



City of Flagstaff

Needs Assessment 2026 – 2030 Consolidated Plan

Housing Commission Meeting

October 23, 2025

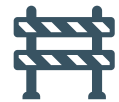


In Partnership with Civitas LLC



HUD Programs – Eligible Activities

Community Development Block Grant (CDBG)



Public Improvements



Public Facilities



Rehabilitation



Economic Development



Acquisition



Public Services

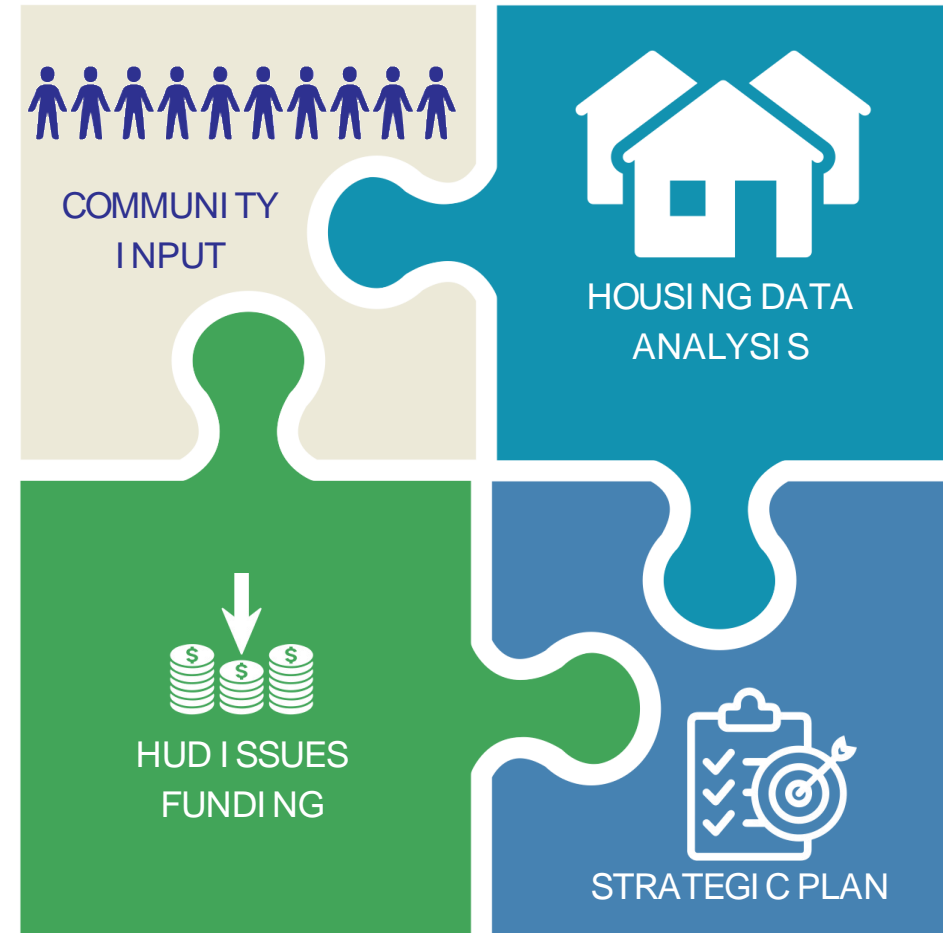
ConPlan - Major Components & Allocation

Five Major Components

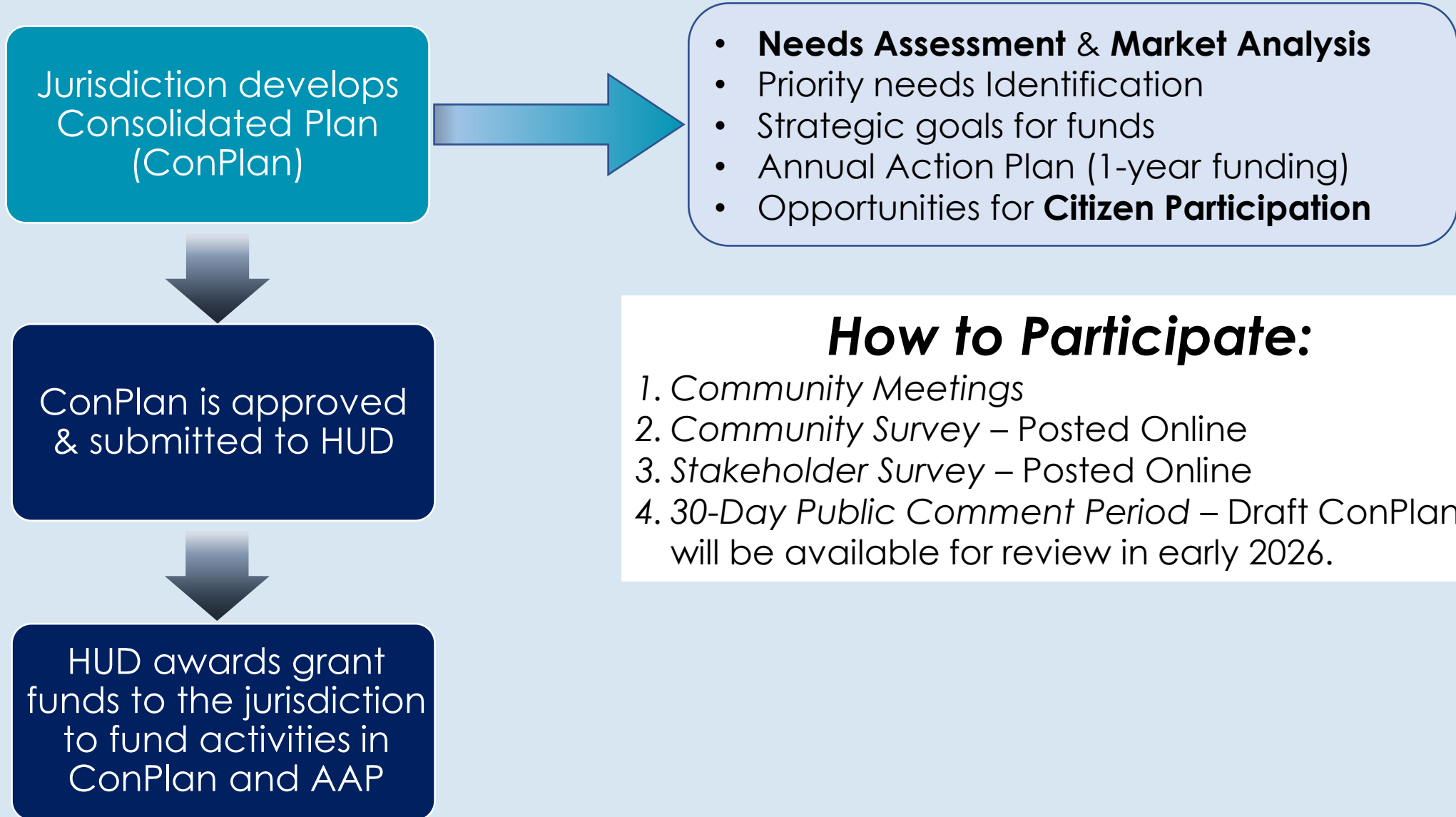
1. Needs Assessment
2. Housing Market Analysis
3. 5-Year Strategic Plan
4. Annual Action Plan
5. Citizen Participation

HUD 2025 Fund Allocation


Source	Amount
CDBG	\$656,638



HUD Consolidated Plan Process

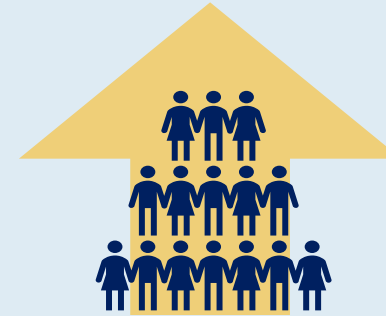


Data Snapshot

An aerial photograph of a city, likely Salt Lake City, Utah, showing a dense urban area with various buildings, parking lots, and green spaces. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The text "Data Snapshot" is overlaid in the center of the image.

