

NOTICE AND AGENDA

**HOUSING COMMISSION
THURSDAY
JUNE 24, 2021**

**VIRTUAL MEETING
MICROSOFT TEAMS MEETING
1:00 P.M.**

NOTICE AND AGENDA ATTENTION

IN-PERSON AUDIENCES AT HOUSING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

[Click here to participate in the online meeting](#)

The public can submit comments to LBloom@FlagstaffAZ.gov. Public comment will be emailed to Housing Commissioners and will be read at the meeting by a staff member.

1. Call to Order

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

ERIC DAVIS	CHRIS KEMMERLY	TAD RIGGS
NICOLE ELLMAN	DEVONNA MCLAUGHLIN	ROSS SCHAEFER ALTENBAUGH
KAREN FLORES	MOSES MILAZZO	
SANDI FLORES	ERIN O'LOUGHLIN	
KHARA HOUSE	ADRAH PARAFINIUK	

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

4. APPROVAL OF MINUTES

- A.** Consideration and Approval of Minutes: Housing Commission Meeting May 27, 2021
Approve the minutes of the May 27, 2021 Housing Commission Meeting.

5. GENERAL BUSINESS

- A.** July's Housing Commission Meeting

6. DISCUSSION ITEMS

- A.** Discussion and Input: General Obligation Bond Basics
An informational presentation by Rick Tadder, Management Services Director and Sarah Darr, Housing Director.
- B.** Discussion and Input: National Association of REALTORS - Flagstaff, Arizona Housing Affordability Survey
An informational presentation regarding the National Association of REALTORS - Flagstaff, Arizona Housing Affordability Survey.

7. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

- A.** Update from Housing Authority Commission Member
- B.** Update from Housing Commissioners and other informational items
- C.** Update from Housing Staff

8. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2021.

Leah Bloom, Housing Section



Housing Commission

4. A.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 06/24/2021

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting May 27, 2021

STAFF RECOMMENDED ACTION:

Approve the minutes of the May 27, 2021 Housing Commission Meeting.

Executive Summary:

Minutes of Commission meeting are the requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions taken by the Housing Commission.

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Not applicable.

Previous Council Decision on This:

Not applicable.

Attachments

Draft Minutes May 27, 2021

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY
MAY 27, 2021

VIRTUAL MEETING
MICROSOFT TEAMS MEETING
1:00 P.M.

1. **Call to Order**

Chair Ellman called the meeting to order at 1:01 PM.

2. **Roll Call**

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

ERIC DAVIS - Present
NICOLE ELLMAN - Present
KAREN FLORES - Present
SANDI FLORES - Present
KHARA HOUSE - Present

CHRIS KEMMERLY - Absent
DEVONNA MCLAUGHLIN - Present
MOSES MILAZZO - Absent
ERIN O'LOUGHLIN - Present
ADRAH PARAFINIUK - Present

TAD RIGGS - Absent
ROSS SCHAEFER ALTENBAUGH - Present
JOANNA WHEATON - Present

3. **Public Comment**

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

None.

4. **APPROVAL OF MINUTES**

- A. Consideration and Approval of Minutes: Housing Commission Meeting, April 22, 2021
Approve the minutes of the April 22, 2021 Housing Commission Meeting

Moved by Khara House, **seconded by** Sandi Flores

Vote: 10 - 0 - Unanimously

5. DISCUSSION ITEMS

A. Discussion and Input: Bonding for an Alternative Response Model Discussion and input regarding bonding for an Alternative Response Model:

1. Answer questions from Commission Members.
2. Gain an understanding about how a care center may align with the components of the housing bond measures the Commission is considering.
3. Continue conversations about potential collaboration.

Ms. Sarah Darr introduced the presenters. Coordinator for Indigenous Initiatives Ms. Rose Toehe, Deputy City Manager Shannon Anderson, City Council Member Mr. Adam Shimoni, Chief Prosecutor Mr. Brent Harris, Fire Chief Mr. Mark Gallard, and Deputy Fire Chief Mr. Mark Wilson presented on the Alternative Response Model background, funding, and goals.

Commissioners asked questions and provided input regarding need and goal of the initiative, initiative stakeholders, behavioral health and housing experts in process, comparison with similar initiatives, budgeting estimates and savings areas, bond ask scope and relationship to the Housing Bond, role of housing in model, data source for target populations, and efficacy of funds used in this way to address target population.

B. Discussion and Input: Update regarding Flagstaff's 10 Year Housing Plan A presentation by Leah Bloom, Affordable Housing Advancement Project Manager.

Ms. Leah Bloom, Affordable Housing Advancement Project Manager, presented background to 10 Year Housing Plan and the Declaration of Housing Emergency (December 2020), public participation, working group progress, next steps, and 10 Year Housing Plan goals.

Commissioner Parafiniuk inquired on final review to which Ms. Bloom responded.

6. INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS

A. Update from Housing Authority Commission Member

Ms. Darr provided information on the award of Emergency Housing Vouchers (EHV) and the Rental Assistance Demonstration (RAD) contract bid closure on June 15, 2021.

B. Update from Housing Commissioners and other informational items

Chair Ellman and Vice Chair House discussed having additional conversation regarding the Alternative Response Model. Staff and Commissioners came to the conclusion to first have a presentation on past housing bond recommendations and review housing related issues. Once Commissioners discuss potential 2021 housing bond recommendations, the Commission would like to invite staff back to discuss Alternative Response Model.

C. Update from Housing Staff

Ms. Kristine Pavlik provided an update on Community Development Block Grant (CDBG; HUD awarded an additional \$8,400 which was allocated to existing housing grants pending City Council approval. A neighborhood meeting is also set for June 24, 2021, 5:00-7:00 pm at the Murdoch Center.

Ms. Bloom informed the Commission that the City is in Phase 3 of the re-entry plan which calls for all meetings of the public body to be virtual in nature. In Phase 4, Board and Commission meetings will occur on the regular schedule with new protocols and provisions related to remote/hybrid meetings being explored.

Ms. Jennifer Mikelson reported on the Incentive Policy for Affordable Housing (IPAH) with Mr. Dan Symear. Stakeholder interviews are complete, feasibility study and feedback on “permanently affordable housing” definition is in process before presenting to working groups. IPAH Update Working Group is holding a public round table discussion on June 3, 2021, 4:00-6:00 pm.

7. ADJOURNMENT

Meeting was adjourned at 3:03 pm by Chair Ellman.



Housing Commission

6. A.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 06/24/2021

SUBJECT: Discussion and Input: General Obligation Bond Basics

STAFF RECOMMENDED ACTION:

An informational presentation by Rick Tadder, Management Services Director and Sarah Darr, Housing Director.

Executive Summary:

See attached presentation.

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Not applicable.

Previous Council Decision on This:

Not applicable.

Attachments


General Obligation Bond Discussion Presentation




1



2




Process





- April 2021: Direction from City Council about ballot measures
- May 2021-February 2022: Refining ballot measures, commission/committee input & gather public opinion
- March 2022: Recommendations to City Council
- June 2022: General Election & ballot measures called
- August 2022: Publicity pamphlet completed
- September-October 2022: Education by consultant and City staff
- November 2022: General Election


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General Obligation Bonds

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General Obligation Bonds




What are General Obligation Bonds

- General Obligation Bonds (GO Bonds) are a debt financing option for Cities
- For the City to Issue GO Bonds,
 - Requires Council direction to add to ballot
 - We must receive Voter Approval
- Secondary property tax levy is the pledge to pay off the GO Bonds (highly favorable financing for investors)
- May be tax exempted or taxable bonds issued

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General Obligation Bonds



Secondary Property Tax

- The City may only levy a secondary property tax for payment of debt, principal and interest, of GO Bonds
- Assessed Valuations can only increase by 5% annually
- Can only assess the amount to pay debt service estimates with allowances for delinquencies
 - Difficult balancing act, property values can fluctuate more than projections
 - Issuing debt payment based on projected values
- Counties allowed Levy for Special Districts and Debt

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General Obligation Bonds



Bonding for Capital Costs versus Operational Costs

- Buildings, equipment, land, and like capital assets are the best use for bond financing.
 - These are one-time investments/expenditures
- Staffing, field maintenance and building maintenance are allowed, but not recommended
 - Bonds are not ongoing sources for maintaining our assets
 - Once bond moneys are spent, another source will need to pick up the costs of maintaining the assets
 - Has impact to tax exempt status, higher rates

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General Obligation Bonds





ELECTION DATE	GENERAL OBLIGATION BOND QUESTION	AMOUNT	PASS/FAIL
11/5/1996	Improving Various Parks and Recreation Services	\$8,200,000	PASS
5/18/2004	Fire Fighting Facilities and Acquisition of Emergency Response Vehicles and Equipment	\$16,800,000	PASS
5/18/2004	Neighborhood Open Space and FUTS Land Acquisition	\$7,600,000	PASS
5/18/2004	Regional Open Space – Observatory Mesa Land Acquisition	\$5,500,000	PASS
5/18/2004	McMillan Mesa Open Space Land Acquisition	\$10,100,000	FAIL
5/18/2004	Multi-Generational Recreation Center: Expansion or New Construction	\$6,100,000	PASS
5/18/2004	Municipal Swimming/Aquatic Center Construction	\$8,600,000	PASS
5/18/2004	Lake Mary Regional Park and Other Parks Land Acquisitions	\$2,800,000	PASS
5/18/2004	Continental Park Recreational Field Development	\$3,100,000	FAIL
5/18/2004	Snow Play Area Development	\$4,100,000	FAIL

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 <h1>General Obligation Bonds</h1> 			
ELECTION DATE	GENERAL OBLIGATION BOND QUESTION	AMOUNT	PASS/ FAIL
5/18/2004	Wastewater Improvements (*)	\$23,100,000	PASS
5/18/2004	Water Wells (*)	\$8,500,000	PASS
5/18/2004	Water Rights Acquisition/Water Development (*)	\$15,000,000	PASS
11/2/2010	Municipal Court House	\$23,000,000	FAIL
11/2/2010	Municipal Services Maintenance Center	\$42,000,000	FAIL
11/2/2010	Public Safety/City Operations Communications Systems	\$4,720,000	PASS
11/2/2010	Street and Utilities Improvements	\$16,500,000	PASS
11/6/2012	Forest Health and Water Supply Protection Project	\$10,000,000	PASS
11/6/2012	Core Services Maintenance Facility	\$14,000,000	PASS
11/8/2016	Municipal Court House	\$12,000,000	PASS
11/6/2018	Housing Affordability	\$25,000,000	FAIL

(*) These items were approved as GO backed authorization; however, the payment source expected from water and wastewater rates.


