall of 2025 (two phases).
- ▶ Incentive Policy for Affordable Housing (IPAH): Encourages the creation of affordable housing units through financial and zoning incentives.
- ▶ Rental Incentive Bond Program (RIBP): Incentivizes developers to build affordable rental housing with bond funding. All \$5 million in program funds have been reserved as of March 2025.
- ▶ Adaptive Reuse Bond Program: \$3 million in bond funds is designated to support projects that adaptively reuse existing buildings for affordable rental units. Housing staff will take the draft program to the Housing Commission in July 2025 and seek Council approval in September 2025.

HOUSING AUTHORITY PROGRAMS:

- ▶ Clark Homes: Provides 80 one- to four-bedroom units for low-income households.
- ▶ Housing Choice Vouchers: Offers 524 Section 8 vouchers for low- to moderate-income households, including veterans, disabled individuals and families, victims of domestic violence and abuse, trafficking victims, youth aging out of the foster system, and individuals with serious mental illness.
- ▶ Low Income Public Housing: Provides 265 one- to five-bedroom units for low-income households.

OTHER EFFORTS:

- ▶ Flagstaff Regional Plan 2045: Guides land use, housing, climate, and transportation policy to support development, affordability, and more housing variety. Aligns with the 10-Year Housing Plan by promoting zoning updates for “missing middle” housing, increased density, and inclusive community engagement to enable development of nearly 8,000 units (10% affordable) within 10 years.
- ▶ Land Availability and Suitability Study + Code Analysis Project (LASS+CAP): The LASS portion of this project was completed in September 2024 and identifies priority development sites for housing. The CAP will recommend code changes to reduce zoning, infrastructure, and procedural barriers. The City’s project management team

is in the process of seeking direction from Council on key decision points related to the CAP. Consultants will develop final recommendations for various code changes, which will be presented to Council in 2026.

More information about housing resources and community efforts can be found on the [Housing Office's webpage](#).

Community Collaboration

Flagstaff's Housing Emergency is complex and cannot be solved by any single person or organization. Meaningful progress is highly dependent on collaboration and partnership across sectors. Through partnerships with organizations such as the Northern Arizona Association of Realtors (NAAR), Northern Arizona University's Community and University Public Inquiry (CUPI) pod, the Coconino County Continuum of Care (CoC), and the Community Action Advisory Board (CAAB), the City deepened its engagement with housing professionals, students, service providers, and anti-poverty advocates. These partnerships have helped generate actionable insights, inform policy decisions, and foster shared responsibility in the City's ongoing response to the Housing Emergency.

NORTHERN ARIZONA ASSOCIATION OF REALTORS (NAAR)

In fiscal year 2024-2025, the Housing Office launched monthly collaboration meetings with the [Northern Arizona Association of Realtors \(NAAR\)](#). These meetings serve as a platform to exchange information on housing-related issues, identify potential areas for collaboration, and align efforts to address the City of Flagstaff's [Housing Emergency](#). This partnership has allowed NAAR to share concerns and innovative insights while giving the City the opportunity to foster a meaningful relationship with a key stakeholder deeply committed to housing solutions for all Flagstaff residents.

NORTHERN ARIZONA UNIVERSITY'S (NAU) COMMUNITY AND UNIVERSITY PUBLIC INQUIRY (CUPI) POD

The Housing Office is in its third consecutive year of partnership with Northern Arizona University's (NAU) Community and University Public Inquiry (CUPI) pod focused on Housing Security and Sustainability, an advanced undergraduate course that connects students with local organizations to address real-world community issues. Housing staff are invited to attend an in-person class each semester to provide the pod with an overview of Flagstaff's housing challenges, clarify misconceptions, and answer student questions. Students are assigned to read the 10-Year Housing Plan, and with guidance from their assigned researcher, pod facilitator, and City staff, select a project aligned with the Plan's goals. Students present their findings and ideas throughout the semester – first at a midterm check-in, where City staff provide feedback, and then in a final presentation designed to deliver actionable insights. This partnership has led to several tangible outcomes, including improved messaging and outreach for housing programs, a deeper understanding of community-identified barriers, and expanded research capacity beyond what staff could previously manage.

COCONINO COUNTY CONTINUUM OF CARE (COC)

The Housing Office is an active participant in the [Coconino County Continuum of Care \(CoC\)](#), which is administered by the Arizona Department of Housing (ADOH). Staff contribute to a range of CoC working groups, subcommittees, and advisory bodies that focus on the unique needs of chronically homeless individuals, families with children, veterans, and unaccompanied youth. These forums bring together a broad network of stakeholders, including shelter and housing providers, outreach and prevention organizations, and agencies offering emergency, transitional, and permanent supportive housing, to coordinate services and share resources.

Housing staff also serve on the CoC Executive Committee, playing a key role in setting regional priorities, guiding policy decisions, and identifying opportunities for system-level improvements. The City continues to invest time and leadership in collaborative initiatives to strengthen the local response to homelessness and address service gaps.

COCONINO COUNTY COMMUNITY ACTION ADVISORY BOARD (CAAB)

Housing staff represent the private sector on the [Coconino County Community Action Advisory Board \(CAAB\)](#), a regional body that advises on anti-poverty strategies and coordinates services for low-income households. This role reinforces the City's commitment to cross-sector collaboration and helps ensure that housing initiatives are aligned with broader efforts to reduce poverty and promote economic stability.

