



City of Flagstaff

Needs Assessment 2026 – 2030 Consolidated Plan

City Council Presentation

April 14th, 2026



In Partnership with Civitas LLC



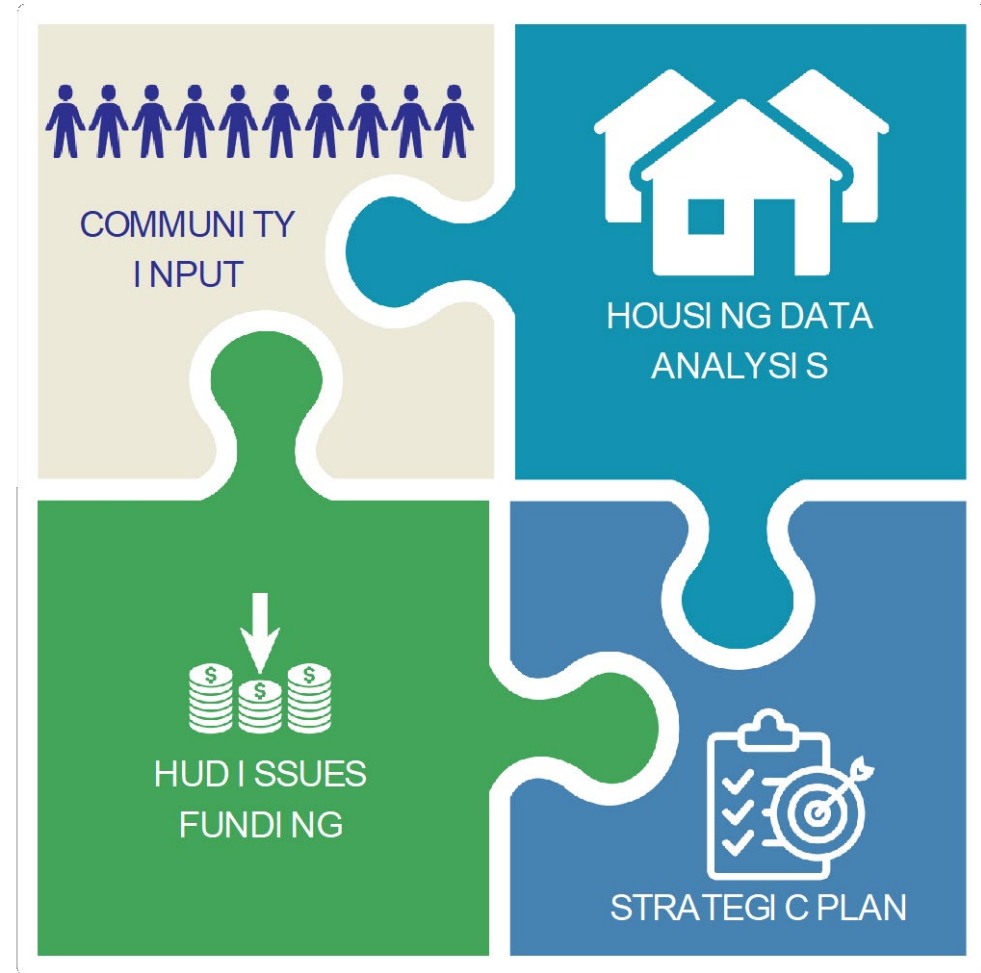
ConPlan - Major Components & Allocation

Five Major Components


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

HUD 2026 Fund Allocation

Source	Amount
CDBG	\$681,196

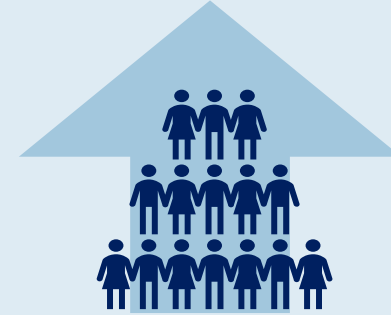


Data Snapshot

An aerial photograph of a city, likely Boise, Idaho, showing a mix of residential and commercial buildings, green spaces, and parking lots. In the background, a range of mountains is visible under a bright blue sky with scattered white clouds. The text 'Data Snapshot' is overlaid in the center in a large, bold, black font.

