

# Housing and Carbon Neutrality Crosswalk with the Regional Plan 2045

## Housing Plan Selected Strategies

Strategy	Strategy Description	How is it addressed?
<b>Create 1.4</b>	Explore implementing reduced fees and waivers to incentivize the development of affordable housing.	CD. 2 Support affordable and attainable housing development through additional support for infrastructure costs and sustainably reduced development standards and fees.
<b>Create 1.8</b>	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.	HA.6 Provide long-term affordability through permanently affordable housing models and public/private partnerships.
<b>Create 2.1</b>	Update the Regional Plan policies to support increased density related to affordable housing.	NE.2. Include a range of housing options for all income levels in neighborhoods.  CA.6 Support high density housing where there are nearby commercial services or transit.  GM.1 Promote medium-to-high density residential developments and mixed-use developments within the Urban Growth Boundary (UGB) to resist urban sprawl.
<b>Create 2.2</b>	Identify suburban areas to support greater density and intensity of development.	Suburban Neighborhoods in the proposed plan support 2-29 duac, where the current plan allows 2-13 dual unless a project is mixed use.
<b>Create 2.3</b>	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.	The Community Character chapter is proposed to be eliminated and incorporated as a set of Best Practices for Creating a Sense of Place.
<b>Create 3.3</b>	Identify ongoing resource opportunities for the purpose of assisting households experiencing homelessness, households at risk of becoming homeless, first-time homebuyers, and affordable	HA.3 Coordinate with local service providers to furnish resources for daily needs, temporary shelter, and transitional housing opportunities for individuals experiencing homelessness.

	housing targeted to these populations	
<b>Create 4.4</b>	Review parking standards for all residential development with the goal of reducing the cost of development and increasing the number of dwelling units that may be achieved.	
<b>Create 4.5</b>	Evaluate and amend the Resource Protection Overlay standards to ensure that the minimum densities can be met on most sites, including making the requirements for residential sites to be similar to those for a commercial site.	<p>Action Item:</p> <p>Update and refine the City of Flagstaff's Resource Protection Overlay and landscaping regulations to incorporate updated urban forestry best practices, conform with the best practices of Fire-Adapted Communities, and calibrate and prioritize natural resources.</p>
<b>Create 4.8</b>	Explore allowing additional flexibility for homeowners and landlords to increase density.	<p>HA.4 Further the development and rehabilitation of affordable and accessible rental opportunities for residents at all income levels.</p> <p>DP.4: Support the conversion of buildings that allow for an increase in units and for new units to be added to existing parcels over time.</p>
<b>Create 5.4</b>	Establish a simplified entitlement (i.e., rezoning and conditional use permit) and development review process.	The Regional Plan proposes to simplify the findings for Regional Plan analysis when no plan amendment is required.
<b>Create 5.7</b>	Construct and promote net zero or Net Zero Ready affordable housing when funding is available and encourage private developers to do the same.	Action Item: Update the City Sustainable Building Resolution and Sustainable Residential Building Incentives to further implement <a href="#">net-zero</a> energy standards.
<b>Create 5.8</b>	Prioritize Capital Improvement Projects that facilitate affordable housing.	I.1 Prioritize capital improvement projects that facilitate affordable housing, infill, carbon neutrality, sustainable operations, and resilience to hazards (City only).
<b>Connect 2.1</b>	Evaluate housing policies and strategies in City of Flagstaff planning documents through an equity lens.	The core priority is called Housing Attainability and Equity to connect the two key topics.