Legislative Efforts

The 10-Year Housing Plan identifies that many of the most significant barriers to affordable housing across all income levels are deeply embedded in state and federal policies, limiting municipalities like Flagstaff from implementing equitable, locally driven solutions. In response, the Flagstaff City Council and organizations such as the Arizona Housing Coalition have remained committed to advocating for local, state, and national legislative reforms to address housing unaffordability and expand opportunities for all residents.

Conclusion

While Flagstaff has made measurable progress toward expanding affordable housing options, the challenge of housing affordability remains significant. High homeownership and rental housing costs continue to strain many residents, particularly first-time buyers and essential workers. These ongoing challenges underscore the urgent need for comprehensive, sustained, and multi-layered solutions.

The City of Flagstaff's commitment to addressing the Housing Emergency is unwavering. Through continued collaboration with community partners, data-driven strategic planning, and meaningful engagement with residents, the City is actively working to build a future where safe, stable, and attainable housing is a reality for every Flagstaff resident. Together, these efforts lay the foundation for a more resilient, inclusive, and equitable community.

2024-2025 Annual Report for the 10-Year Housing Plan

August 28, 2025

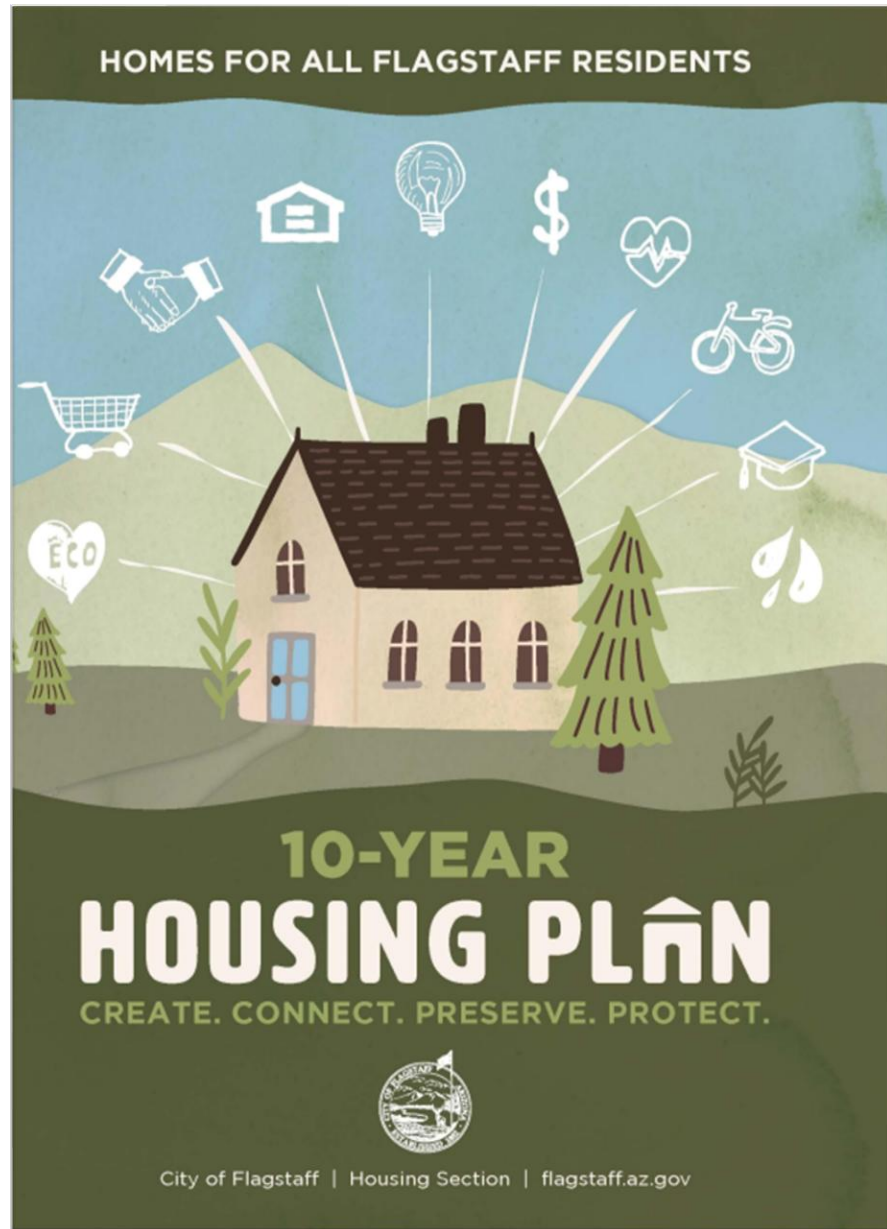
Adriana Fisher, Housing Program Manager
Housing Office



Agenda

- Overview of the 10-Year Housing Plan
- 2024-2025 Annual Report
- Questions/Comments





10-Year Housing Plan Overview

- Adopted: 2022
- Purpose: Housing for all!
- Overarching Goal: Reduce affordable housing need by half
- Elements:
 - Impact 6,000+ LMI residents
 - Create/preserve 7,976 homes (10%+ affordable)
- 13 Robust Policy Initiatives
- 58 Comprehensive Strategies