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

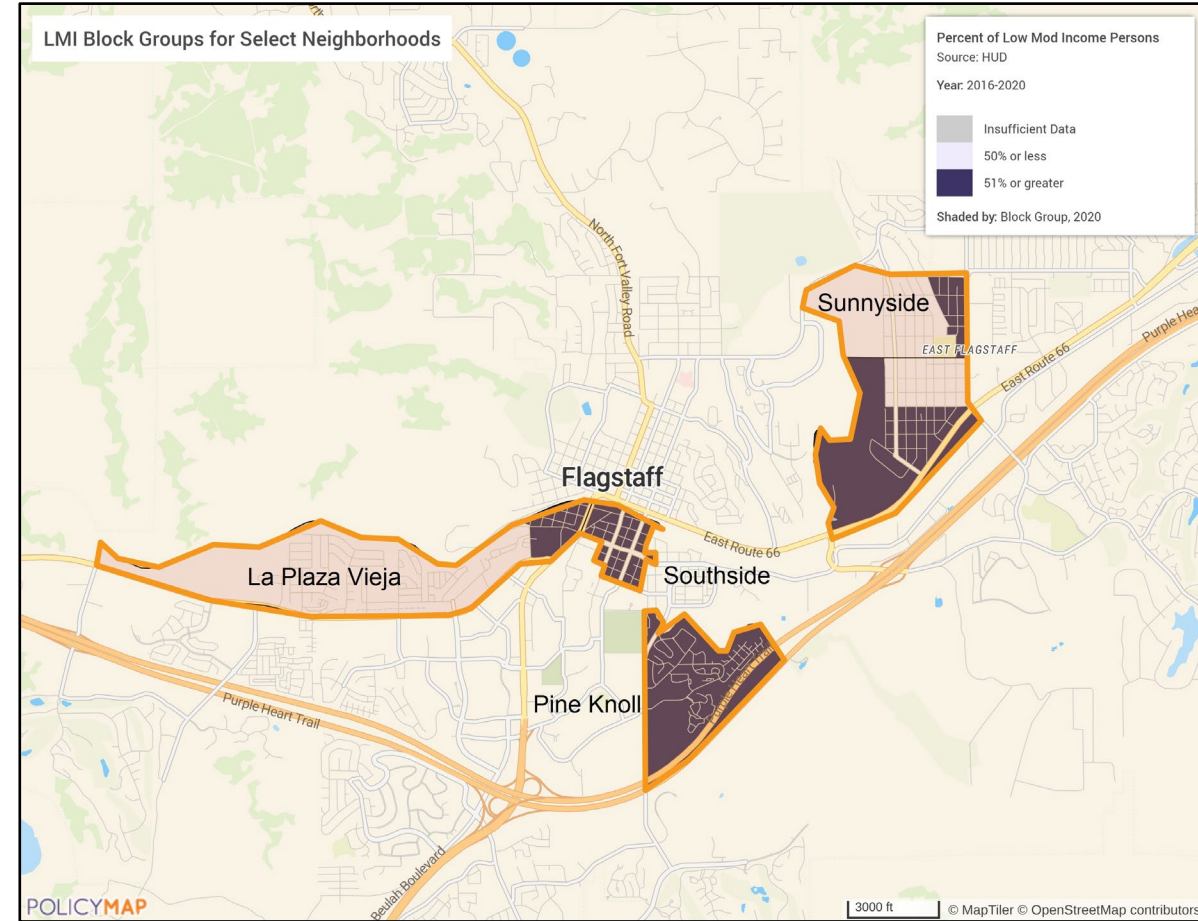
Table: Poverty Rate – 10-year Trend