<b>Connect 3.2</b>	Encourage neighborhoods, housing types, and building practices that increase health	A Mixed-Use Walkable Community is one of the complementary priorities.
<b>Preserve 1.2</b>	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.	<p>Housing Attainability and Equity is one of the core priorities of the plan.</p> <p>HA.2 Expand access to homeownership through the development of a variety of housing types, providing resources and programs to support homebuyers; and reducing barriers to homeownership opportunities.</p> <p>HA.4 Further the development and rehabilitation of affordable and accessible rental opportunities for residents at all income levels.</p> <p>CD. 2 Support affordable and attainable housing development through additional support for infrastructure costs and sustainably reduced development standards and fees.</p> <p>NE.2 Include a range of housing options for all income levels in neighborhoods.</p> <p>DP.2 Support development and redevelopment with a diversity of housing types by expanding opportunities for missing middle housing.</p> <p>DP.4 Support the conversion of buildings that allow for an increase in units and for new units to be added to existing parcels over time.</p>
<b>Preserve 2.2</b>	Continue homeownership rehabilitation programs and create an affordable rental rehabilitation program with a focus on establishing safe, decent, and sustainable housing.	NE.6 Improve housing stability by helping vulnerable homeowners and renters make improvements to their homes, such as maintenance, floodproofing, safety, and accessibility.
<b>Protect 2.2</b>	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.	<p>NE.2 Include a range of housing options for all income levels in neighborhoods.</p> <p>DP.2 Support development and redevelopment with a diversity of housing types by expanding opportunities for missing middle housing.</p>

## Carbon Neutrality Plan

Strategy	Strategy Description	How is it addressed?
<b>CR-1</b>	Ensure all mitigation actions improve Flagstaff's ability to adapt to the future.	<p>Page 1-8: Achieve carbon neutrality by 2030 through a combination of GHG emissions reductions and <a href="#">carbon dioxide removal (CDR)</a> initiatives.</p> <p>CA.2. Reduce energy consumption, reliance on fossil fuels, and the carbon footprint of new and existing buildings and public facilities through efficient building construction, orientation, and appliances.</p> <p>WQ.1. Protect watersheds for water supply needs, flood mitigation, ecological integrity, and increased resilience.</p> <p>RS.5. Expand and expedite forest restoration and risk mitigation efforts to reduce urban and neighborhood fire risks more effectively</p>
<b>CR-2</b>	Strengthen existing community systems to create resilience to both short-term shocks and long-term change.	R.1. Prepare the Region's human and natural systems to be more resilient to short-term catastrophic events and long-term impacts of climate change.
<b>ES-1</b>	Incorporate equity as a foundational element of every climate action the City develops and implements.	<p>NE.1 Increase equity in housing and economic opportunities for existing and future generations.</p> <p>MT.4. Reduce the demand for driving and vehicle dependency which will, in turn, reduce the cost of the transportation system, increase transportation equity, and achieve carbon neutrality (City only).</p> <p>RS.3 Equitably prepare for and mitigate the impacts of fires and floods to reduce the risks of loss of life, property damage, and disruption of public services for all, and reduce or mitigate loss of watershed health and wildlife habitats.</p>
<b>ES-2</b>	Proactively engage community members on an ongoing basis.	NE.4. Support the active participation of Neighborhood Associations or similar organizations in local decision-making, fostering community engagement, promoting neighborhood development, and advocating for the needs and interests of residents.
<b>ES-3</b>	Design targeted climate policies and programs to serve	The Regional Plan does not set climate policies or programs directly and therefore this is outside the scope.

	disproportionately impacted communities first.	
<b>ES-4</b>	Actively seek to recognize past harms, repair trust, and build deeper relationships with community members.	NE.3 Ensure that policies, programs, and requirements recognize the ongoing harm of exclusionary zoning.
<b>DD-1</b>	Encourage vibrancy, appropriate density, and attainability in existing neighborhoods, so that more residents live within walking distance of their daily needs.	<p>CA.6. Support high density housing where there are nearby commercial services or transit.</p> <p>GM.1 Promote medium-to-high density residential developments and mixed-use developments within the Urban Growth Boundary (UGB) to resist urban sprawl.</p> <p>Development Pattern Goal (DP) The Region promotes development patterns that support attainable housing in a resilient and sustainable community.</p> <p>All urban and suburban land use categories allow commercial and mixed-use buildings and neighborhoods.</p>
<b>DD-2</b>	Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient for people of all ages.	Transportation System Goal (TS) The Region creates an inclusive, safe, comprehensive, and continuous transportation system that provides access, mobility, and efficient transportation options.
<b>DD-3</b>	Encourage Flagstaff residents and visitors to walk, bike, roll and take the bus.	Policy TS.4 Design all roads to accommodate all people safely and where appropriate, include art; contextual landscaping; pedestrian, bicycle, and transit facilities; and appropriate architectural features.
<b>DD-4</b>	Transform transportation policies and planning to incorporate greenhouse gas emissions analysis and reduce dependence on driving.	<p>MT.2 Improve the network connectivity and accessibility to surrounding and supporting local roads, collectors, and arterials to achieve lower Vehicle Miles Traveled (VMT) and improve the pedestrian, bike, and transit network (City only).</p> <p>MT.3. Reduce the need to commute for work in a single-occupancy vehicle from outside of the Region by providing attainable housing, regional transit, and diverse commuting solutions.</p> <p>MT.4 Reduce the demand for driving and vehicle dependency which will, in turn, reduce the cost of the</p>

