



Flagstaff Community Forum - <http://www.flagstaff.az.gov/fcf> **Fact Sheet for the City's Proposed Affordable Housing Solicitation**

About the City's Proposed Solicitation

This proposed solicitation responds to three Council goals and objectives:

1. Increase affordable housing for renters and homeowners in Flagstaff.
2. Pursue public-private partnerships that increase inventory of affordable housing stock.
3. Encourage distribution of affordable housing throughout the community.

The City of Flagstaff City Council has directed Staff to pursue the creation of affordable rental housing. Staff proposed the issuance of a solicitation for the development of affordable rental units on three different parcels of city owned land. The anticipated combined number of units could be in a range of 50 – 70 residential units. (See unit ranges under each proposed site.) The solicitation will ask respondents to provide sketches of the proposed building forms. One property is already zoned Medium Density Residential (MR), while the other two would require rezoning to either MR or High Density Residential (HR). Combined, all three sites offer sufficient access to services and multi-modal transportation that are key in the creation of affordable rental housing.

The City requires that the successful respondent serve low-income households whose income is within a certain eligibility level. The US Department of Housing and Urban Development has identified those 2017 limits as \$50,250 for a household of four and \$40,200 for a household of two. Since the current greatest demand for assisted housing is one and two bedroom units, the proposed solicitation will request that proposals answer this community need.

Site limiting conditions exist on all three parcels that will impact the final unit counts. Each parcel will require adequate parking, landscaping, and may contain utility and drainage easements that cannot be built over. A future required site planning process will address these conditions after a successful respondent is selected.

The City is accepting public comments about this project at: www.flagstaff.az.gov/fcf. All comments will be gathered for consideration by City Council at their June 27th meeting, held at the Murdoch Community Center, 203 E. Brannen Ave, at 6 PM.

City of Flagstaff Housing Section
Posted June 6, 2017

Proposed Sites

1. 3100 N. West St. / .91 acre (1.38 acres total)



- Existing Zoning: Public Facility
- If rezoned to High Density Residential:
 - maximum 40 units allowed
 - minimum 14 units
- If rezoned to Medium Density Residential:
 - maximum 13 units allowed
 - minimum 5 units
- Building height limit: 60' (HR) / 35' (MR)
- Limiting factor: Access easement bisects property; of the total 1.38 acres, roughly .91 acre is useable

Parcel History

In 2009 this site was put out for RFP for development of a low-income senior development. The successful proposer's application for funding to HUD was unsuccessful and the property reverted back to City control. Original conceptual site plan is available online at www.flagstaff.az.gov/fcf.





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2. 3500 N. Fort Valley Rd. / Area: 3.06 acres



- Existing Zoning: Medium Density Residential
 - maximum 28 units allowed
 - minimum 18 units
- MR building height limit: 35'
- Council directed height limit of two stories, or 25'
- Determined to have value by City's Open Space Commission
- Limiting factor: Gas utility easement crosses length of parcel

Parcel History

This parcel was purchased and rezoned specifically for affordable housing purposes in 2005/2006. In 2005, as part of the development agreement for the Schultz Pass Meadows subdivision, the General Plan was amended to expand the Urban Growth Boundary and change the Land Use Plan designation from Neighborhood Commercial to Medium Density Residential. In 2006 the City of Flagstaff purchased the property for \$140,200 and the site was annexed and rezoned from commercial to medium density residential, an unusual downzoning. In order to prepare the site for the eventual building of affordable housing, the following year the City invested in water and sewer infrastructure, curb and gutter, parkways, and sidewalks – all improvements totaled \$433,000. Public meetings for a proposed affordable development were held in 2005. A concept site plan for 26 townhomes was completed as part of the public participation process to help Council and the community visualize what the site could look like, and the minimal impact to the viewshed. Those concept drawings are available online at www.flagstaff.az.gov/fcf.

3. 700 E. Sixth Ave. / 0.86 acre (3.02 acres total)



- Existing Zoning: Public Facility
- If rezoned to High Density Residential:
 - maximum 19 units allowed
 - minimum 9 units
- If rezoned to Medium Density Residential:
 - maximum 8 units allowed
 - minimum 5 units
- Building height limit: 60' (HR) / 35' (MR)
- A bike park exists on the lower half of site, parcel would need to be split
- Existing community garden will be incorporated into the new development
- Limiting factor: Stormwater remediation may be required on this parcel

Parcel History

This parcel was purchased for affordable housing and stormwater purposes. The stormwater detention and BMX bike park are completed. No conceptual plans for housing have been drawn.