	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*



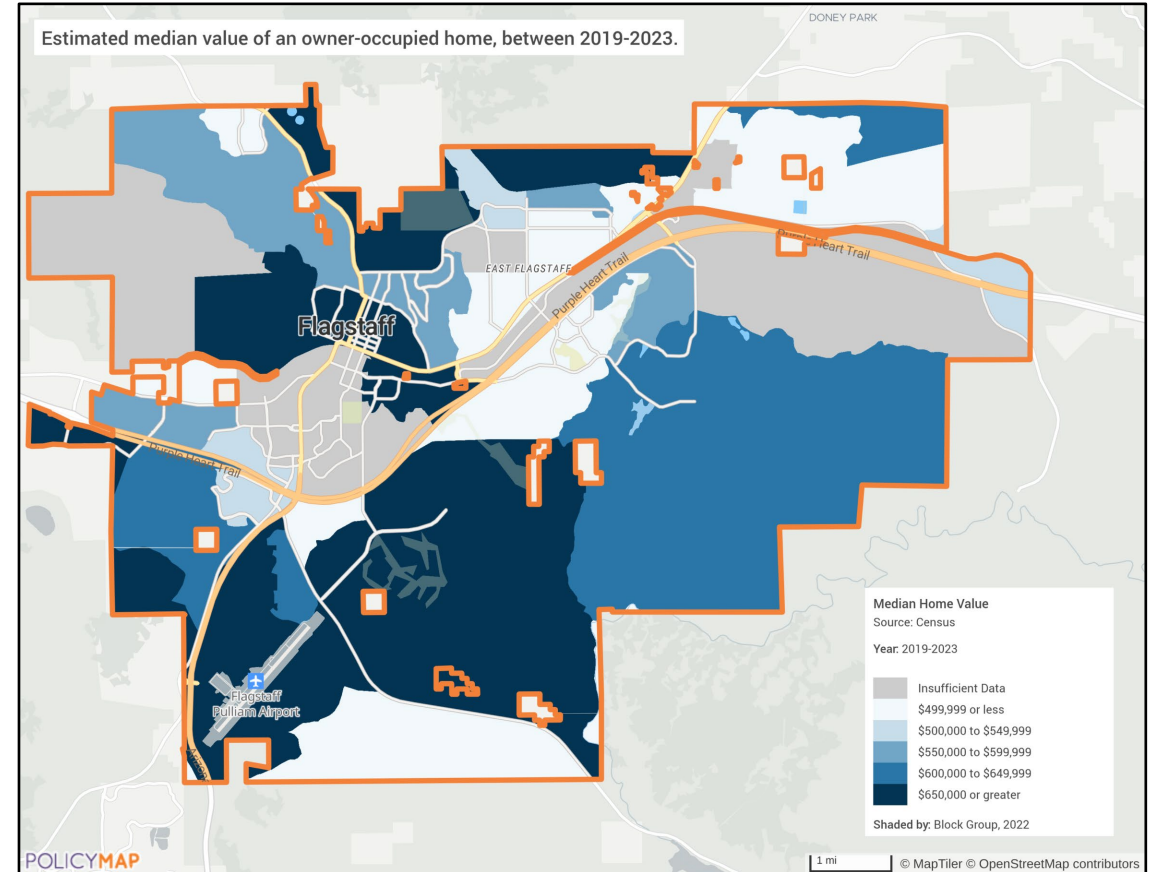
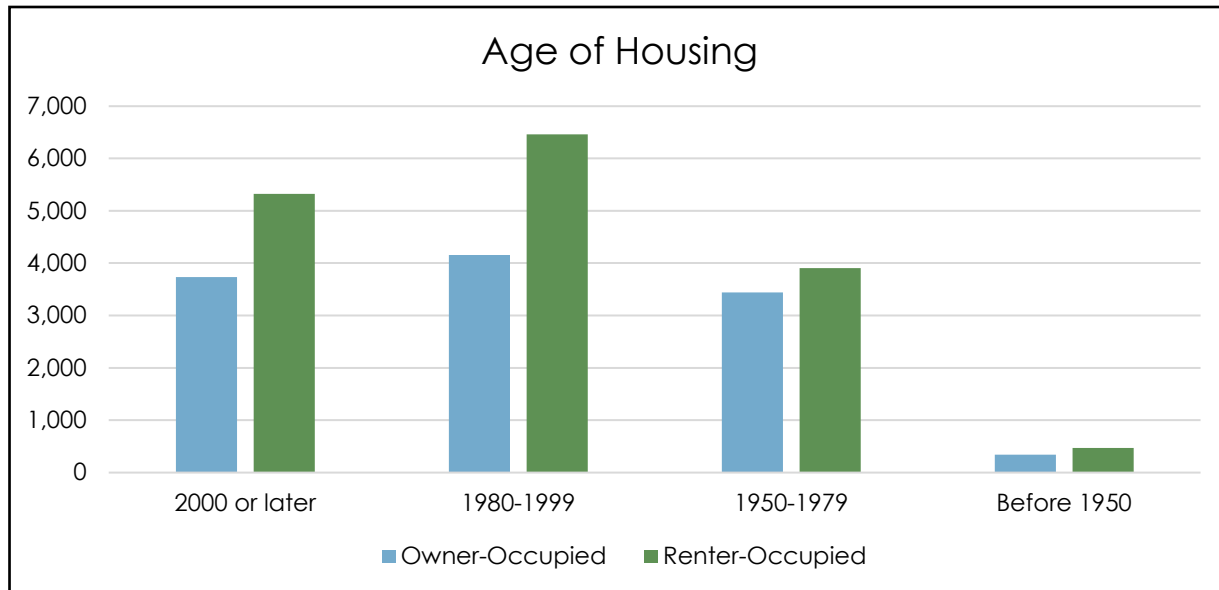
LMI Areas Rates by Block Group