Report Overview

- Market Condition Overview
- 2024-2025 Highlights
- Overarching Goal Progress to Date
- Strategy Progress
- Housing Resources & Community Efforts
- Community Collaboration
- Legislative Efforts



CITY OF
FLAGSTAFF

2024-2025 ANNUAL REPORT

FOR THE 10-YEAR HOUSING PLAN



City of Flagstaff | Housing Office | flagstaff.az.gov/4553

2025 Housing Market Conditions - Ownership

Cost of Living:
21.2% Over
National Average

Housing Costs:
51.6% Over
National Average

Median Home:
\$685K

Average Days on
the Market: 49

Housing Stock:
24% are Under
\$500K

Needs: Dual
Incomes,
Financial &
Family Support

2025 Home Prices



Condo - \$345,000

- Income Needed: \$82,000-\$95,000
- Down Payment: 3% (\$10,350)
- Interest Rate: 7.125%
- Debt-to-Income: 45%
- Monthly Housing Payment: \$3,078 (w/\$250 HOA)



Single-Family Home - \$787,000

- Income Needed: \$165,000-\$177,000
- Down Payment: 3% (\$23,610)
- Interest Rate: 6.875%
- Debt-to-Income: 45%
- Monthly Housing Payment: \$6,104

2025 Housing Market Conditions - Rental

Rent: 6% Over
National Average
of \$2,200/mo

Average Rent:
\$2,234/mo

Rent for 2 BR:
\$1,992/mo

2024-2025 Assistance Overview

July 2024-
June 2025
Highlights

Residents Assisted **406**

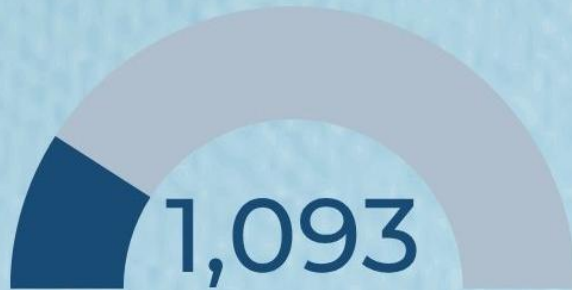
Market Rate Units
Created or Preserved **831**

Affordable Units
Created or Preserved **114**

Progress Monitoring and Impact

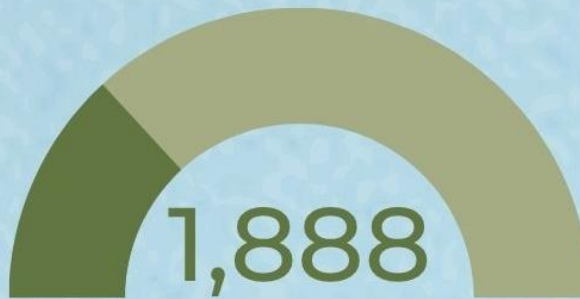
PROGRESS TOWARD OVERARCHING GOAL

February 15, 2022 - June 30, 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)