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 <h1>General Obligation Bonds</h1> 	
<h2>Legal Limits – State Statute/Assessed Valuations</h2> <ul style="list-style-type: none"> • 20% Limitation: Water, sewer, artificial lighting, parks, open space, recreational facilities, public safety, law enforcement, fire and emergency services and street and transportation facilities <ul style="list-style-type: none"> • Bond capacity in this limitation = \$178M • 6% Limitation: (i.e. Housing, Climate Action) <ul style="list-style-type: none"> • Everything else • Currently no issuance under this limitation • Bond capacity in this limitation = \$67M 	

10



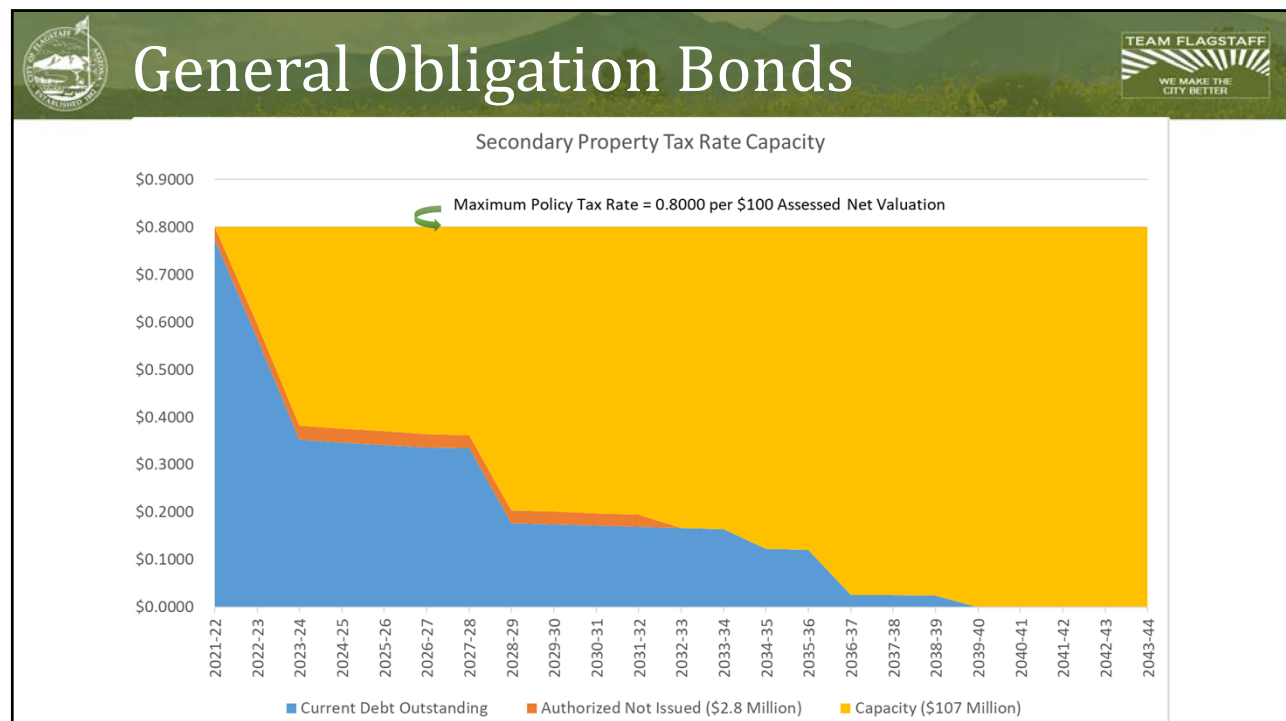
General Obligation Bonds




Policy Limits – City Imposed

- Current policy tax rate not to exceed 0.8366 per \$100 of Net Assessed Valuation (NAV)
 - This is based on promises made during past elections
 - The City allowed to go above this rate for purpose of paying debt
- Based on current projection of NAV
 - Estimated total capacity \$107M under current rate policy
 - Remaining capacity through FY 2044-45
- Current tax rate is 0.8000 per \$100 of NAV (Council Direction)
 - Estimated total capacity \$98M through FY 2044-45


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General Obligation Bonds



Election Consideration

- Do not use full capacity in one election, layer over years
- As years pass, capacity grows
- Other Council election items being considered
 - Climate Action
 - Parks, Recreation and Open Space
 - Public Safety
 - Facilities
 - Alternate Response
 - Broadband

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Questions

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Housing Commission

6. B.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 06/24/2021

SUBJECT: Discussion and Input: National Association of REALTORS - Flagstaff, Arizona Housing Affordability Survey

STAFF RECOMMENDED ACTION:

An informational presentation regarding the National Association of REALTORS - Flagstaff, Arizona Housing Affordability Survey.

Executive Summary:

American Strategies designed and administered this telephone survey and reach 310 adults, age 18 and older, who indicated they were register to vote in Flagstaff, Arizona. The survey was conducted from July 6-12, 2020.

Past president of the Northern Arizona Association of Realtors (NAAR), Rick Lopez and President Elect of the NAAR, Tad Moore will be presenting the survey results.

See attached presentation.

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Not Applicable.

Previous Council Decision on This:

Not Applicable.

Attachments

American Strategies Flagstaff Housing Affordability Results Presentation

National Association of REALTORS®

Flagstaff, AZ

Housing Affordability

July 2020

American Strategies designed and administered this telephone survey conducted by professional interviewers. The survey reached 310 adults, age 18 or older, who indicated they were registered to vote in Flagstaff, AZ. The survey was conducted from July 6-12, 2020.

Seventy-seven percent of respondents were reached on wireless phones, five percent on VOIP phones, and eighteen percent on landlines. Quotas were assigned to reflect the demographic distribution of registered voters in Flagstaff, AZ, and the data were weighted to ensure an accurate reflection of the population. The sample was drawn from a third-party vendor voter file. The overall margin of error is +/- 5.6%. The margin of error for subgroups is larger and varies. Percentage totals may not add up precisely due to rounding.

Executive Summary

While housing affordability and availability is a clear problem in Flagstaff...

- Almost all voters say housing affordability is a problem, with 79% saying it is a big problem.
- Housing availability is also seen as a problem, but not as much as affordability
- Most voters say there is too little housing for:
 - *People with low incomes*
 - *Younger people and those just getting started in their careers*
 - *People with moderate incomes*
 - *People with special needs or who are looking to downsize*
 - *Most say that lack of single-family homes available for purchase is a significant factor in creating Flagstaff's high housing costs*

...most do not want to see increased home construction, or decreased housing regulations.

- A broad demographic plurality say there is too much new housing being built. Only one-quarter say there are too little new homes being built.
- Most say either housing regulations are fine as is or that there should be *more* regulation on home construction. Self-identified Democrats, who make up just under half of registered voters, are the strongest proponents of *increased* housing regulation.
- Even groups traditionally supportive of deregulation, such as Republicans, are not very strong supporters of deregulation when it comes to housing construction in Flagstaff.

Executive Summary

Voters are conflicted about housing regulations in Flagstaff

- Many voters hold conflicting attitudes when it comes to housing regulations. Nearly four-in-ten agree BOTH that there needs to be strong regulations to protect the character of Flagstaff **and** that there needs to be reduced housing regulation to decrease the cost of construction to make housing more affordable.

Among voters in Flagstaff, there is a clear disconnect between increased housing development and reduction of housing costs.

- Most say that lack of single-family homes available for purchase in Flagstaff is a significant factor in creating Flagstaff's high housing costs. But despite clear concern over housing affordability, only one-quarter say there are too few homes being built in Flagstaff.
- A large majority believe that developers should pay more in taxes for the additional strain new homes put on public services. Only one-quarter say they should pay less in taxes and fees because new housing means an expanded tax base to cover the costs of public services.

Executive Summary

To change the mood toward housing development in Flagstaff, a comprehensive education program would be necessary.

- Housing affordability is a clear issue.
- Voters are very responsive to messaging highlighting how residents are being priced out, that first responders cannot afford to live near their jobs, and that without new housing Flagstaff will become strictly a tourist, resort and university town.
- But residents have not made the connection that increasing the housing supply is a way to make housing more affordable.

An education campaign will have to connect the dots for voters that:

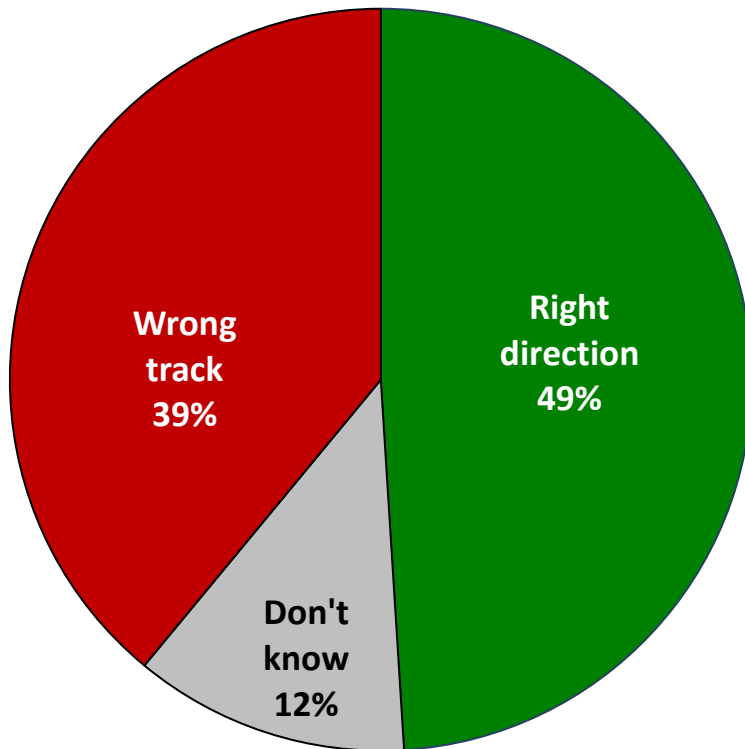
- Lower housing regulations, taxes, and fees means more affordable homes could be built.
- Additional homes means increased revenue from property and sales taxes.
- More affordable housing will keep residents, including first responders and medical professionals, in town and will protect the character of Flagstaff and keep it from being strictly a resort and university town.