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

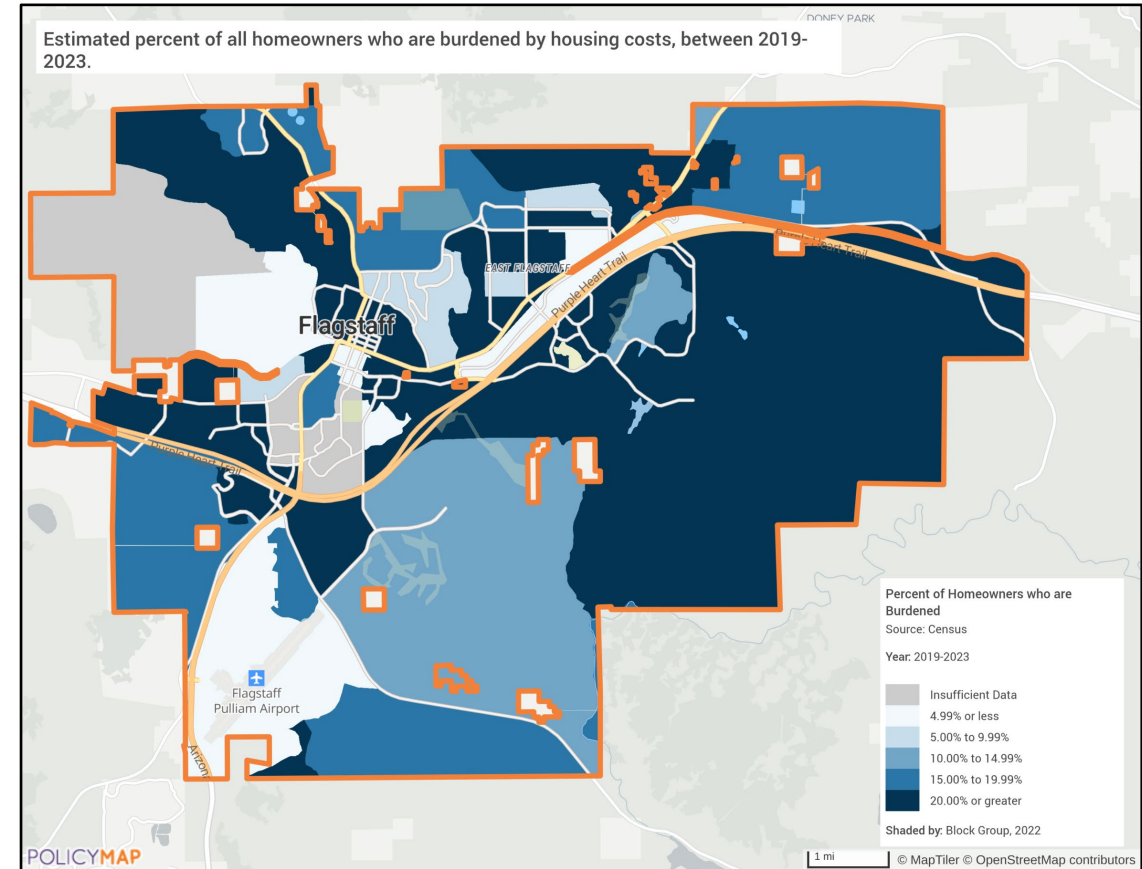
- Median Home Value: **89.1% increase** in last decade
- **9.6%** Severe cost burdened (>50%)
- **10.0%** between 30% and 50%
- **19.6%** Total **cost burdened homeowners** (>30%)

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: Spending over 30% of income on housing expenses