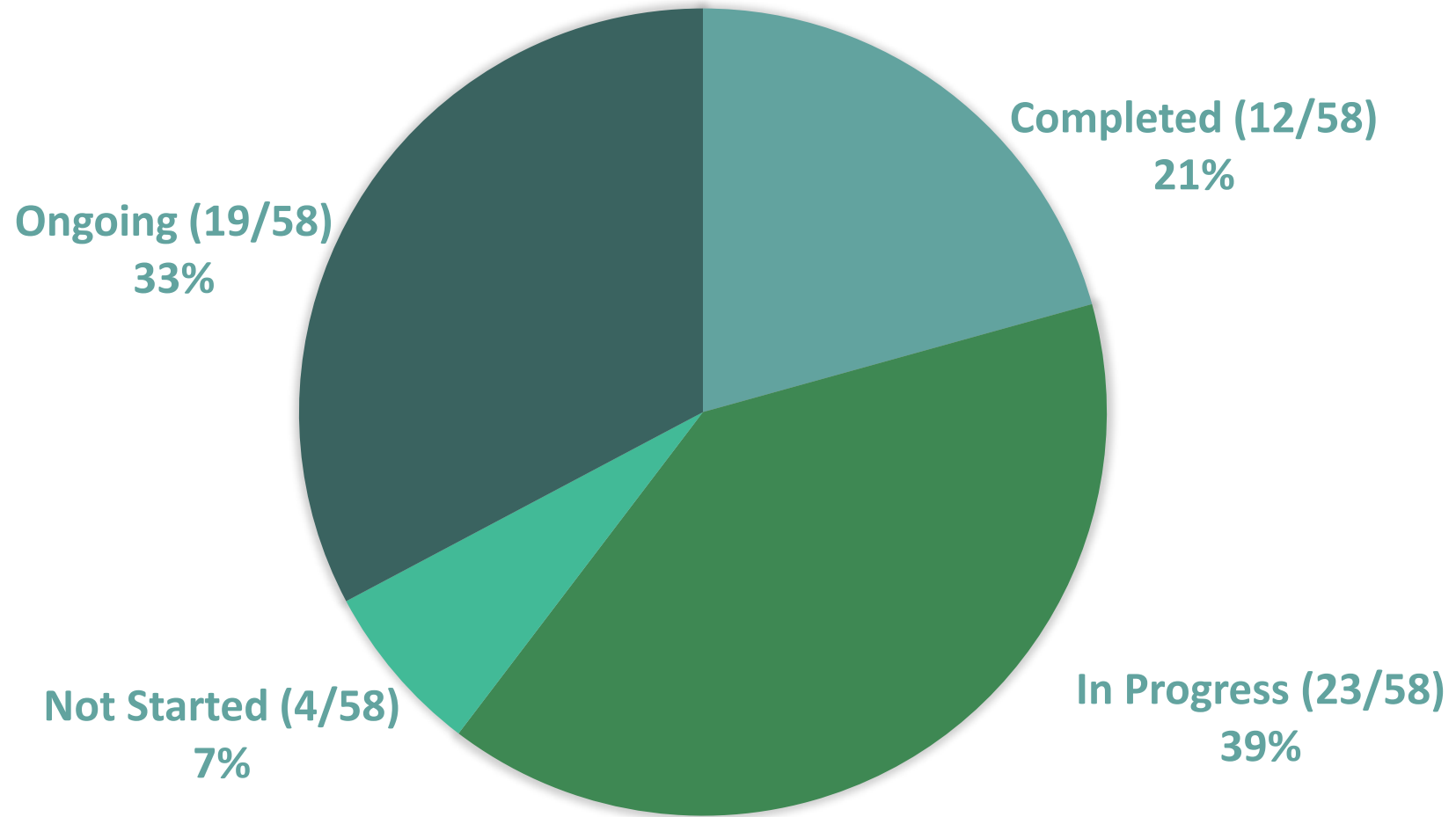
Affordable Units

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



Strategies Completed 2024-2025



Cost-saving tools and techniques for development (Create 5.2)



New Housing Navigator (Connect 1.2)



Protections for fair housing classes (Protect 1.3)

Strategies in Progress: Regional Plan Update



FLAGSTAFF REGIONAL PLAN **2045**

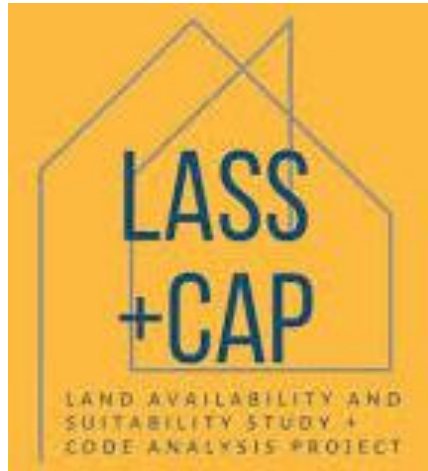
- Update Plan for higher density (Create 2.1)
- Identify suburban areas for increased density (Create 2.2)
- Revise for cost-saving methods (Create 2.3)
- Remove adaptive reuse barriers (Preserve 1.2)

Strategies in Progress: Not Project-Specific

- 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)
- Acquire and rehabilitate properties (Preserve 2.2)



Housing Resources & Community Effort Highlights



- Bond Programs
 - Rental Incentives - \$5M (*allocated*)
 - Homebuyer Assistance - \$7M (*in progress*)
 - Adaptive Reuse - \$3M (*in progress*)
 - Redevelopment of City-Owned Housing - \$5M (*underway*)
- CDBG Allocation Increase
- Regional Plan
- LASS+CAP

Community & Planning Partners

- Northern Arizona Association of Realtors (NAAR)
- NAU Housing Security and Sustainability Pod
- Continuum of Care (CoC)
- Coconino County Community Action Advisory Board (CAAB)

Unlocking Homeownership:
A RESOURCE AND EDUCATION EVENT

Attendees will receive expert guidance from housing professionals on the homebuying process, have the chance to ask questions in an open, informational setting, and learn how **eligible first-time Flagstaff homebuyers** can access **up to \$50,000** in down payment and closing cost assistance through the Community Homebuyer Assistance Program (CHAP), a **payment-deferred loan**.

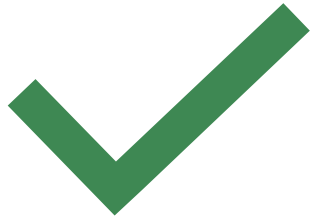
What to Expect:

- ▶ Down Payment & Closing Cost Assistance Resources
- ▶ An Overview of the Homebuying Process
- ▶ Credit & Financial Health Education
- ▶ A Welcoming Space to Ask Questions

RESERVE YOUR SPOT NOW!

SEPTEMBER 3, 2025
4:30 PM - 6:00 PM
CITY COUNCIL CHAMBERS

Legislative Barriers and Efforts



State limits on local control



Advocacy continues:

City Council

AZ Housing Coalition

Questions
or
Comments?



Thank you!



Housing Commission

7. B.

From: Sarah Darr, Housing Director

DATE: 08/28/2025

SUBJECT: Presentation and Discussion of City-Owned Land for Housing

STAFF RECOMMENDED ACTION:

This presentation's purpose is to review and receive feedback from the Housing Commission regarding the presentation and staff recommendations that will be presented to City Council during a work session on September 9, 2025.