Mood in Flagstaff

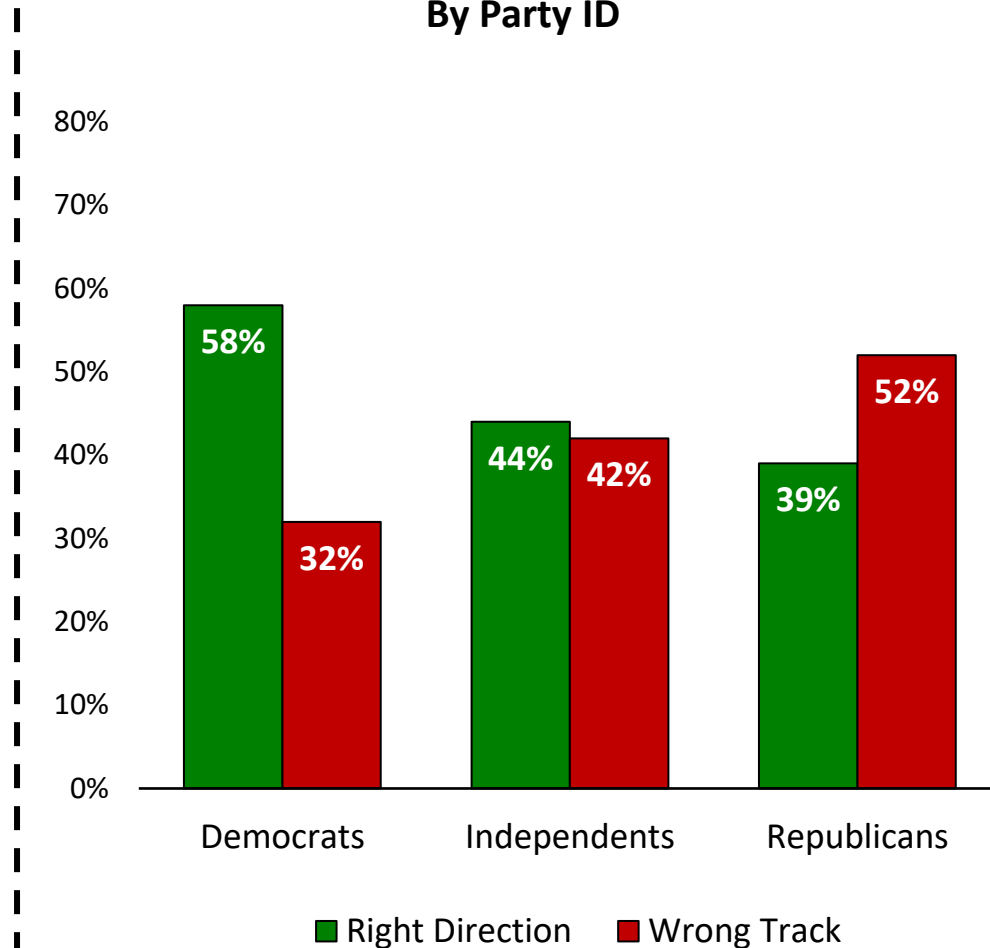
Voters Lukewarm on the Direction of Flagstaff

Democrats much more bullish than independents or Republicans

Direction of Flagstaff



Direction of Flagstaff
By Party ID

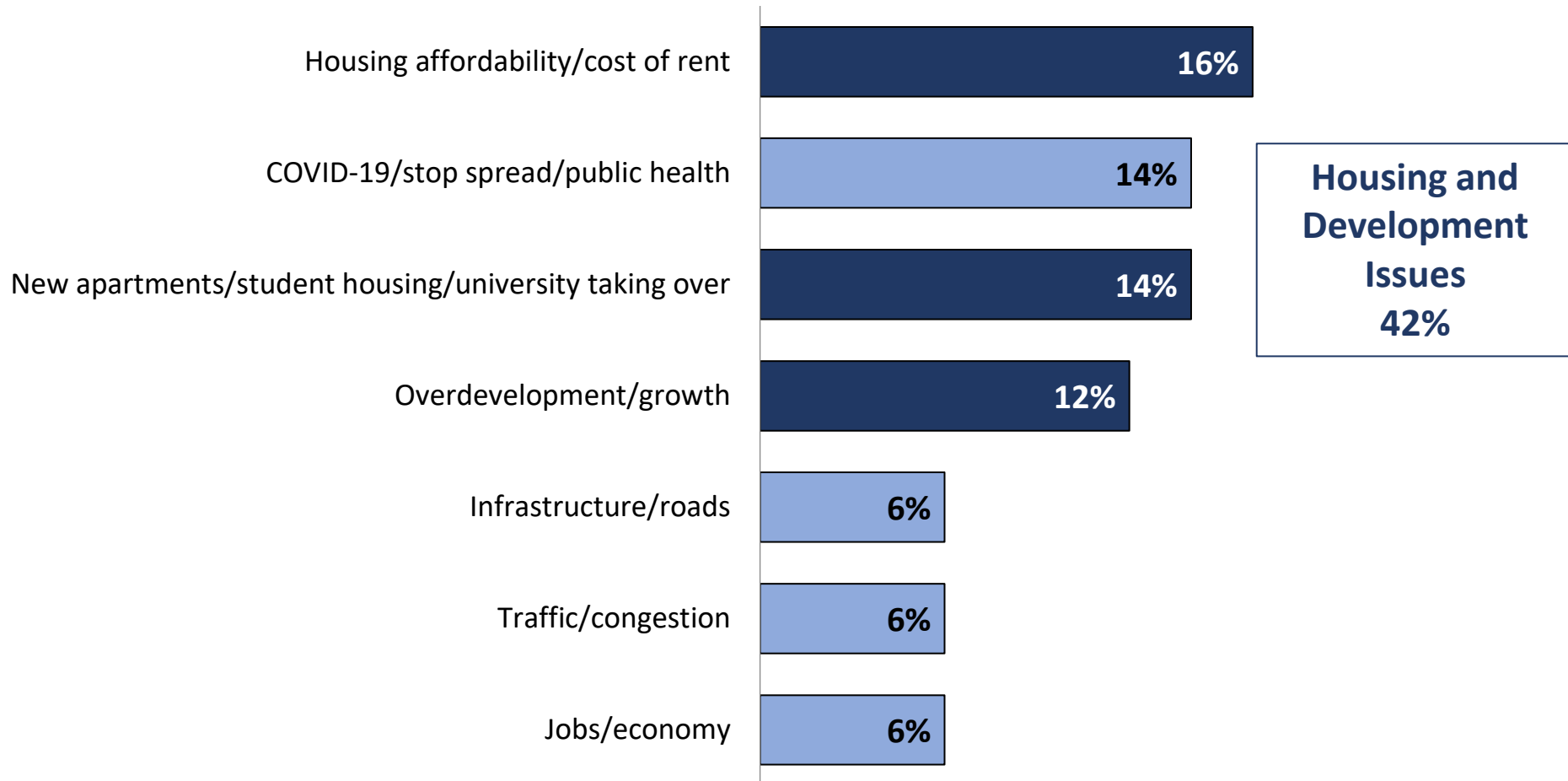


Q.4 Generally speaking, do you think that things in Flagstaff are going in the right direction, or do you feel things have gotten off on the wrong track?

Housing & Development Dominate Issue Agenda

COVID-19 is also a high concern

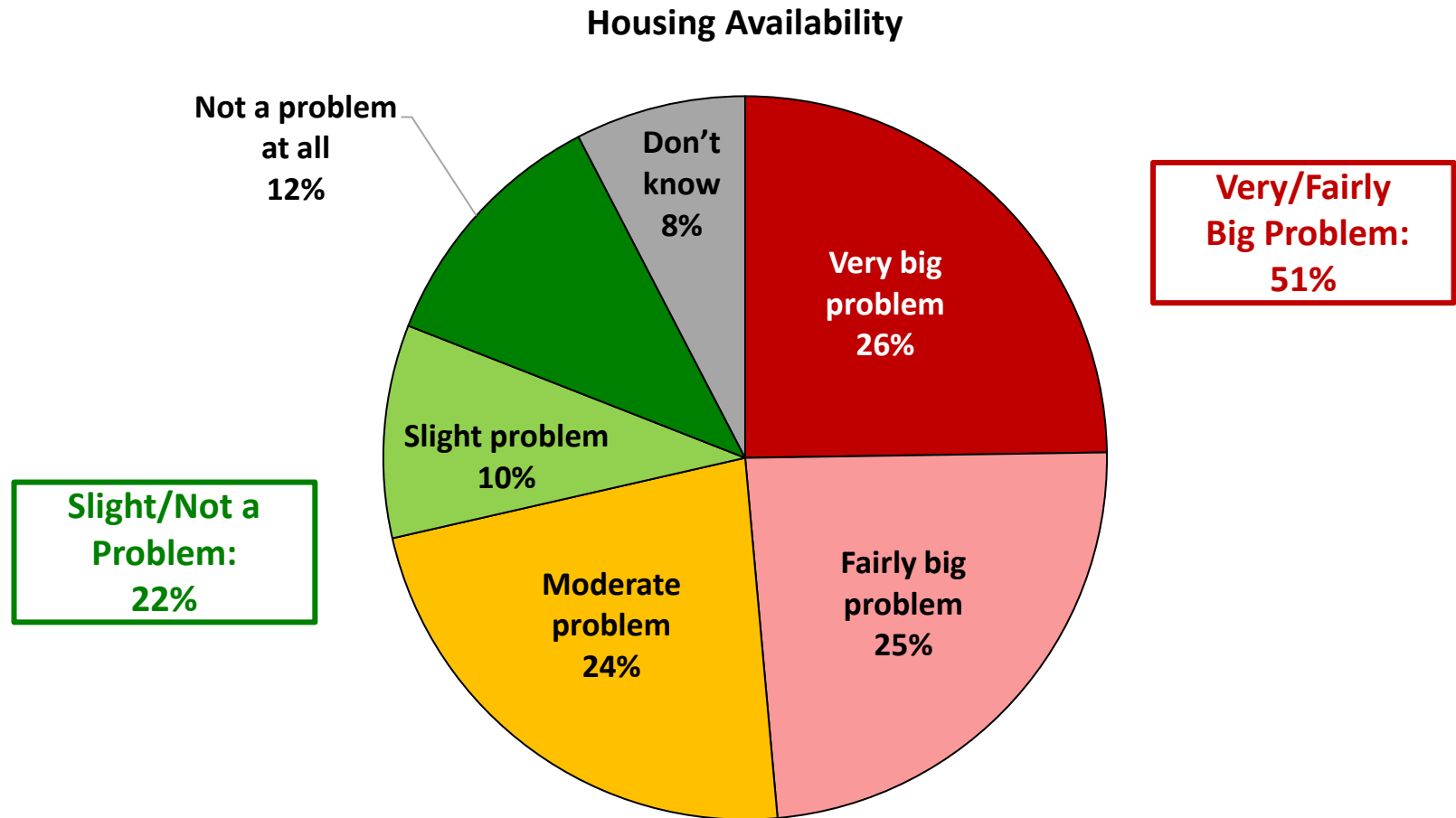
Issues in Flagstaff



Q.5 And what would you say is the biggest issue in Flagstaff that you would like the mayor and city council to focus on? (OPEN END - RECORD VERBATIM RESPONSE - ALLOW MULTIPLE RESPONSES)
(IF DON'T KNOW, PROMPT) Well if you had to decide today, what would you say is the biggest issue in Flagstaff that you would like the mayor and city council to focus on?