City Population Highlights

Population: 76,333
+14.7% over last 10 years



Total Households: 27,815
20.9% Increase



Median Income: \$68,041
36.7% Increase



Needs Assessment – Data Sample

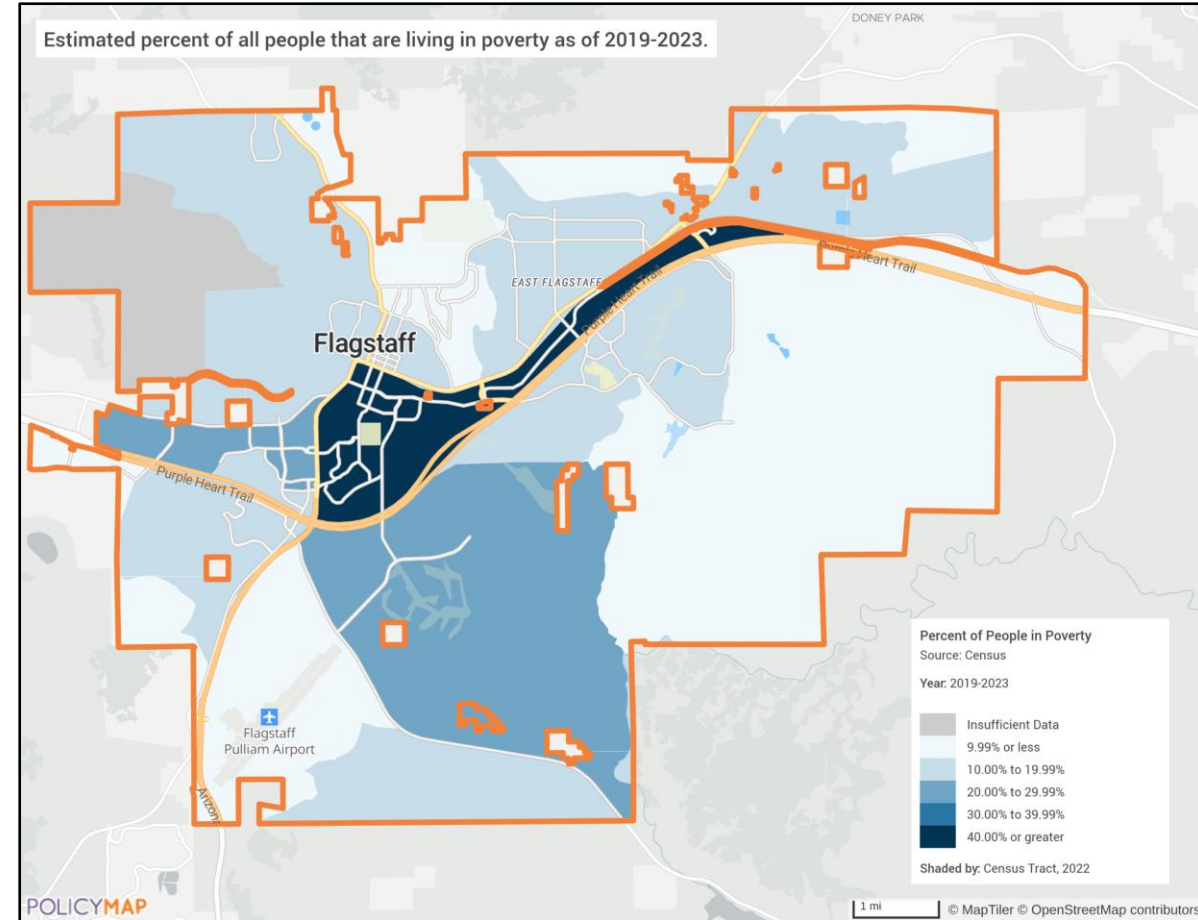
Table: Poverty Rate – 10-year Trend

	2013	2023
City of Flagstaff	24.6%	19.4%
Arizona (statewide)	17.9%	12.3%

Source: 2013 and 2023 American Community Survey Data

Low to Moderate Income (LMI)