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



Cost Burdened Homeowners

Source: 2019-2023 ACS via PolicyMap

Rental Housing Cost Burden

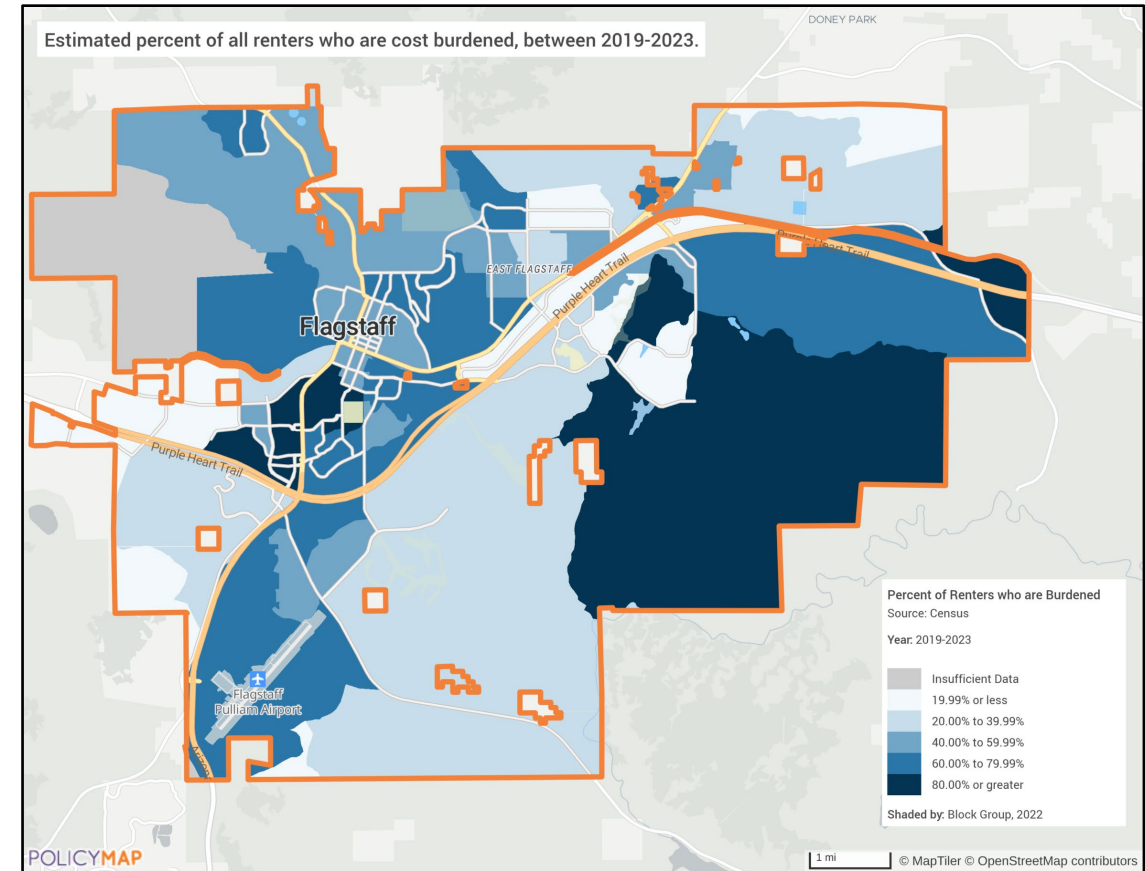
- Median Rent Contract **increased 53%** over 10 years
- **31.0%** Severe cost burdened (>50%)
- **25.3%** between 30% and 50%
- **56.3%** Total **cost burdened renters** (>30%)

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 Boise, Idaho, showing a mix of residential and commercial buildings, green spaces, and parking lots. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The text 'Community Input' is overlaid in a large, bold, black font across the center of the image.

Community Survey Results

Top 3 Community Needs Priorities based on responses:

#1 Affordable Housing

#2 Public Services

3. Public Facilities

Affordable Housing

- New Affordable Rental or Homeownership Housing
- Down Payment Assistance
- Senior or Very Low-Income Housing

Public Services Priorities:

- Mental Health
- Homeless Services
- Fair Housing Services

Public Facilities Priorities:

- Multi-Purpose/Community Centers
- Libraries
- Parks and Recreational Facilities

5-Year Priority Needs and Goals

Priority Needs

- 1 Preserve & Develop Affordable Housing
- 2 Improve Public Facilities & Infrastructure
- 3 Public Services for LMI & Special Need
- 4 Effective Program Administration

Goals

- 1 Preserve & Develop Affordable Housing
- 2 Improve Public Facilities & Infrastructure
- 3 Public Services for LMI & Special Need
- 4 Effective Program Administration

Next Steps

- 30-day Comment Period – April - May 2026
- HUD submission (June 2, 2026)
- Program Year start date (July 1st, 2025)

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

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