		transportation system, increase transportation equity, and achieve carbon neutrality (City only).
<b>DD-5</b>	Invest in comprehensive and equitable transit.	Transit Goal (TR) The Region increases public transportation frequency, safety, accessibility, and services to make it an affordable and convenient alternative to driving.
<b>DD-6</b>	Proactively invest to protect Flagstaff's clean air status	Goal DP.3. Keep standards up to date on emerging land use issues that support housing attainability and carbon neutrality, such as legislative changes, short-term rental regulations, and carbon-dioxide-removal technology
<b>HA-1</b>	Create housing options for households at all income levels and family sizes occupied by local residents.	Housing Attainability Goal and related Policies: The Region increases the supply of secure, accessible, and attainable housing for all existing and future residents and provides for affordable housing in every neighborhood.  NE.2 Include a range of housing options for all income levels in neighborhoods.
<b>HA-2</b>	Connect people with equitable housing solutions.	NE.1 Increase equity in housing and economic opportunities for existing and future generations.
<b>HA-3</b>	Preserve affordable Housing	Housing Attainability Goal and related Policies: The Region increases the supply of secure, accessible, and attainable housing for all existing and future residents and provides for affordable housing in every neighborhood.  HA.4 Further the development and rehabilitation of affordable and accessible rental opportunities for residents at all income levels.
<b>HA-4</b>	Protect people from housing discrimination and remove housing barriers.	HA.1. Minimize and mitigate displacement of residents and prevent the loss of existing affordable housing units.  HA.2 Expand access to homeownership through the development of a variety of housing types, providing resources and programs to support homebuyers; and reducing barriers to homeownership opportunities.  HA.6 Provide long-term affordability through permanently affordable housing models and public/private partnerships.

		NE.1 Increase equity in housing and economic opportunities for existing and future generations.
IR-1	Protect natural areas and ecosystem services that are most vulnerable to the impacts of increased visitation and climate change.	<p>Visitation is a park and open space management issue and is outside the scope of a land use plan.</p> <p>RS.6 Focus conservation activities on sensitive and uncommon habitats, and landscapes that support the health and resilience of regional wildlife and plant populations and ecosystems.</p> <p>Goal WR. a – Balance water demand and water supply to maintain the 100-year water adequacy designation, support sustainable regional hydrology, and meet ecosystem needs.</p> <p>Guideline for all land use categories: Support the incorporation of <a href="#">nature-based infrastructure solutions</a> in new development, parks, and open space to enhance climate resilience, manage stormwater, promote land-use efficiency, and reduce impacts on significant natural resources.</p>
IR-2	Ensure equity, accessibility, and inclusion across all City of Flagstaff Parks and Recreation facilities, helping all members of the Flagstaff community to meet their health and wellness needs.	<p>Guideline for all land use categories: Within all neighborhoods. locate and design dynamic public civic spaces, parks, and natural areas that are accessible to <a href="#">pedestrians</a>, bicyclists, and transit.</p> <p>Accessible Parks, Recreation, and Open Space Goal (PROS) The Region’s system of parks, open spaces, and community centers, which supports its public and environmental health, provides diverse recreational needs; is accessible to all residents and visitors; and is interconnected by trails and greenways between Flagstaff, regional open space, and other County communities.</p>
IR-3	Plan for changes to recreation, reduce emissions, and respond to the impacts of climate change on current Parks and Recreation facilities and operations.	<p>Action Item: Update the City Sustainable Building Resolution and Sustainable Residential Building Incentives to further implement <a href="#">net-zero</a> energy standards.</p>
EM-1	Advance the electrification of buses across Flagstaff	CA.3 Advance the electrification of aircraft, trains, buses, micromobility devices, and vehicles by increasing the availability of charging infrastructure in public and private development projects.