Housing Affordability and Availability

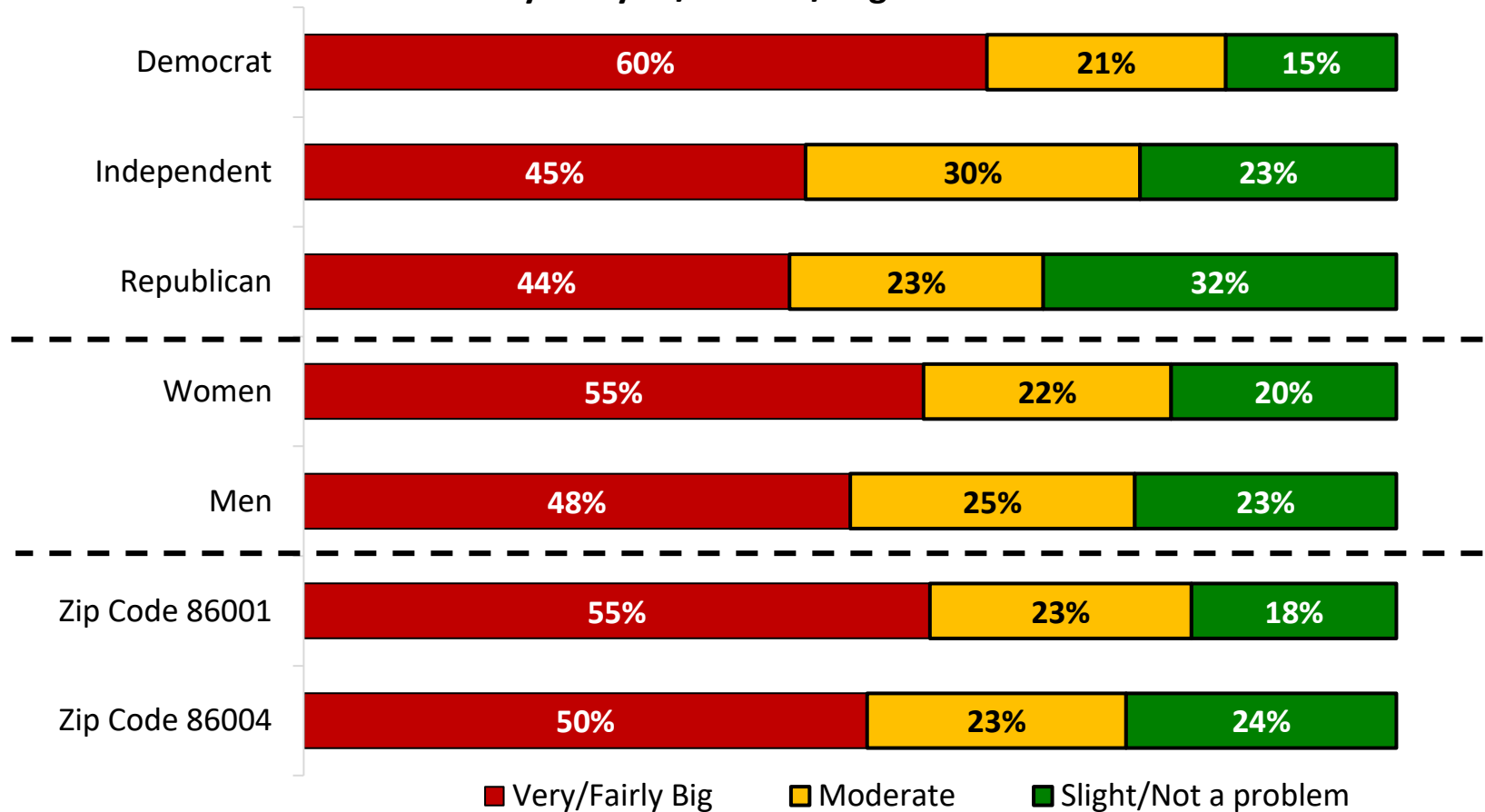
Half See Housing Availability as a Big Problem in Flagstaff



Q.6 Switching gears a bit and thinking about the issue of housing in Flagstaff. (ROTATE Q.6 AND Q.7)
How much of a problem is the availability of housing in Flagstaff, that is to say, the number of homes, condominiums, or apartments that are available to buy or rent?
Is housing availability a (ROTATE FIRST TO LAST AND LAST TO FIRST) very big problem, a fairly big problem, a moderate problem, a slight problem, or not a problem at all in Flagstaff?

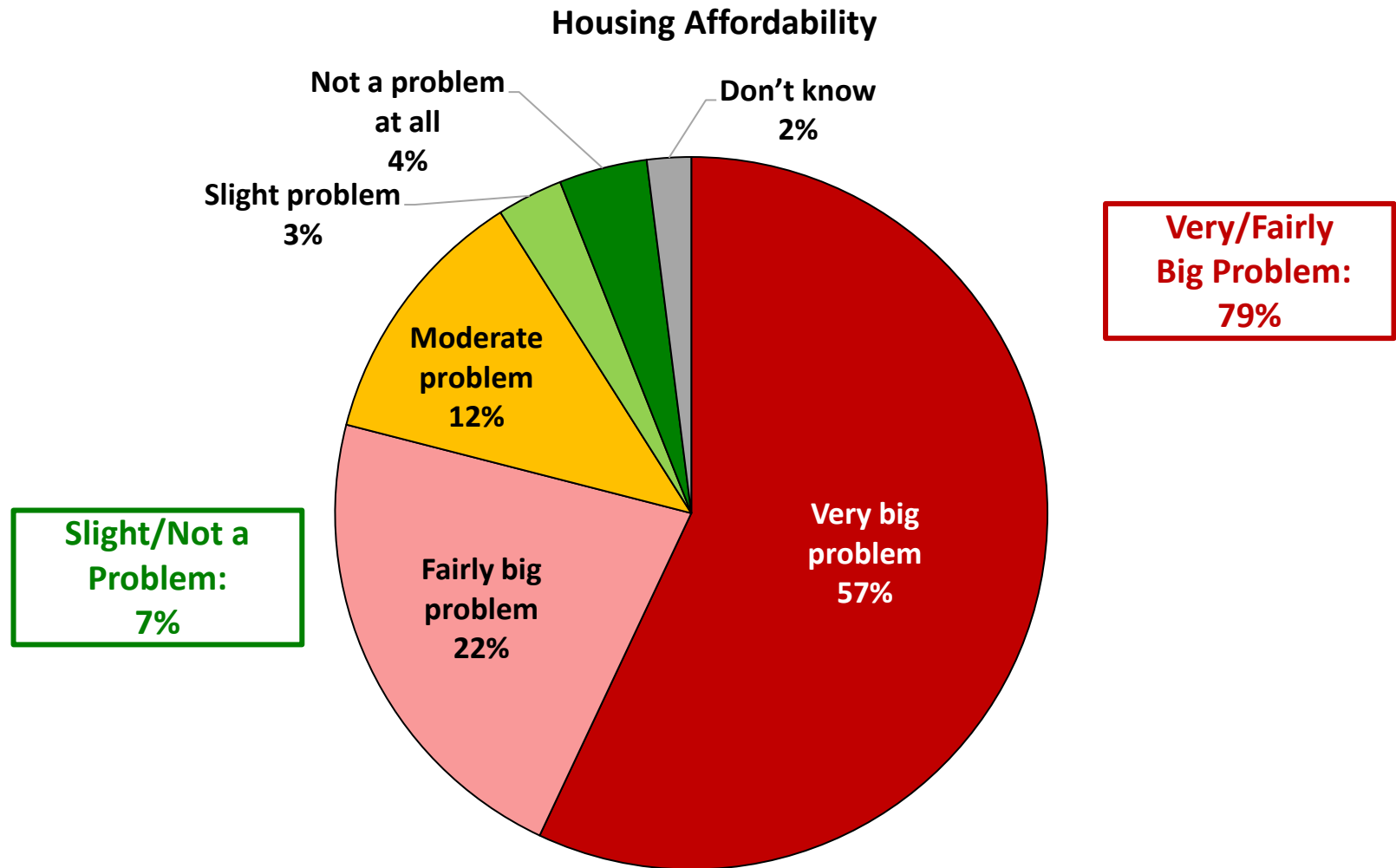
Democrats and Women Most Likely to See Housing Availability As A Big Problem

Housing Availability
By Party ID/Gender/Region



Q.6 Switching gears a bit and thinking about the issue of housing in Flagstaff. (ROTATE Q.6 AND Q.7)
How much of a problem is the availability of housing in Flagstaff, that is to say, the number of homes, condominiums, or apartments that are available to buy or rent? Is housing availability a (ROTATE FIRST TO LAST AND LAST TO FIRST) very big problem, a fairly big problem, a moderate problem, a slight problem, or not a problem at all in Flagstaff?

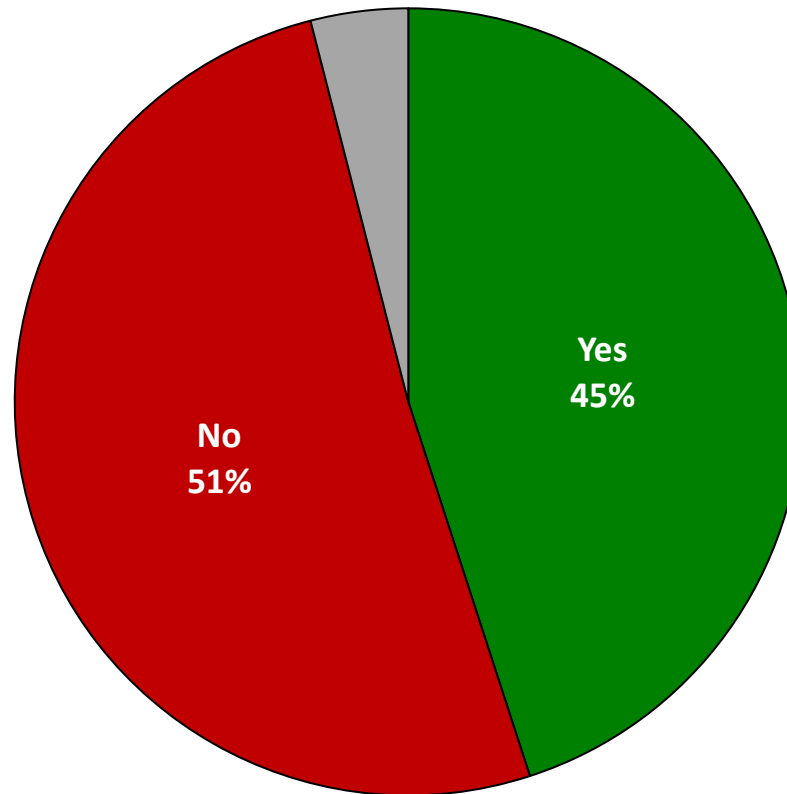
Voters Overwhelmingly See Housing Affordability as a Problem



Q.7 How much of a problem is housing affordability in Flagstaff, that is to say, how much it costs to buy or rent a home? Is it a (ROTATE FIRST TO LAST AND LAST TO FIRST) very big problem, a fairly big problem, a moderate problem, a slight problem, or not a problem at all in Flagstaff?