Executive Summary:

The City of Flagstaff has long utilized City-owned land for housing purposes. After a review of past projects and outcomes, staff will present the current parcels of land designated for use to further housing goals, including various considerations impacting the individual parcels, and make recommendations.

Attachments

City-Owned Land for Housing

Presentation and Discussion of City-Owned Land for Housing

August 28, 2025

Sarah Darr – Housing Director





Purpose and Outline

Purpose:

- Review City-owned land designated for housing
- Review staff recommendations, and
- Receive Housing Commission feedback

Outline:

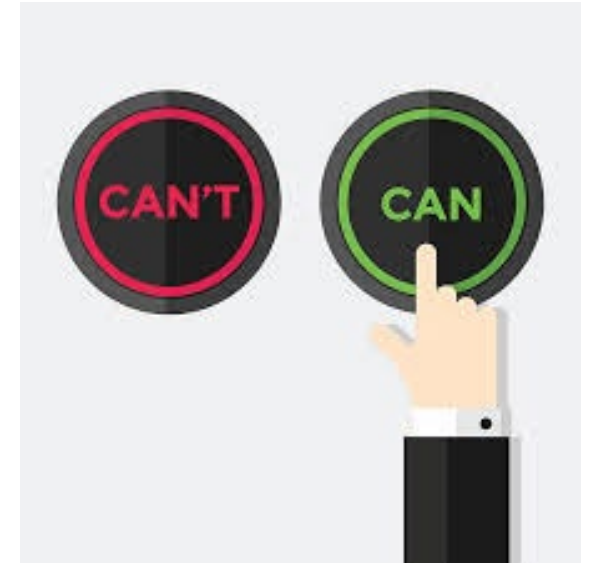
- Background and Past Projects
- Current Assets and Opportunities
- Staff Recommendations
- Council Feedback and Direction



What can the City do?

Can not:

- Require others to build affordable units
- Control or dictate the market



Can:

- Can incentivize developers to include affordable units
- Can control how City-owned land (that is not restricted in some way) is utilized



Options

Options for City-owned land:

- Hold
- Sell
- Sell with conditions
- Lease
- City initiated development

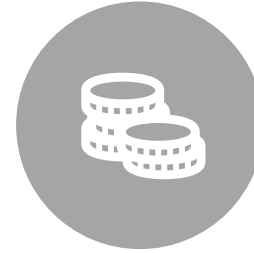




Use Considerations for Housing



Land value



Funding viability



Access, floodplain,
and infrastructure



Proximity to transit and
services



Resource and slope
conditions



Other possible uses

Is this a new
model?

The City of Flagstaff has a long history of using city-owned land to create housing opportunities.

What we have done before...





Mountain Side Village/Cedar Crest



1994 purchase

1996 constructed

2015 rehab/refinance
via LIHTC



- Land sold with requirements for affordability
- Resulted in the development of the first Low Income Housing Tax Credit project in Flagstaff
- 81 units
- Renewed 30-year commitment in 2015



Rio Homes

- 2002 RFP & 2003 DA - public/private partnership
- Land sold for both financial consideration and the provision of permanently affordable units
- Proceeds from the sale used for the purchase of additional property for housing purposes
- First permanent affordability in Arizona



153 total units
30 Affordable



High Country Trail



Sandstone Highlands

71 units

High Country Estates

44 units

Timber Trails

65 units



- 2002 RFP & 2004 DA - public/private partnership
- Land sold for both financial consideration and the provision of affordable rental units (LIHTC)
- Proceeds from the sale used for the purchase of additional property for housing purposes
- 180 affordable rental units



Habitat Along Butler



- 4 homes
- 99 Year Leases via Land Trust Program
- Utilized remnant land remaining from Butler widening project



Izabel Homes Project



- Purchased with CDBG
- 99 Year Leases
- 16 Land Trust Program Homes
 - 10 homes built by Loven Contracting
 - 6 homes built by Habitat for Humanity





Butler Corridor Trade



Land trade with a private developer resulting in a Land Trust Program home within a 6-unit market-rate project





Woodshire on Butler



- RFP to sell remnant parcel with obligation to build 5 permanently affordable units
- Property was sold to developer of adjacent 50-unit condo project



Izabel Street Apartments



- Long-term lease with Housing Solutions of Northern Arizona
- 11 three-bedroom rental units
- Shared use with community garden



City-Owned Land Designated for Housing



Nine sites

Seven vacant

Two currently utilized

Size, Zoning, Considerations

Staff Recommendations

Hold - More work required

Hold for non-profit opportunity or
city-initiated project

Move Forward



10-Year Housing Plan



Protect 2: Ensure affordable housing is a part of every Flagstaff neighborhood and work to address disparate impact as part of any development or redevelopment.

Protect 2.2: Encourage diversity of housing options in all neighborhoods, understanding that exclusive communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all.

Create 3: Create a dedicated funding source for affordable housing in Flagstaff.

Create 5.9: Prioritize the development of City of Flagstaff owned land designated for affordable housing and evaluate other City-owned parcels for affordable and mixed-income housing.