- LMI = Less than 80% of Area Median Income (AMI)
 - Based on 2025 HUD income limits for the **Flagstaff, AZ MSA**
- *Household of 1: \$61,100*
- *Household of 2: \$69,800*
- *Household of 3: \$78,550*
- *Household of 4: \$87,250*
- *Household of 5: \$94,250*



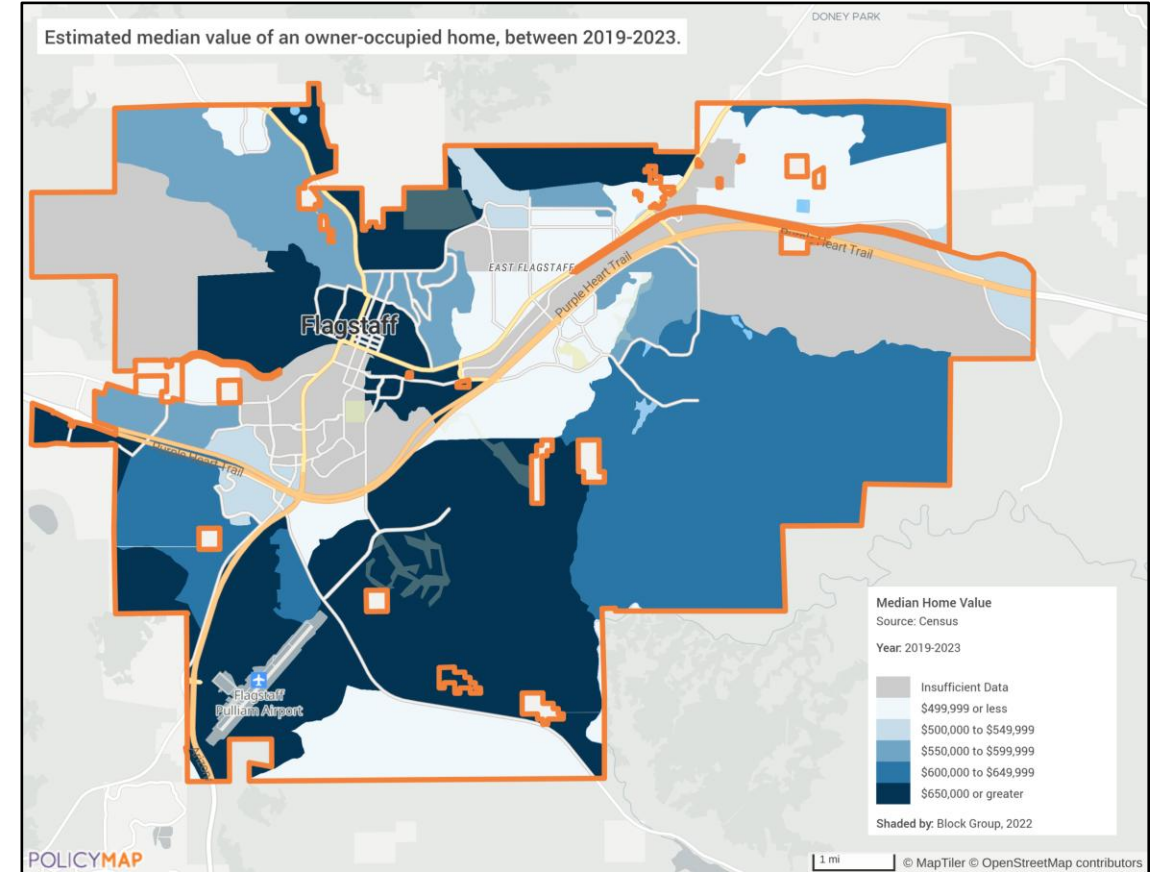
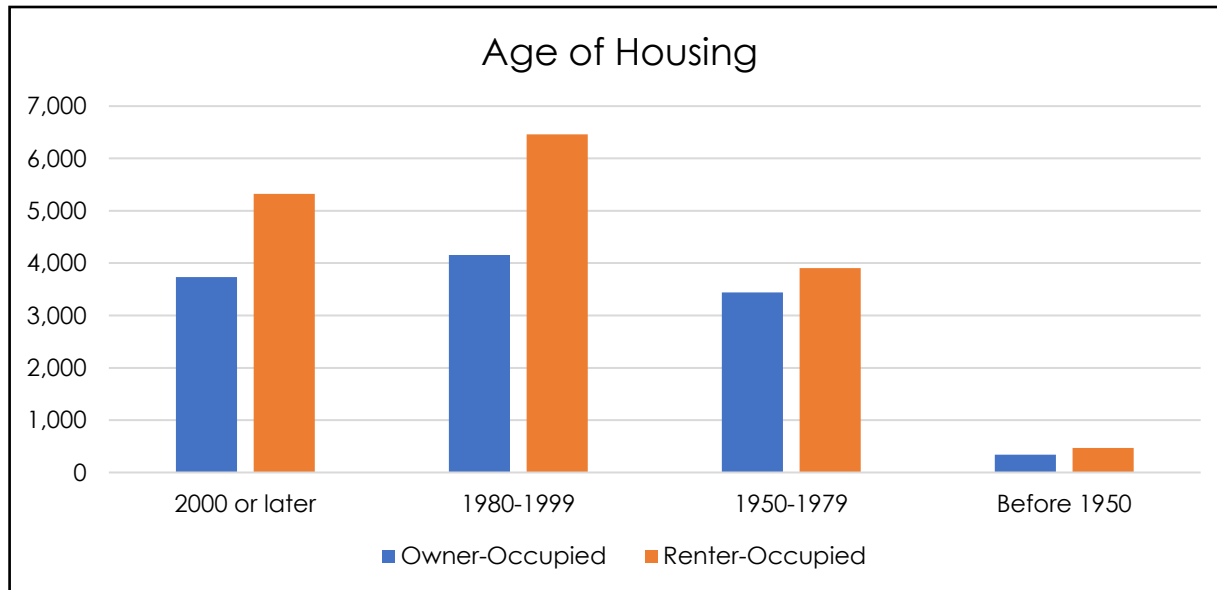
Poverty Rates by Census Tract
Source: 2019-2023 ACS via PolicyMap

