



**FLAGSTAFF
HOUSING**
DIVISION

2026-2027 Implementation Plan

for the 10-Year Housing Plan

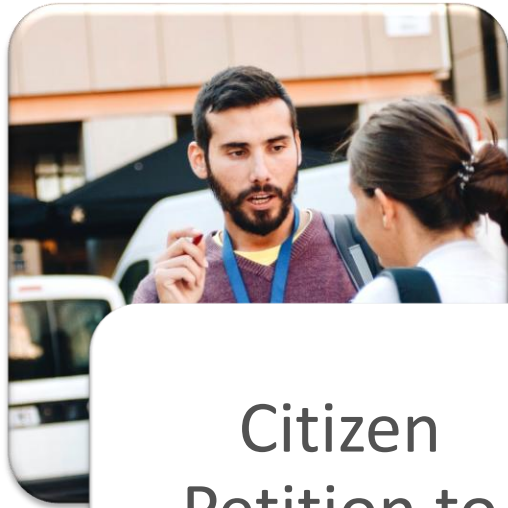
Adriana Fisher, Housing Program Manager

April 23, 2026

Agenda

- Housing Plan:
 - Background
 - Framework
 - Progress
- 2026-2027 Implementation Plan





Citizen
Petition to
City Council
(2020)



City Council
Declares
Housing
Emergency
(2020)



10-Year
Housing Plan
Adopted by
City Council
(2022)

Background



**FLAGSTAFF
HOUSING
DIVISION**

10-Year Housing Plan Progress

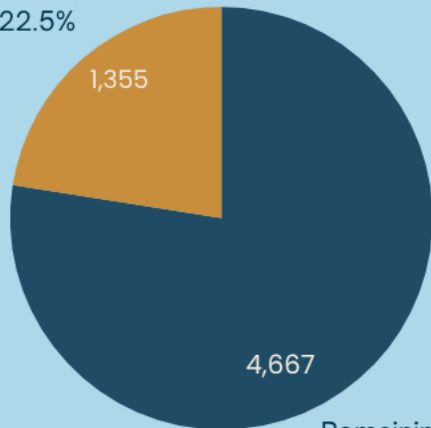
02/15/2022 to 12/31/2025

The goal of the Housing Plan is to reduce the current affordable housing need in our community by half over the next ten years.

Element 1

Impact at least 6,000 low- to moderate-income Flagstaff residents through a combination of unit creation or subsidy provision.

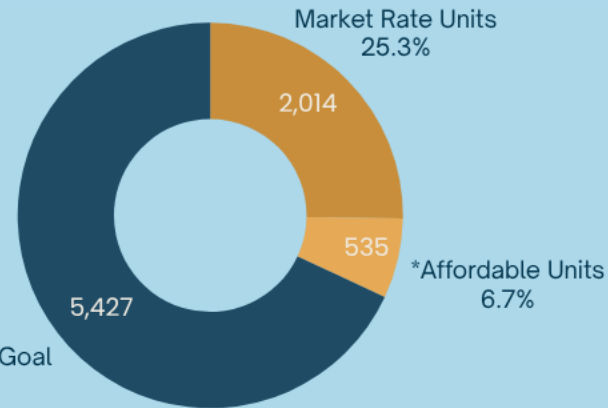
Residents Impacted
22.5%



Remaining Goal
77.5%

Element 2

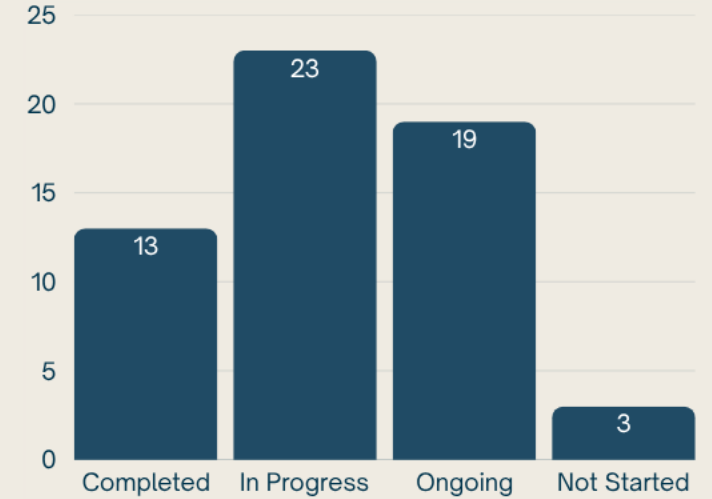
Create or preserve 7,976 housing units by 2031 with a minimum of 10% of them being affordable. This will increase the overall supply of market rate, workforce, and affordable housing occupied by local residents.