<b>EM-2</b>	Welcome electric micro-mobility devices as legitimate, healthy, affordable, and low-carbon modes of transportation	CA.3 Advance the electrification of aircraft, trains, buses, micromobility devices, and vehicles by increasing the availability of charging infrastructure in public and private development projects.
<b>EM-3</b>	Support residents, businesses, and institutions in the transition to electric vehicles.	CA.3 Advance the electrification of aircraft, trains, buses, micromobility devices, and vehicles by increasing the availability of charging infrastructure in public and private development projects.
<b>CE-1</b>	Produce 100% renewable electricity to cover all City of Flagstaff municipal electricity needs.	CA.2 Reduce energy consumption, reliance on fossil fuels, and the carbon footprint of new and existing buildings and public facilities through efficient building construction, orientation, and appliances.
<b>CE-2</b>	Increase renewable energy installations and usage in new buildings.	E.1 Support renewable energy production; promote battery storage in the residential, commercial, and transportation sectors; and support energy storage in new, utility-scale renewable energy developments.
<b>CE-3</b>	Support solar installations on existing residential and commercial buildings.	E.1 Support renewable energy production; promote battery storage in the residential, commercial, and transportation sectors; and support energy storage in new, utility-scale renewable energy developments.
<b>FS-1</b>	Reduce or remove natural gas usage in municipal buildings	CA.2 Reduce energy consumption, reliance on fossil fuels, and the carbon footprint of new and existing buildings and public facilities through efficient building construction, orientation, and appliances.  Action Item: Modernize and incorporate renewable energy and innovative technology into the energy systems at City facilities, especially the Wildcat Hill Water Reclamation Plant and the Cinder Lake Landfill.
<b>FS-2</b>	Encourage new buildings to rely on the electric grid as their main energy source.	CA.2 Reduce energy consumption, reliance on fossil fuels, and the carbon footprint of new and existing buildings and public facilities through efficient building construction, orientation, and appliances.
<b>FS-3</b>	Support fuel switching in existing residential and commercial buildings.	Action Items:  Review and revise existing City Codes, plans, and processes to achieve <a href="#">carbon neutrality</a> through updates and <a href="#">equitable</a> access to reflect rapidly changing technology related to energy efficiency, <a href="#">renewable energy</a> , energy or battery storage, and electrification.

		Collaborate with the construction and development industry, realtors, property managers, and the public to increase general and technical knowledge and workforce capacity for building energy efficiency and fuel switching.
<b>FS-4</b>	Provide training and education on fuel switching.	<b>Action Item:</b> Collaborate with the construction and development industry, realtors, property managers, and the public to increase general and technical knowledge and workforce capacity for building energy efficiency and fuel switching.
<b>BE-1</b>	Achieve net zero energy City of Flagstaff facilities	<b>Action Item:</b> Update the City Sustainable Building Resolution and Sustainable Residential Building Incentives to further implement <a href="#">net-zero</a> energy standards.
<b>BE-2</b>	By 2030, require new homes in Flagstaff to be net zero energy homes.	<b>Action Item:</b> Update the City Sustainable Building Resolution and Sustainable Residential Building Incentives to further implement <a href="#">net-zero</a> energy standards.
<b>BE-3</b>	Reduce energy use in existing buildings.	<b>CA.2</b> Reduce energy consumption, reliance on fossil fuels, and the carbon footprint of new and existing buildings and public facilities through efficient building construction, orientation, and appliances.
<b>SC-1</b>	Manage emissions from the Cinder Lake Landfill.	<b>Action item:</b> Modernize and incorporate renewable energy and innovative technology into the energy systems at City facilities, especially the Wildcat Hill Water Reclamation Plant and the Cinder Lake Landfill.
<b>SC-2</b>	Encourage sustainable consumption.	<b>CA.5</b> Reduce consumption and waste in development projects by utilizing sustainable and recycled materials in design and construction, and provide waste diversion during site preparation, design, demolition, construction, and operation.
<b>SC-3</b>	Divert more waste from the landfill.	<b>CA.5</b> Reduce consumption and waste in development projects by utilizing sustainable and recycled materials in design and construction, and provide waste diversion