Housing Profile – Data Sample

Table: Cost of Housing – 10-year Trends

	2013	2023	Rate
Median Home Value	\$266,200	\$503,400	+89.1%
Median Contract Rent	\$925	\$1,415	+53.0%
Median Income	\$49,771	\$68,041	+36.7%

Source: 2013 and 2023 American Community Survey Data



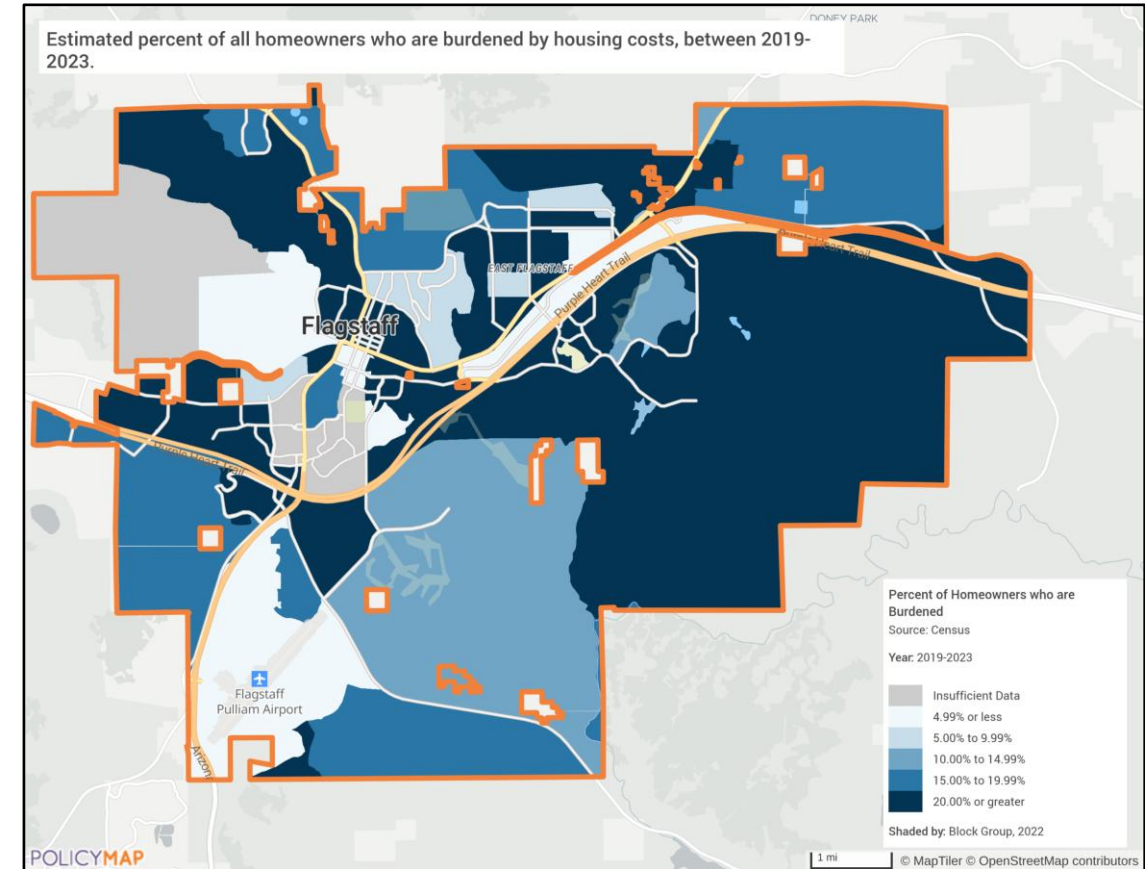
Home Values by Census Block Group
Source: 2019-2023 ACS via PolicyMap

Homeowner Housing Cost Burden

- Median Home Value: **89.1% increase** in last decade
- **9.6%** Severe cost burdened (>50%)
- **10.0%** between 30% and 50%
- **19.6%** Total **cost burdened homeowners** (>30%)

Impacts of Housing Cost Burden

- Financial Strain: Reduced available income for essentials such as food, healthcare, and transportation
- Risk of Foreclosure: Homeowners facing a housing cost burden are at an increased risk of foreclosure
- Reduced Savings and Investments: Limits the ability to save for retirement