*405 additional affordable units are committed by a developer, but not shown

Strategy Progress

of 58 comprehensive strategies



Read the Housing Plan!



flagstaff.az.gov/4553/10-Year-Housing-Plan

2026-2027 Strategies



- No new strategies introduced
- Focus on advancing existing implementation plan strategies:
 - 18 strategies **in progress**
 - 15 **ongoing** strategies

Strategy Prioritization

Factors influencing which strategies are chosen each year:



Dependent On
Other Strategy
Completion



Time
Commitment



Public
Engagement



Requires Council
Consideration



Funding Required
Over Staff Time



Anticipated
Timeline of
Strategy
Implementation
from 02/15/2022

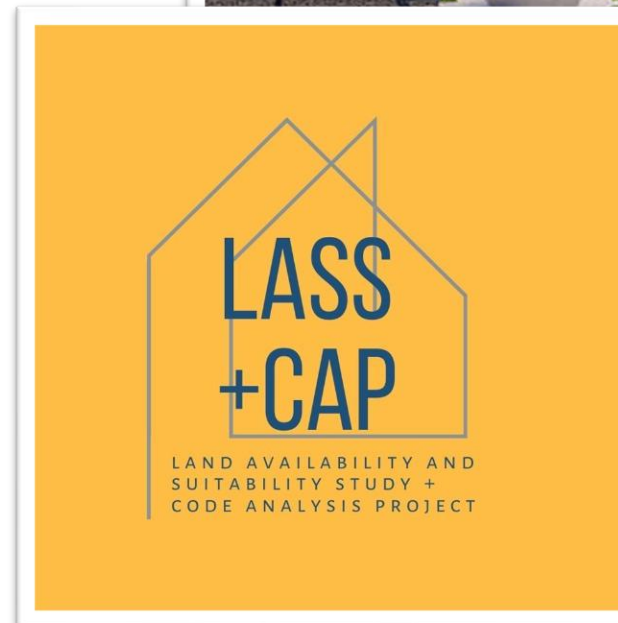


City
Division/Section
Collaboration

Project-Based Strategies

Incentive Policy for Affordable Housing (IPAH):

- Update IPAH to include 10YHP goals (Create 1.2)
- Amend City code (Create 1.3)
- Evaluate fee reductions and waivers (Create 1.4)
- Explore in-lieu options (Create 1.5)
- Assess expedited review (Create 1.6)



Project-Based Strategies



<https://www.flagstaff.az.gov/5139/Resource-Protection-Overlay-Tour>

Resource Protection Overlay (RPO) Standards:

- Adjust for minimum densities on most sites (Create 4.5)
- Ensure consistent standards & increase max densities (Create 4.6)

Project-Based Strategies

Regional Plan:

- Increase allowable 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)



For more information, scan the QR code or visit
<https://flagstaff-regional-plan-2045-flagstaff.hub.arcgis.com/>

Project-Based Strategies



Housing Fund & Financing:

- Create a land and unit acquisition fund (Create 3.2)
- Identify ongoing resources (Create 3.3)



Project-Based Strategies

Development & Acquisition:

- Explore cutting development costs and maintaining safety (Create 5.5)
- Explore land trusts and partnerships for ownership (Create 1.8)
- Use City land for affordable housing (Create 5.9)
- Acquire and rehab existing properties for affordable housing (Preserve 2.2)



Project-Based Strategies

Landlord Incentives:

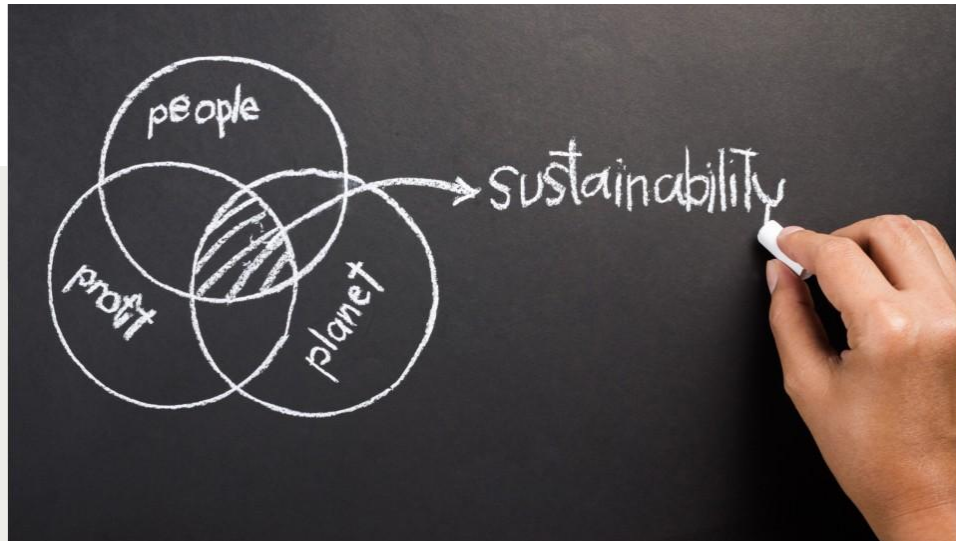
- Research incentives for inclusive landlord participation (Protect 3.3)



Ongoing Strategies

Housing Production & Incentives:

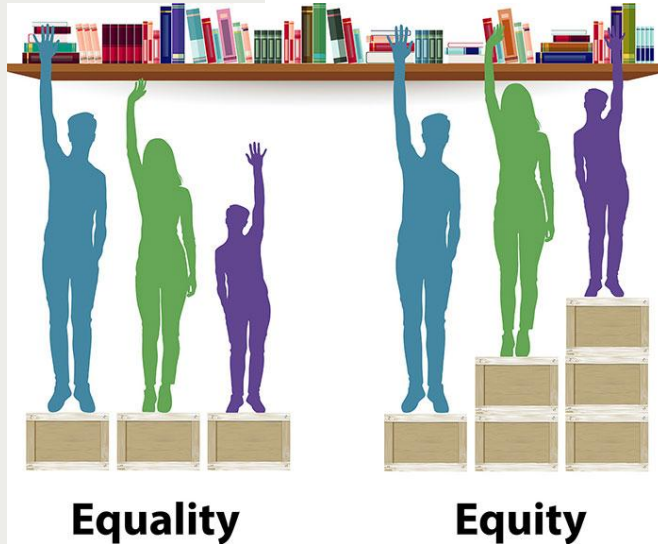
- Enhance zoning code for density incentives (Create 1.1)
- Explore incentives for Employer Assisted Housing (Create 1.7)
- Construct and promote net zero (Create 5.7)



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Ongoing Strategies



Housing Access, Coordination & Equity in Systems:

- Support Coordinated Entry (Connect 1.3)
- Evaluate policies & strategies through equity lens (Connect 2.1)
- Support equity in community programs (Connect 2.2)
- Educate on financing and housing opportunities (Connect 2.4)
- Promote housing security as key to health (Connect 3.1)
- Encourage healthy housing and neighborhoods (Connect 3.2)

Ongoing Strategies

Preservation, Rehabilitation & Housing Stability:

- Explore tax credits for acquisition & rehab (Preserve 1.1)
- Rehab ownership & rental homes (Preserve 2.1)



Ongoing Strategies



Policy, Advocacy & Housing Protection:

- Advocate for local control of vacation rentals (Protect 1.1)
- Pursue policy changes for preservation, creation, and protection (Protect 1.2)
- Encourage diverse housing types (Protect 2.2)
- Educate and build support for affordable housing (Protect 2.4)

Thank you!

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