		during site preparation, design, demolition, construction, and operation.
<b>SC-4</b>	Reduce organic waste going to the landfill and reduce food insecurity.	<p>DP.6 Expand support for agriculture, food systems, and traditional food practices throughout the Region.</p> <p>HE.5 Support improved nutrition, food security, and jobs in the Region, and associated workforce development, by encouraging local agricultural activity and the production, manufacturing, and distribution of food at various scales.</p>
<b>WS-1</b>	Improve water infrastructure and expand water reuse.	<p>WR.3 Maximize the beneficial use of all water sources by implementing water reuse programs.</p> <p>WR.6 Evaluate direct potable reuse and advanced water treatment techniques as a potential source of drinking water in the future.</p>
<b>WS-2</b>	Improve ecosystem management for protection of water resources.	WQ.2 Protect the quality of surface water, groundwater, and reclaimed water to preserve the Region's drinking water and ecosystem services.
<b>WS-3</b>	Continue to support water conservation efforts across the Flagstaff community.	WR.2 Support and incentivize water conservation and other water efficiency measures to protect water resources, support projected community growth, reduce the costs for water systems, and conserve energy.
<b>WS-4</b>	Maximize passive and active community rainwater infiltration.	WQ.1 Protect watersheds for water supply needs, flood mitigation, ecological integrity, and increased resilience.
<b>HF-1</b>	Protect existing forests, resources, and meaningful open spaces.	<p>RS.2 Mitigate hazards to reduce the risk of uncharacteristic wildfires and post-fire flooding while improving the health, structure, condition, function, and resilience of forest ecosystems through forestry best practices and wildland fire science.</p> <p>R.5 Expand and expedite forest restoration and risk mitigation efforts to reduce urban and neighborhood fire risks more effectively.</p> <p>OS.2 Focus the purchase and management of regional preserves and connector open spaces on protecting cultural or significant natural resources, while allowing for concentrated development in areas that support housing supply and climate action.</p>

<b>HF-2</b>	Restore and maintain the natural fire-adapted structure and pattern of the forests of the greater Flagstaff region through collaboration with partners.	<p>RS.2 Mitigate hazards to reduce the risk of uncharacteristic wildfires and post-fire flooding while improving the health, structure, condition, function, and resilience of forest ecosystems through forestry best practices and wildland fire science.</p> <p>RS.7 Prevent, inventory, treat, and remove invasive plant species to preserve native plant communities, preserve indigenous cultural practices, and reduce the risk of uncharacteristic wildland fires.</p> <p>R.3 Equitably prepare for and mitigate the impacts of fires and floods to reduce the risks of loss of life, property damage, and disruption of public services for all, and reduce or mitigate loss of watershed health and wildlife habitats.</p> <p>R.5 Expand and expedite forest restoration and risk mitigation efforts to reduce urban and neighborhood fire risks more effectively.</p> <p>PS.2 Ensure greenfield development is designed to reduce the risk of fire carrying from the surrounding forests and grasslands into the community to address risks to residents and businesses.</p>
<b>HF-3</b>	Educate the public on forest health and wildfire risk reduction.	Education is outside the scope of the plan unless it is related specifically to code updates or land use and transportation technology
<b>HF-4</b>	Support innovation in the forest health and wild land fire sectors.	<p>HE.3 Promote employment pathways, skills training, and job creation in targeted sectors and needed industries such as construction, forestry, advanced manufacturing, health care, astronomy, and bioscience.</p> <p>HE.4 Develop industrial properties that support light and heavy industrial uses, manufacturing, and forestry industries necessary for jobs and climate resilience in the Region.</p>
<b>HF-5</b>	Encourage diverse native plant ecosystems in the built environment.	<p>RS.6 Focus conservation activities on sensitive and uncommon habitats, and landscapes that support the health and resilience of regional wildlife and plant populations and ecosystems.</p> <p>RS.7 Prevent, inventory, treat, and remove invasive plant species to preserve native plant communities, preserve</p>