Thorpe & Aztec



- Size: ~4 Acres
- Zoning: PF
- Ordinance No. 425 (1957)
- State/Federal restriction for strip along Aztec
- LASS Opportunity Site #: 32
- **Staff recommendation: Hold – more work required**



West Street & Linda Vista



- 1.38 acres - .91 usable
- Zoning: MR
- **Staff recommendation: Hold for possible non-profit opportunity or City-initiated project**



O'Leary and Lonetree

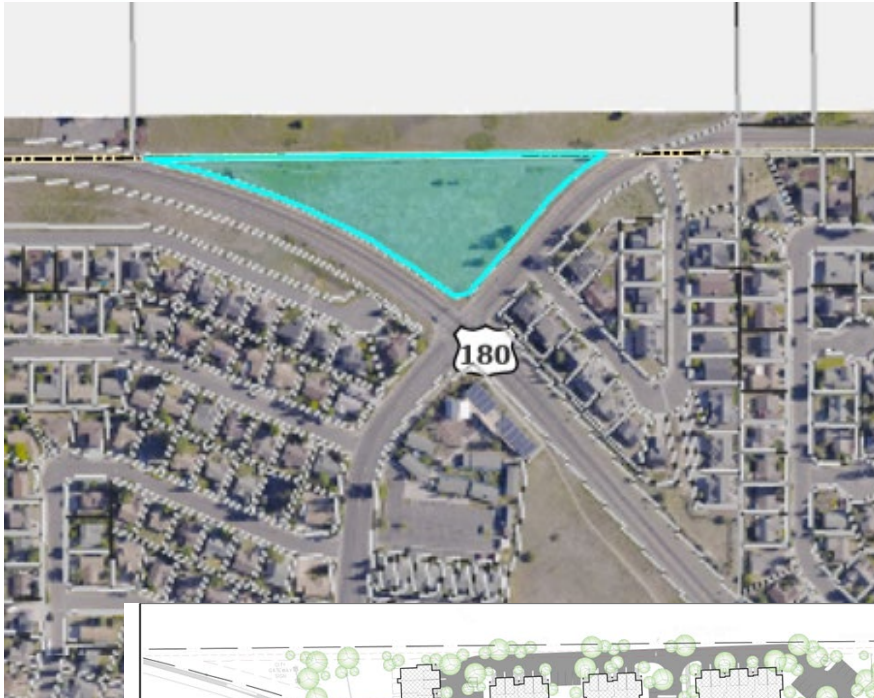
- 4.88 Acres (~.37 acres buildable)
- Zoning: PF
- Southside Plan: housing opportunity
- Community Garden shared use
- Housing funds used to upsize water line to support development of parcel

Staff recommendation: Hold for possible non-profit opportunity or City-initiated project





180 & Schultz Pass

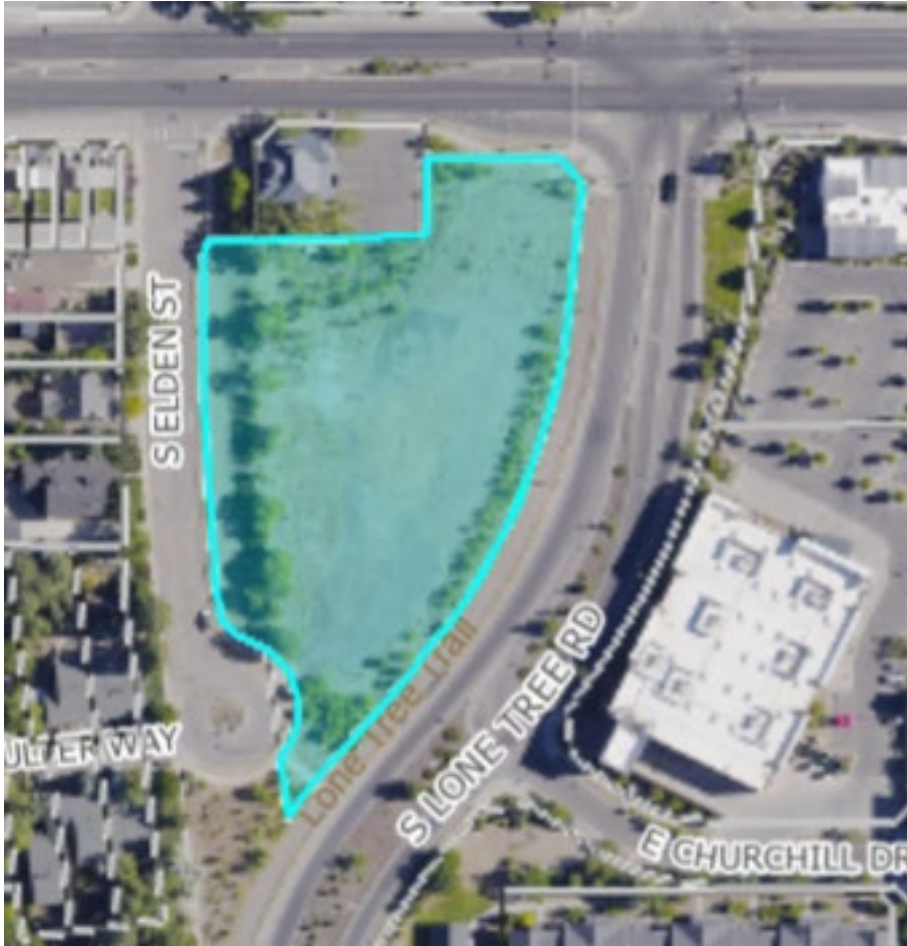


- 3.06 Acres
- Zoning: MR
- Housing funds used for purchase and to bring utilities to the site
- Bisected by regional gas line
- LASS Opportunity Site #: 34
- **Staff recommendation: Issue solicitation prioritizing development of housing units for local workforce**





Sawmill – 320 S. Elden St.