Voters Split on Whether There Are Enough Housing Options in Flagstaff

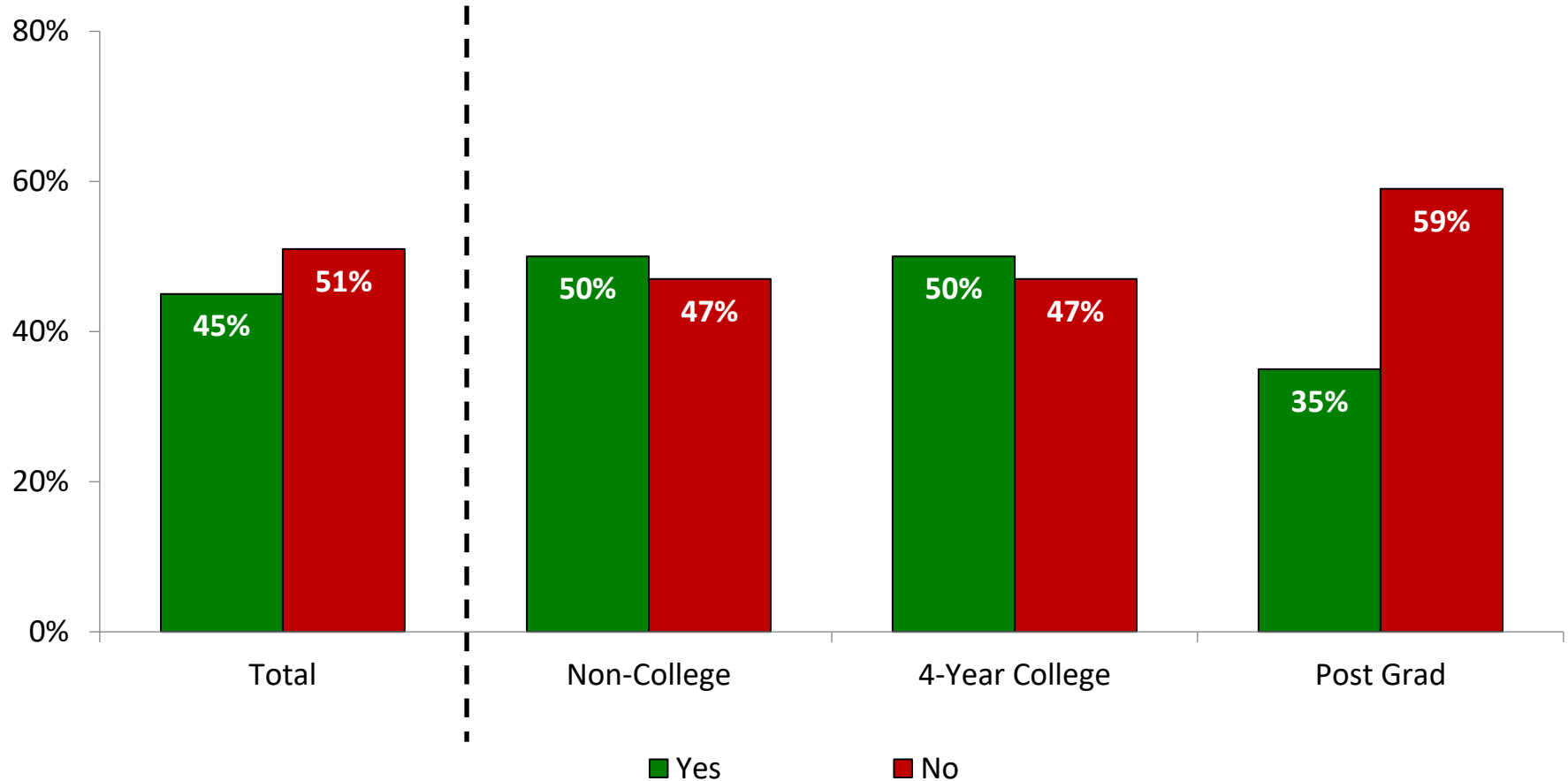
Enough Housing Options in Flagstaff



Q.8 And when it comes to different types of housing options in Flagstaff, things like apartment buildings, condominiums, town homes, and single-family homes, would you say there are enough different housing options available for people who want to live in Flagstaff? Yes or no.

Voters With A Post Graduate Education Are More Likely to Say There Are Not Enough Housing Options

Enough Housing Options in Flagstaff
By Education

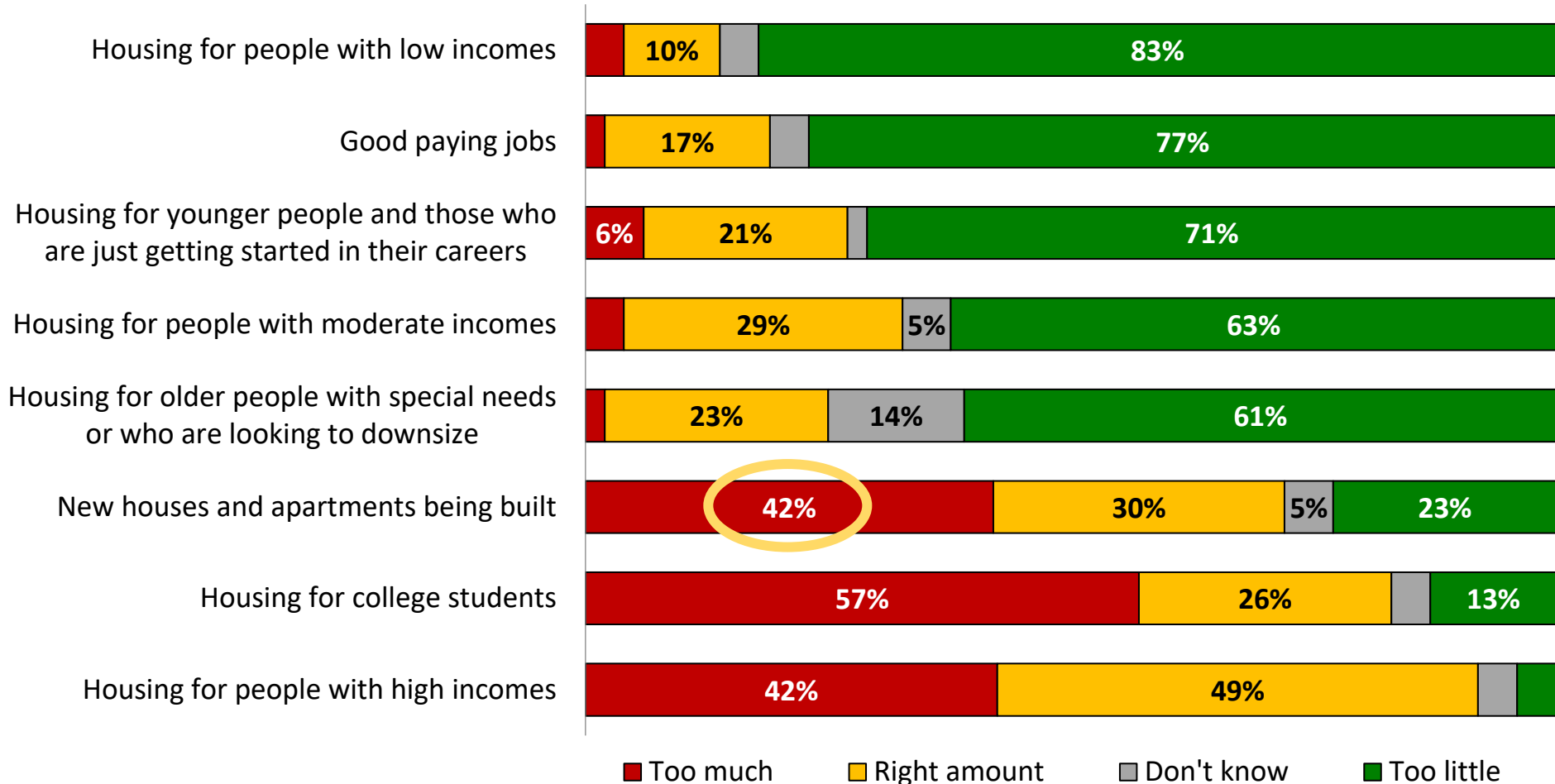


Q.8 And when it comes to different types of housing options in Flagstaff, things like apartment buildings, condominiums, town homes, and single-family homes, would you say there are enough different housing options available for people who want to live in Flagstaff? Yes or no.

While Most See Too Little Housing Available for Key Groups, Plurality Feels that Too MUCH Housing is Being Built

Housing for college students seen as too much

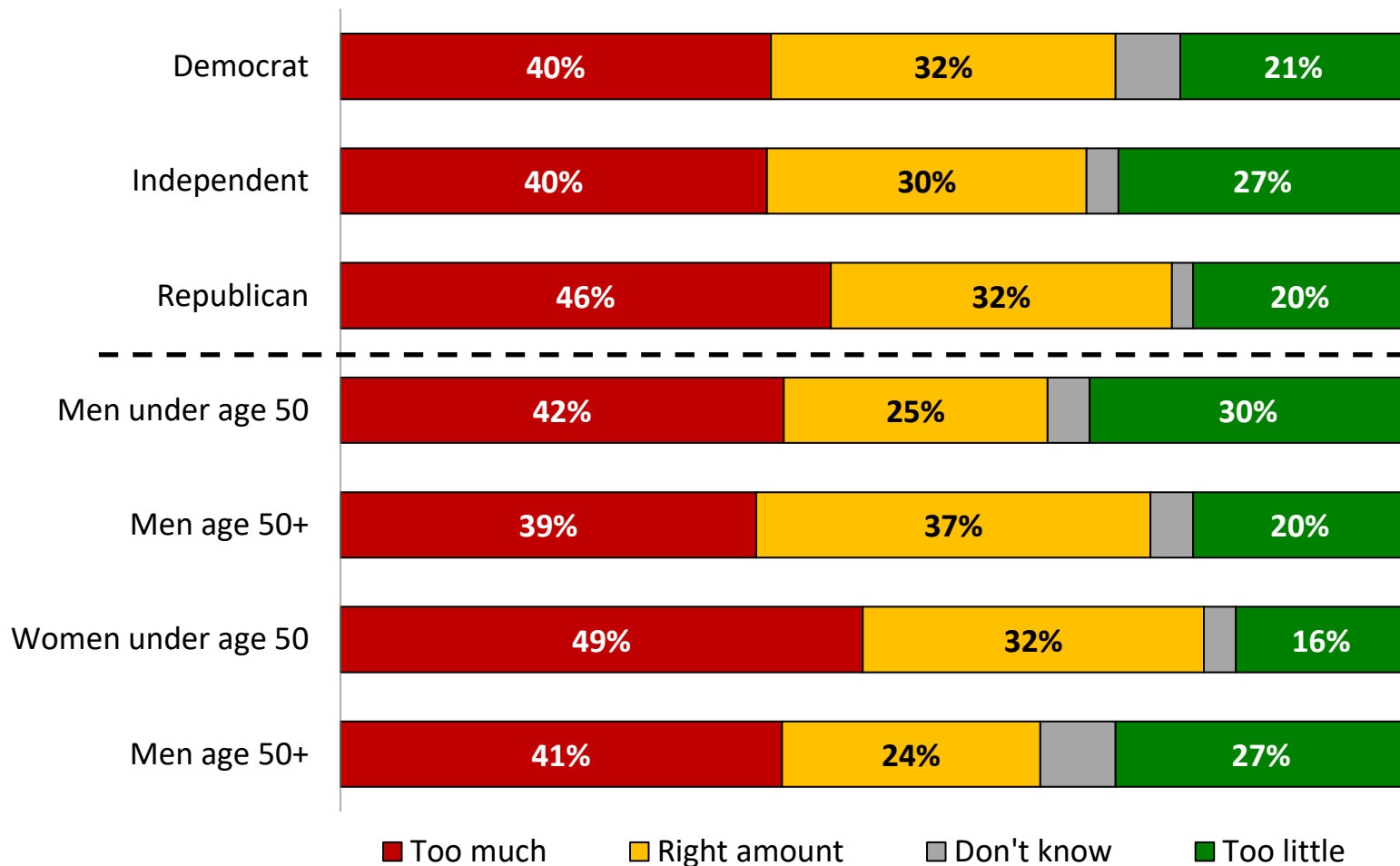
Amount of Housing Available



Q.9 And do you think there is (ROTATE TOO MUCH/TOO LITTLE) too much, too little, or the right amount of each of the following in your part of Flagstaff?