Cost Burdened Homeowners
Source: 2019-2023 ACS via PolicyMap

*Cost Burdened: Spending over 30% of income on housing expenses

**Severe Cost Burdened: Spending over 50% of income on housing expenses

Rental Housing Cost Burden

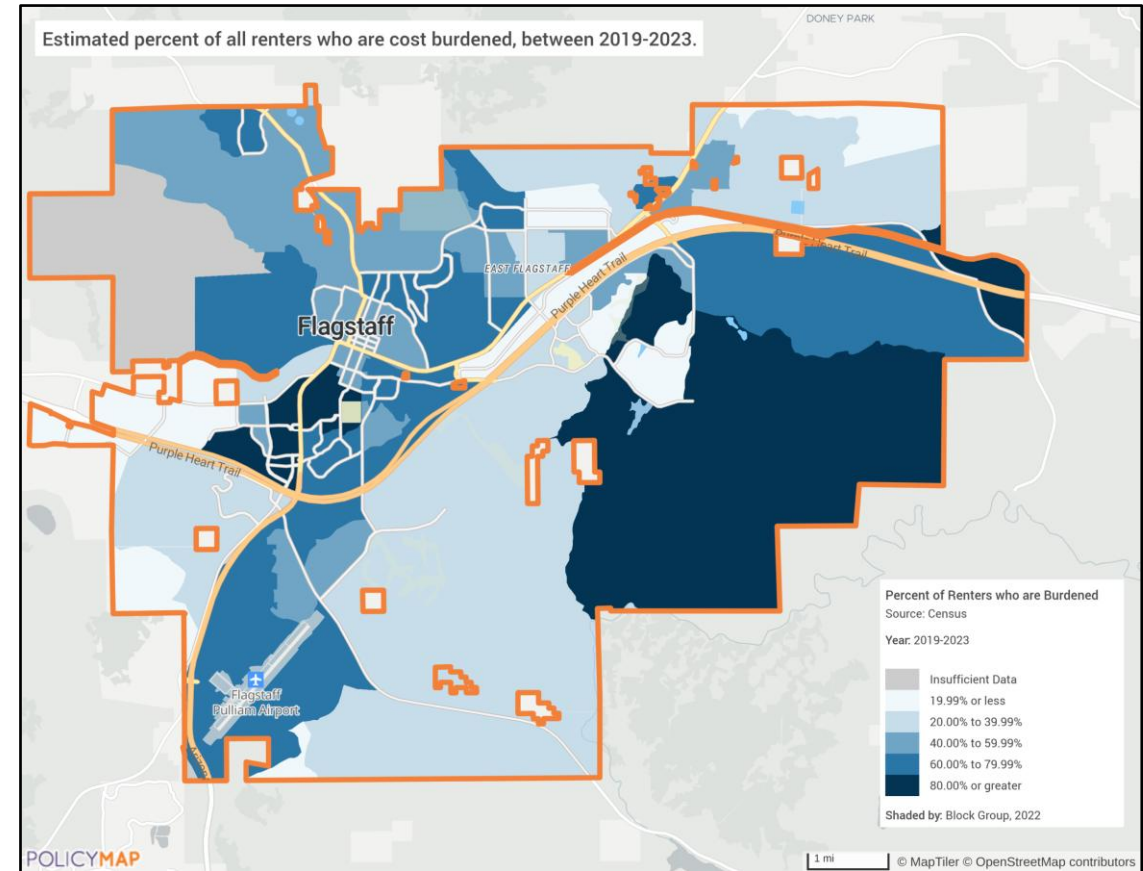
- Median Rent Contract **increased 53%** over 10 years
- **31.0%** Severe cost burdened (>50%)
- **25.3%** between 30% and 50%
- **56.3%** Total **cost burdened renters** (>30%)

Impacts of Housing Cost Burden

- Financial Strain: Reduced available income for essentials such as food, healthcare, and transportation
- Risk of Eviction: Higher risk of eviction and displacement
- Inability to Save for Homeownership: Limit the ability to save for a downpayment

*Cost Burdened: Spending over 30% of income on housing expenses


**Severe Cost Burdened: Spending over 50% of income on housing expenses



Cost Burdened Renters

Source: 2019-2023 ACS via PolicyMap

Community Input

An aerial photograph of a city, likely Salt Lake City, Utah, showing a dense urban area with various buildings, parking lots, and green spaces. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The text 'Community Input' is overlaid in the center of the image.

How do you prioritize these community needs?



Affordable Housing



Economic Development



Supportive Services



Public Facilities



Home Repairs

What are the major housing issues?



Lack of Available Units



Location



Mismatch of housing type/size



Rental Costs



Cost of Repairs

Community Survey

<https://www.research.net/r/Flagstaff-Community>



Encuesta comunitaria

<https://www.research.net/r/Flagstaff-Community?lang=es>



Stakeholder Survey

<https://www.research.net/r/Flagstaff-Stakeholder>



Upcoming Outreach Events

CDBG Public Hearing

City Staff & Residents/Organizations

- Wednesday, October 29, 2025 4-7pm
- Market of Dreams 2532 E 7th St, Flagstaff, AZ 86004

Stakeholder Focus Groups (Invite Only)

- October 29 and 30, 2025
- Council Chambers

<https://www.flagstaff.az.gov/4372/Housing>

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Next Steps

- Needs Assessment (In development)
- Market Analysis (In development)
- Priority Needs & Strategic Plans (December 2025)
- Annual Action Plan (December 2025)
- 30-day Comment Period – Early 2026
- HUD submission (May 15, 2026)
- Program year start date (July 1st, 2025)

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