- 1.74 Acres
- Zoning: HC
- LASS Opportunity Site #: 31
- **Staff recommendation: Issue solicitation prioritizing on-going funding for housing programs via a public / private partnership**



Declaration of Trust



- All Public Housing in Flagstaff and associated property is owned by the City of Flagstaff
- Restricted by Declarations of Trust that limit its use to affordable housing

Declaration of Trust
(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) City of Flagstaff Housing Authority (herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) City of Flagstaff, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 03/15/1996 (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 03/12/2012 (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) City of Flagstaff, County of Coconino, State of Arizona which will provide approximately (6) 127 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) AZ20P0650112 and individual projects as follows:
Project No. (8) AZ20P006062 with approximately 47 dwelling units,
Project No. (8) AZ20P006063 with approximately 40 dwelling units, and
Project No. (8) AZ20P006064 with approximately 40 dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.
Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

City of Flagstaff, County of Coconino, State of Arizona

To Wit: (Insert legal description for each individual project.)(10)
See Exhibit A, attached, for Real Property Legal Description.

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.
The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

To Witness: The PHA hereby affirms that the duly authorized officers mentioned herein executed the same and its contents and the



Rental Assistance Demonstration

“RAD” was established by HUD:

- Give public housing authorities more flexibility to access private and public funding sources
- Reduce reliance on unpredictable and unreliable appropriations from Washington





RAD / Redevelopment

Preserves and Improves Affordable Housing – Allows public housing to convert to long-term Section 8 contracts, creating funding certainty and unlocking access to private financing for repairs and redevelopment.

Leverages Investment for Redevelopment – Enables housing authorities to combine public and private funds to redevelop aging housing stock into safer, higher-quality communities.

Protects Residents – Ensures tenant rights are preserved, with **no loss of housing assistance and continued affordability**, while improving living conditions through redevelopment.



Siler Homes



- 19.4 Acres
- Zoning: HR
- Public Housing - 1970
- 100 units:
 - 10 two bedrooms
 - 50 three bedrooms
 - 30 four bedrooms
 - 10 five bedrooms
- LASS Opportunity Site #: 50



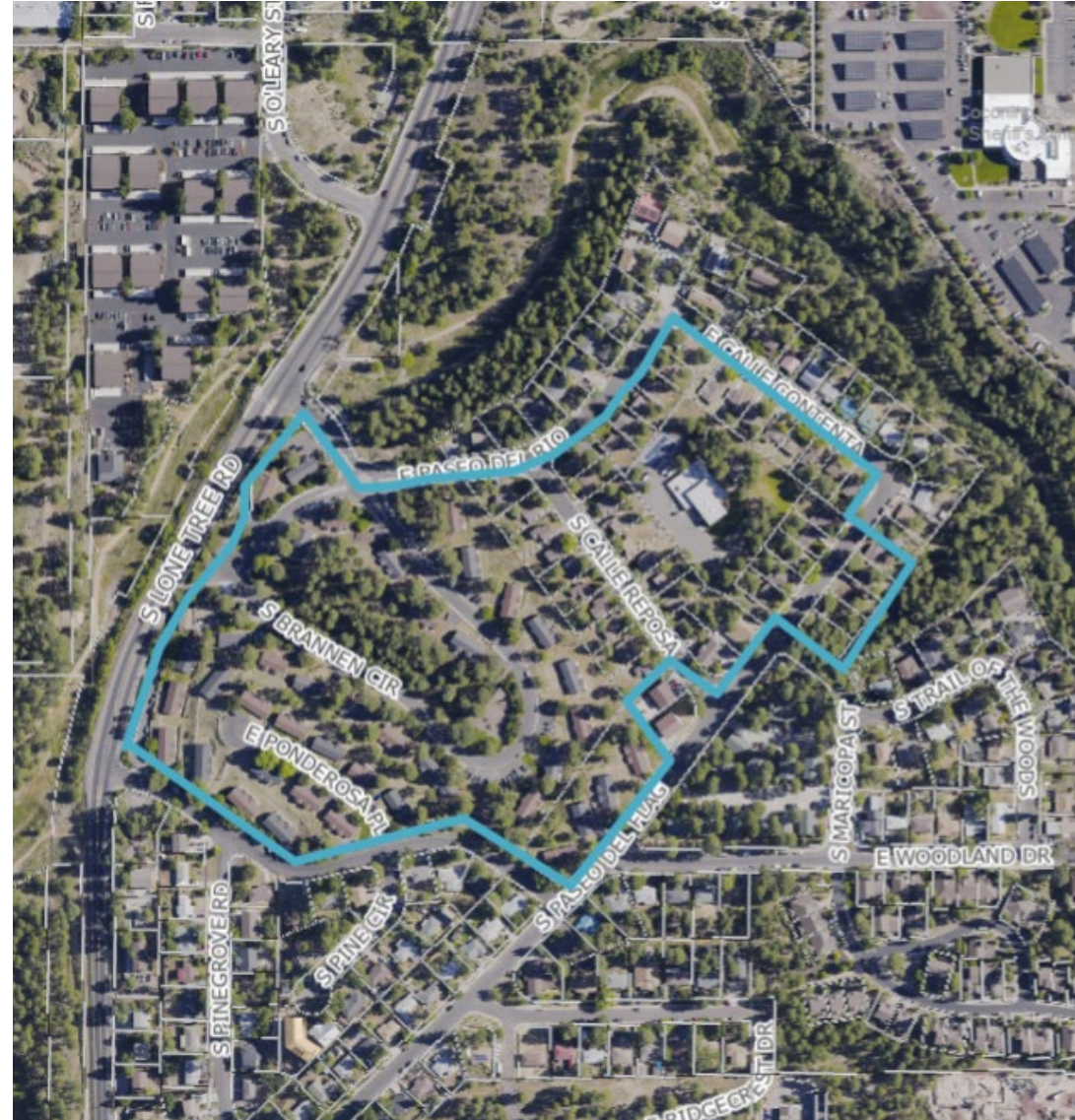
Main Housing Authority office, Activity Center (*Currently Occupied by Tynkertopia*), and Headstart Center