A Plurality Across Party Lines and Age/Gender Groups Feels that Too MUCH Housing is Being Built

New Houses and Apartments Being Built
By Party ID and Gender/Age

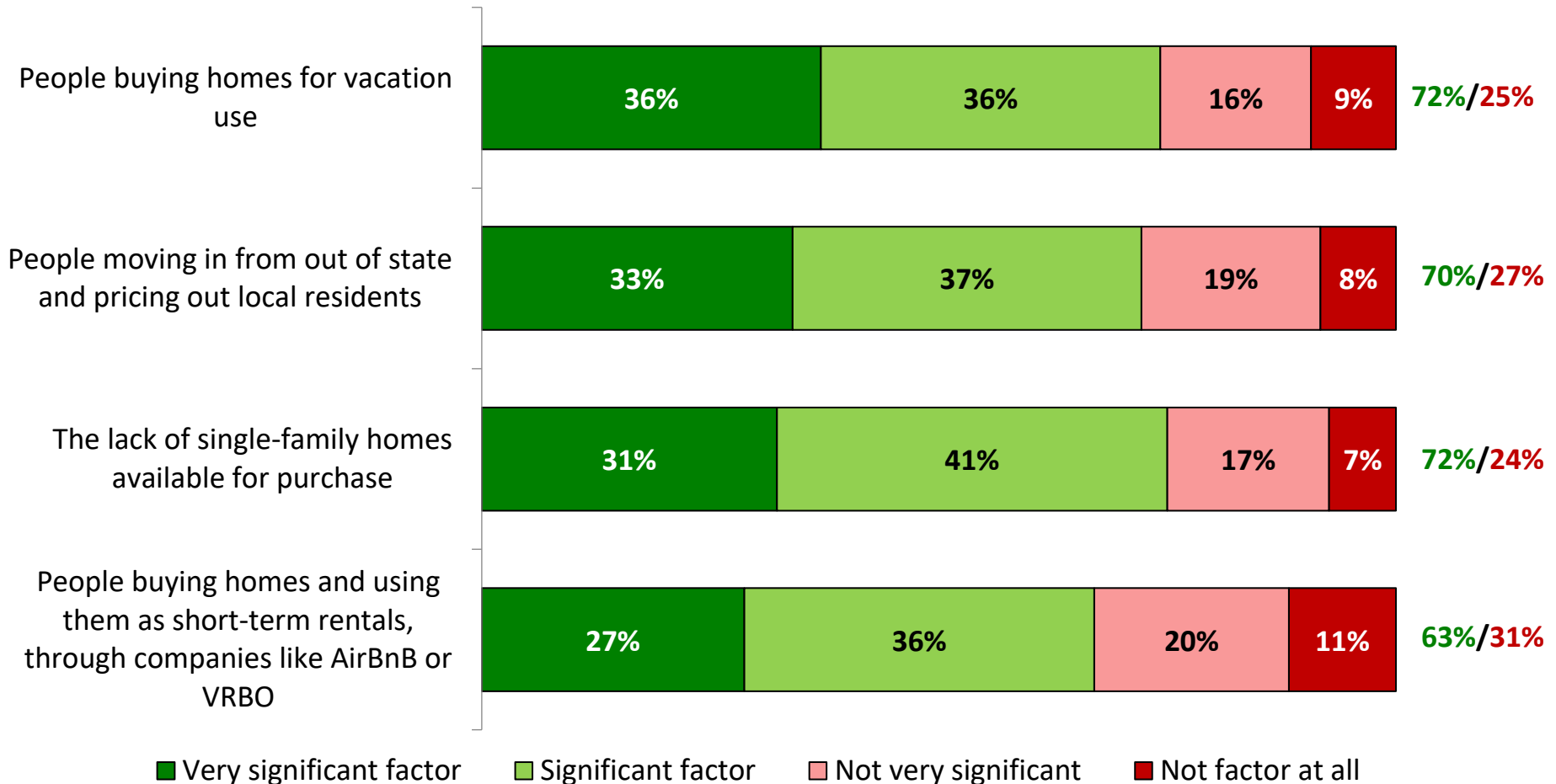


Q.9 And do you think there is (ROTATE TOO MUCH/TOO LITTLE) too much, too little, or the right amount of each of the following in your part of Flagstaff?

Factors for Lack of Affordable Homes in Flagstaff

Outsiders and Lack of Homes Seen As Most Significant Factors For Flagstaff's Housing Costs

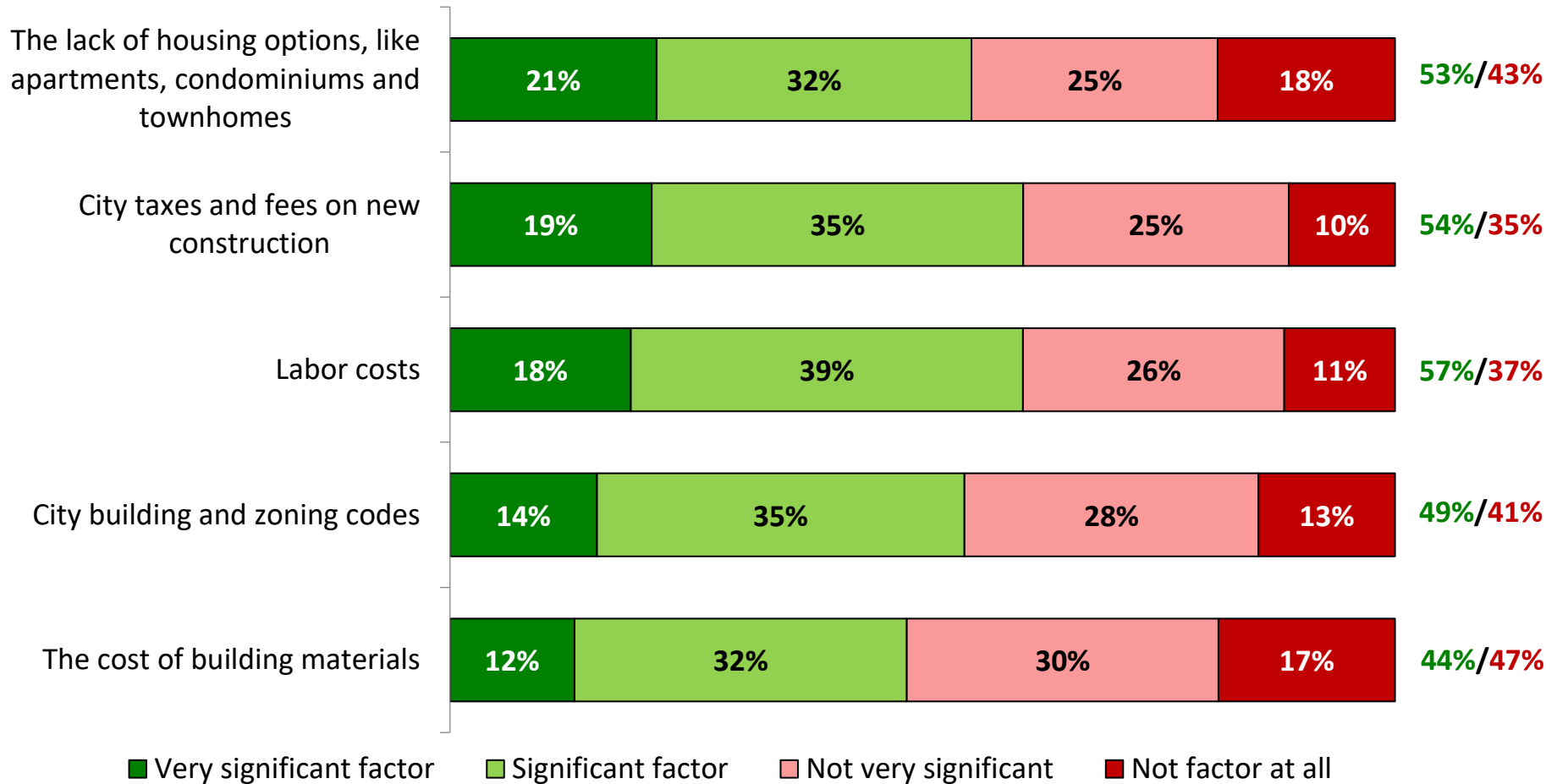
Factors for High Cost of Housing in Flagstaff



Q.10 As you may know, housing costs in Flagstaff have been rising for years and are much higher than in other parts of Arizona. I am going to read to you a list of reasons that some people have given for why housing costs are so high. For each one, please tell me if you think it is (ROTATE FIRST TO LAST AND LAST TO FIRST) a very significant factor, a significant factor, a not very significant factor, or not a factor at all for the high cost of housing in Flagstaff