		<p>indigenous cultural practices, and reduce the risk of uncharacteristic wildland fires.</p> <p><b>Best Practice:</b> Preserve natural topography in public open spaces, especially where there are rare plants and unique geology.</p>
<b>HF-6</b>	<p>Proactively manage for expected ecosystem transitions, including the potential threats to ponderosa pine forests.</p>	<p><b>RS.2</b> Mitigate hazards to reduce the risk of uncharacteristic wildfires and post-fire flooding while improving the health, structure, condition, function, and resilience of forest ecosystems through forestry best practices and wildland fire science.</p> <p><b>R.1.</b> Prepare the Region’s human and natural systems to be more resilient to short-term catastrophic events and long-term impacts of climate change.</p> <p><b>R.3</b> Equitably prepare for and mitigate the impacts of fires and floods to reduce the risks of loss of life, property damage, and disruption of public services for all, and reduce or mitigate loss of watershed health and wildlife habitats</p>
<b>HS-1</b>	<p>Identify community health impacts from climate change and target support to assist at-risk populations in adapting to change and protecting their health.</p>	<p><b>RS.3</b> Create resilient and sustainable flood management practices and systems that protect and enhance ecosystems and human health throughout the Region.</p> <p><b>WR.1</b> Manage infrastructure and develop partnerships that support water, stormwater, wastewater, and reclaimed water utility facilities that are safe, secure, reliable, cost effective, and adequate for the Region’s future growth and continued environmental health.</p>
<b>HS-2</b>	<p>Prepare for changing risks to public health due to climate change and increase collaborations across agencies to improve health and climate awareness, preparedness, and resilience.</p>	<p>Outside the scope of the plan. The Community Health Assessment is referenced and evaluated in terms of how it intersects land use and transportation issues in the plan.</p>
<b>HS-3</b>	<p>Adequately fund services for disaster preparedness.</p>	<p>Funding is outside the scope of the plan. The Multijurisdictional Hazard Mitigation Plan has this</p>

		information and is referenced in the materials evaluated.
<b>HS-4</b>	Improve the resilience of public infrastructure and City facilities.	R.2 Allocate available public resources necessary for the City and County to prepare for and adapt to natural and human-caused hazards so that all government operations support community resilience.
<b>EP-1</b>	Accelerate the transformation to a low-carbon economy that minimizes emissions and spurs innovation.	CA.2 Reduce energy consumption, reliance on fossil fuels, and the carbon footprint of new and existing buildings and public facilities through efficient building construction, orientation, and appliances.  CA.4 Support the development of carbon dioxide removal (CDR) and storage projects, capture of point source carbon emissions, and low carbon materials development projects, and through appropriate tools and land use contexts.
<b>EP-2</b>	Support the adaptation efforts of local businesses as the climate changes and the economic landscape shifts.	HE.1 Attract and retain businesses and industries that complement the Region’s vision and priorities and support a stable and healthy workforce.  HE.2 Seek out opportunities to support existing and small businesses, nurture entrepreneurship, and support economic stability and vitality; identify measures to avoid amplifying displacement pressure, especially in areas near low-and-middle-income residents.
<b>CD-1</b>	Develop a portfolio of local and regional carbon dioxide removal initiatives to meet Flagstaff’s commitment to carbon neutrality.	CA.4 Support the development of carbon dioxide removal (CDR) and storage projects, capture of point source carbon emissions, and low carbon materials development projects, and through appropriate tools and land use contexts.
<b>CD-2</b>	If local carbon dioxide removal projects are insufficient, obtain high-quality carbon offsets and CO2 Removal Certificates (CORCs).	Outside the scope of the Plan.