Brannen Homes

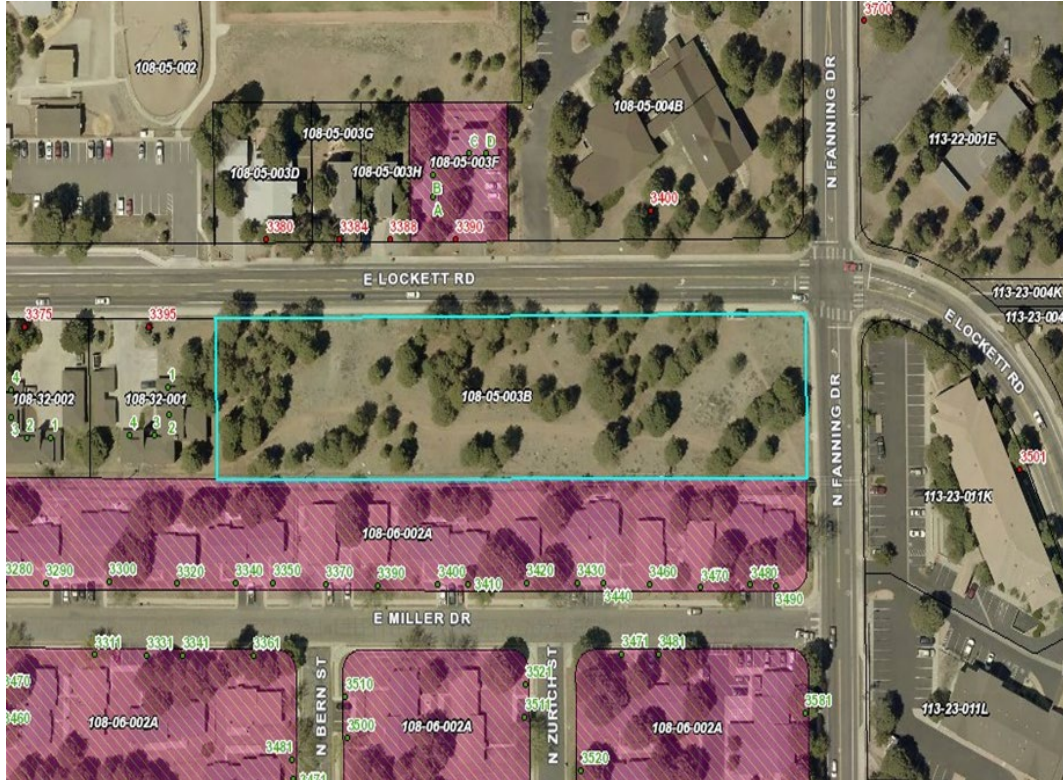


- 22.75 acres
- Zoning: MR
- Public Housing developed 1952-1962
- 127 units:
 - 20 one bedrooms
 - 55 two bedrooms
 - 41 three bedrooms
 - 11 five bedrooms
- Office, Maintenance Shop and Cogdill Recreation Center
- LASS Opportunity Site #: 49





3190 E Miller Dr/Lockett &



- 2.09 acres
- Zoning: HR
- Adjacent to Siler Homes
 - To be incorporated into redevelopment
- Purchased in 2018 for Housing Purposes
- LASS Opportunity Site #: 35
- **Staff Recommendation: Continue RAD Process**



Recommendations - Hold

Large Parcels - Hold / More Work Needed

- Thorpe and Aztec
- JWP "Sharkbite"

Small Parcels: Hold for Non-Profit Opportunity or City-initiated project

- West Street & Linda Vista
- O'leary and Lonetree



Recommendations – Move Forward



Move Forward

180 & Schultz Pass

- Issue solicitation prioritizing development of housing units for local workforce

Elden/Butler/Lonetree

- Issue solicitation prioritizing on-going funding for housing programs through a public private partnership

Lockett/Fanning & Redevelopment of Public Housing

- Continue process

Questions?

Thank you!

August 28, 2025

Sarah Darr – Housing Director