Building Codes and City Taxes Seen As Less Significant Factors

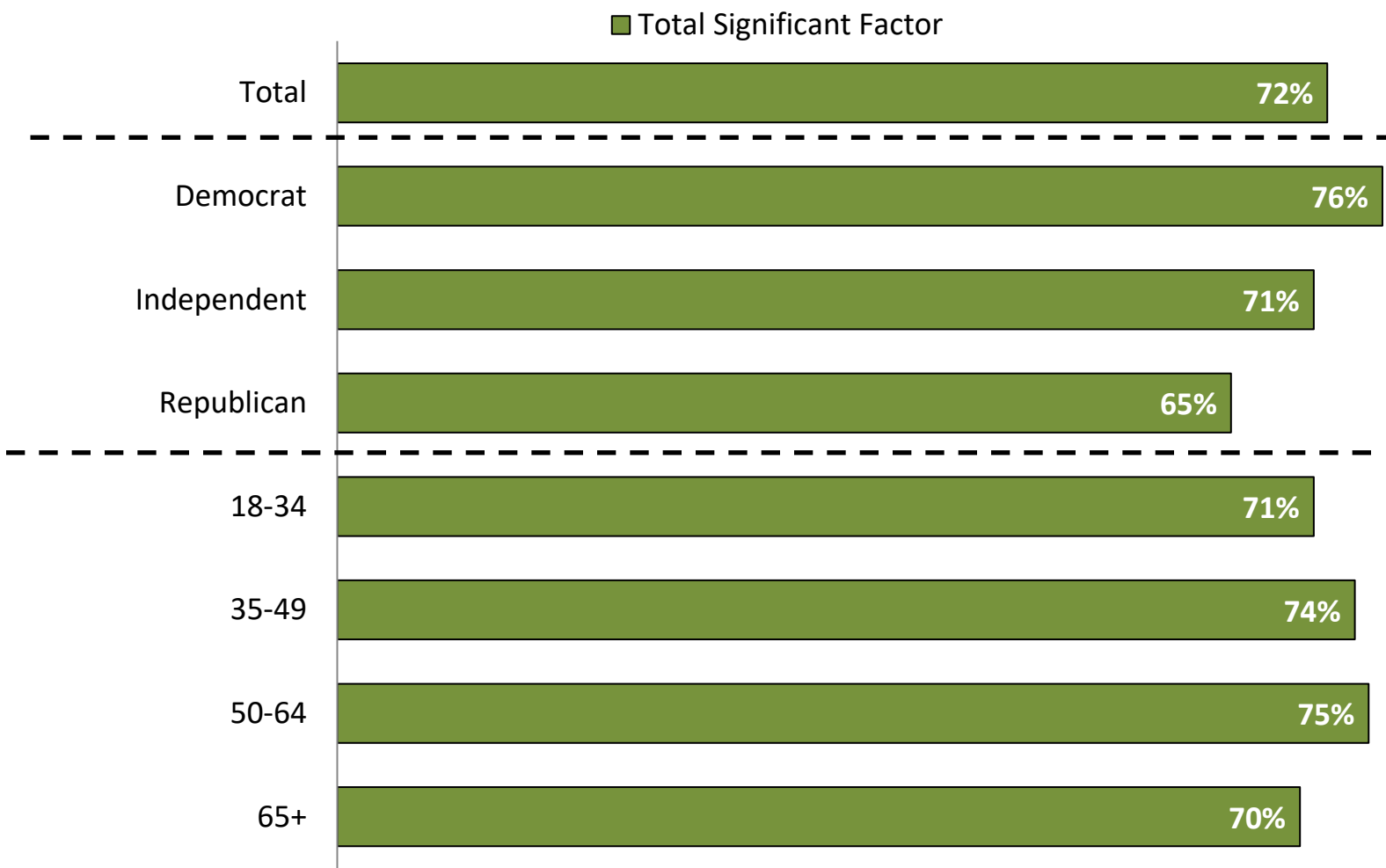
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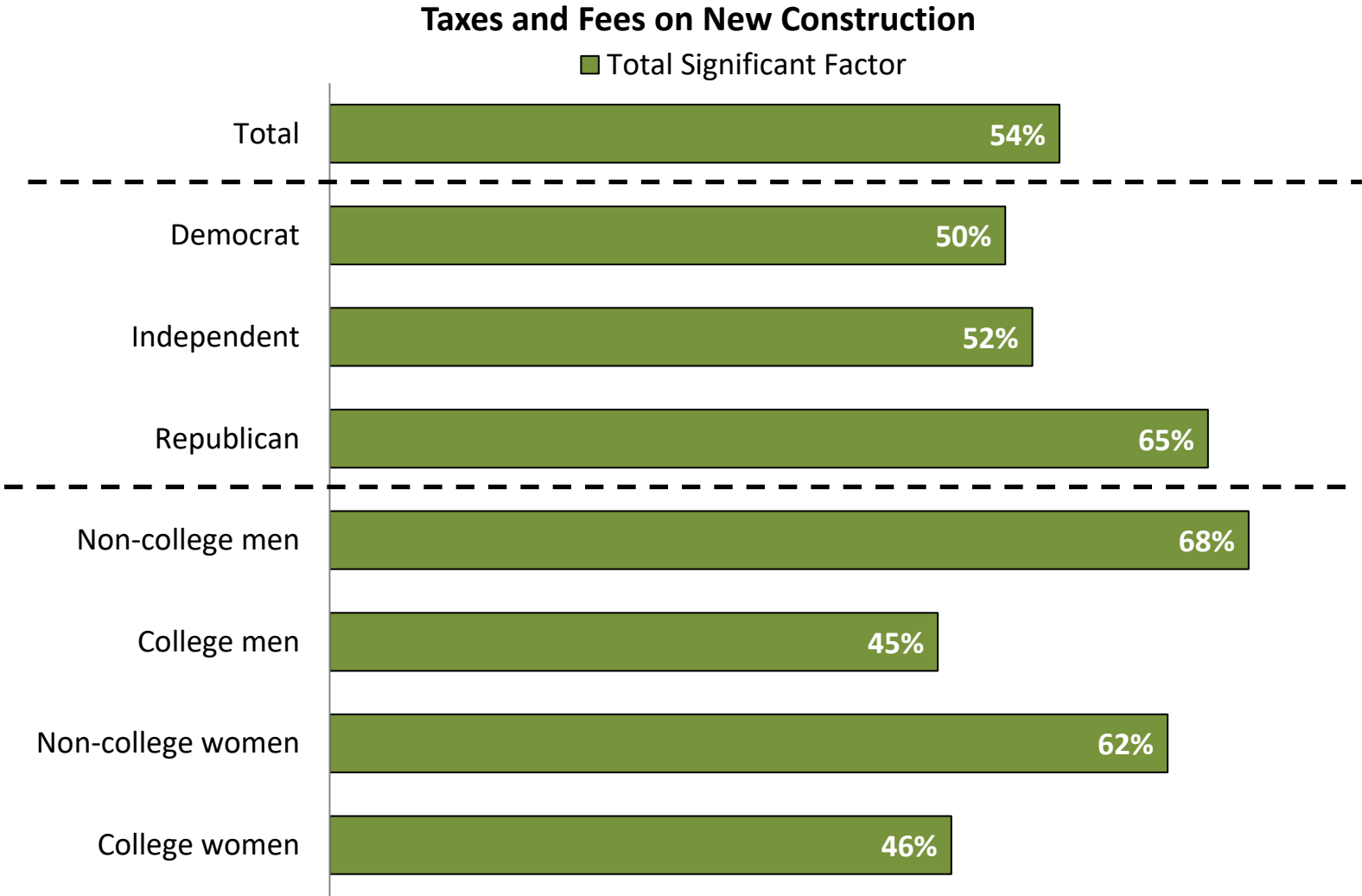
Broad Agreement on Lack of Homes Available For Purchase Being A Significant Factor for High Housing Costs

The Lack of Single-Family Homes Available for Purchase



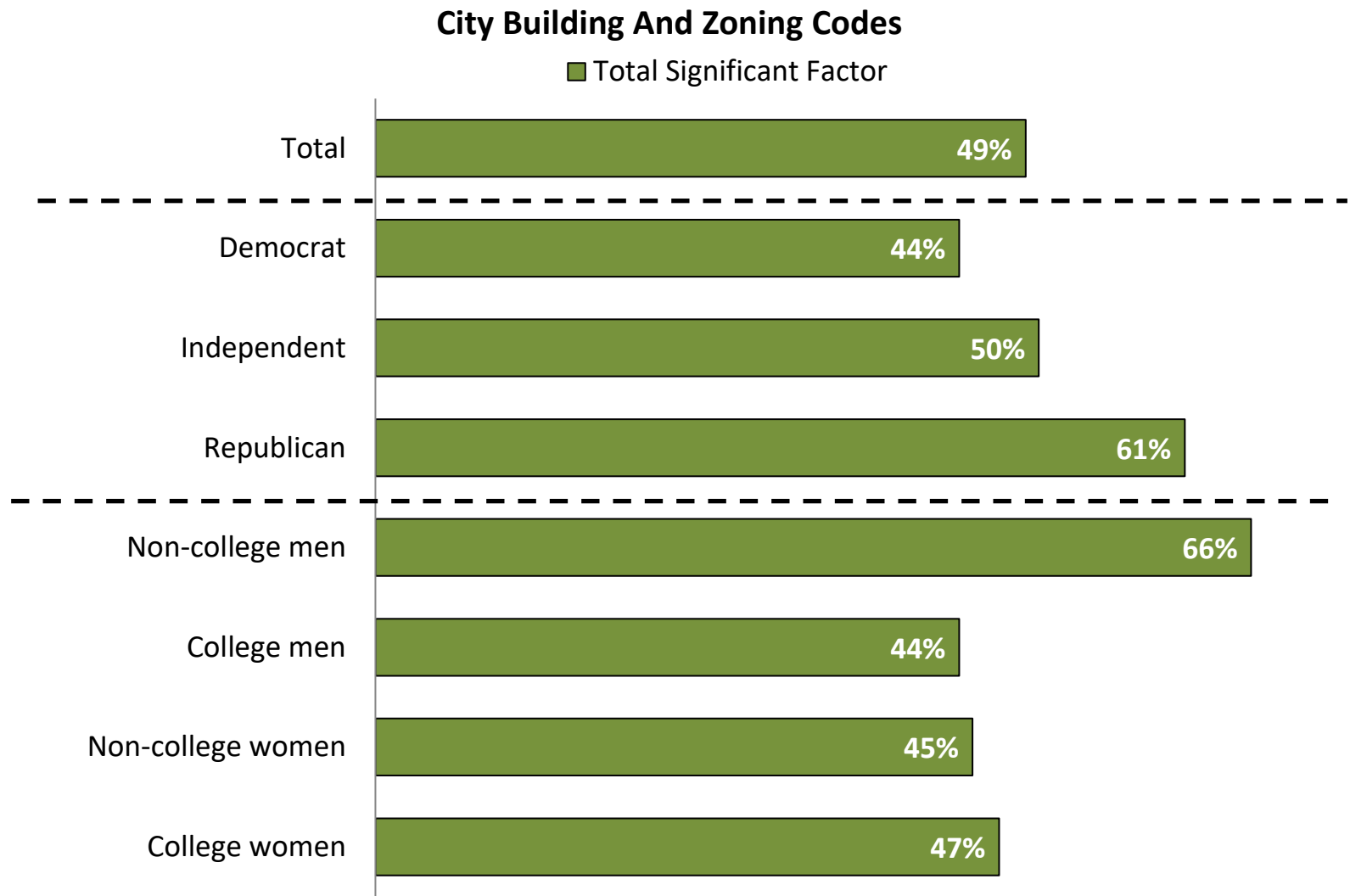
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Republicans And Those Without A College Education Most Likely To Say Construction Taxes and Fees Are Significant Factor



Q.10 As you may know, housing costs in Flagstaff have been rising for years and are much higher than in other parts of Arizona. I am going to read to you a list of reasons that some people have given for why housing costs are so high. For each one, please tell me if you think it is (ROTATE FIRST TO LAST AND LAST TO FIRST) a very significant factor, a significant factor, a not very significant factor, or not a factor at all for the high cost of housing in Flagstaff

Republicans and Non-College Men Most Likely to See City Building and Zoning Codes As Significant Factor

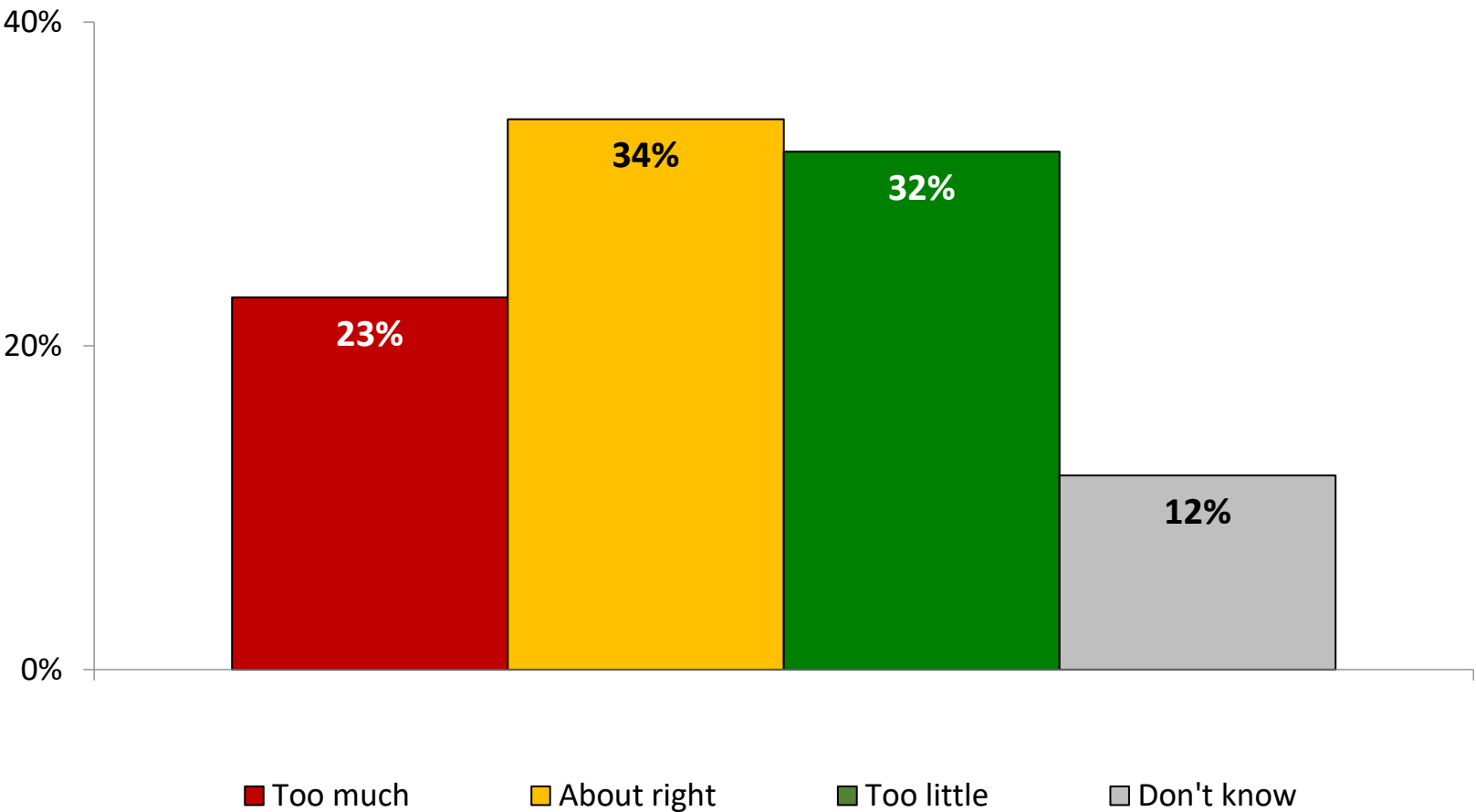


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Most Content With Existing Regulations or Feel That There is Too Little Regulation in Housing and Real Estate

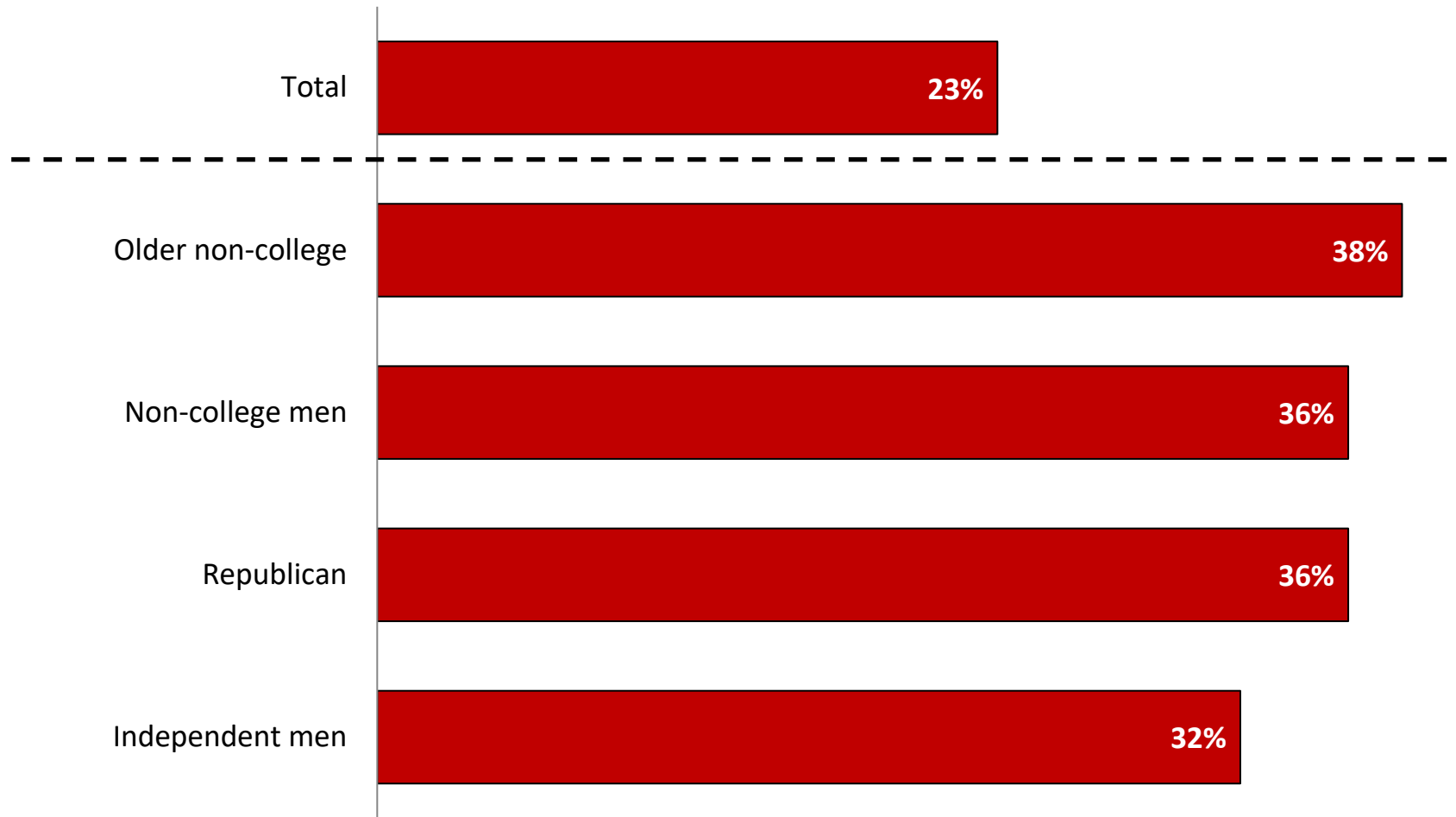
Just one-quarter feel there is too much regulation

Amount of Local Government Regulation of Housing Construction and Real Estate



Older Non-College Men Most Likely to Say There is Too Much Regulation

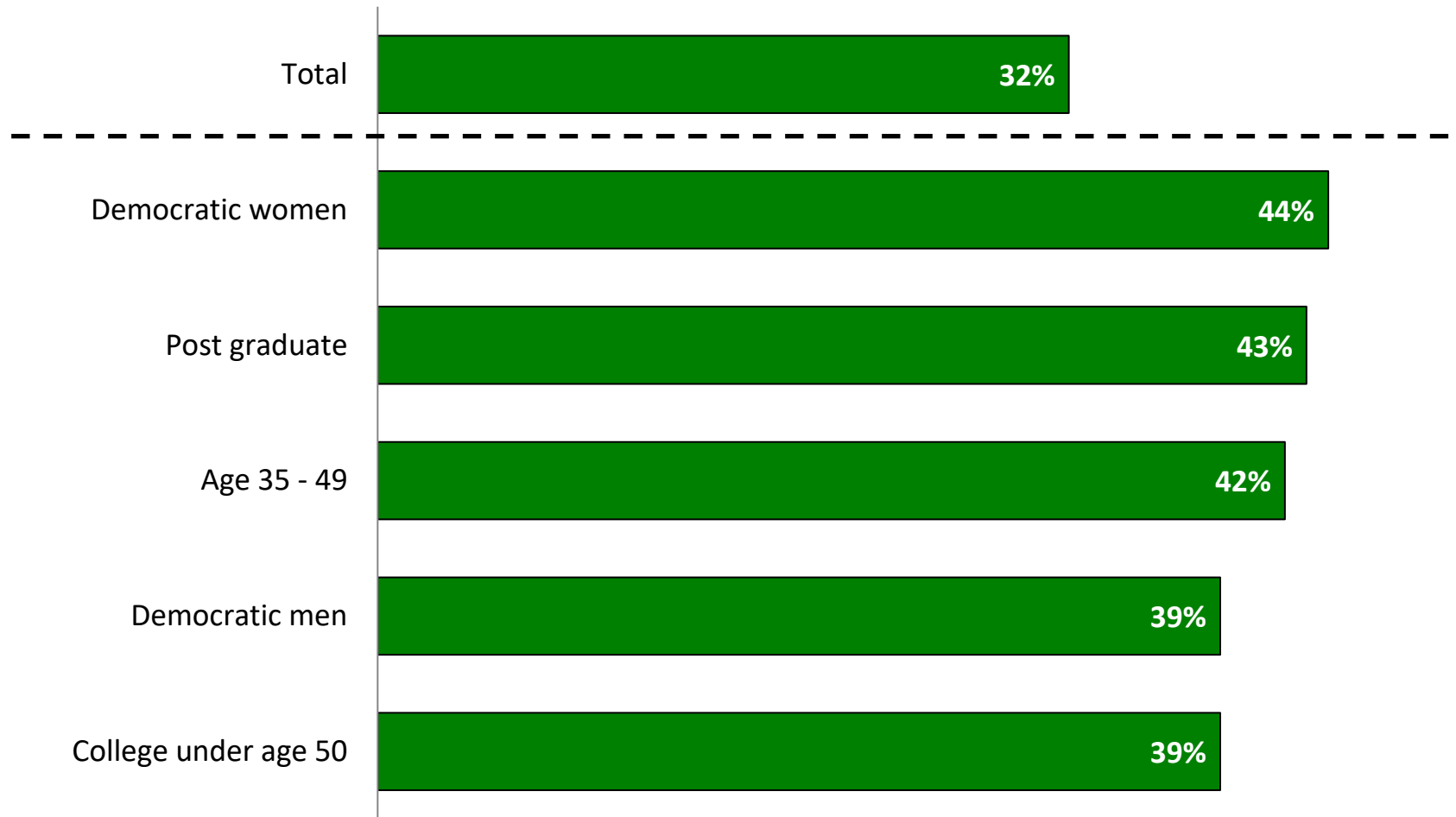
Too Much Local Government Regulation of Housing Construction and Real Estate



Q.11 Still thinking about housing in Flagstaff, do you think there is (ROTATE TOO MUCH AND TOO LITTLE, KEEP RIGHT AMOUNT LAST) too much, too little, or about the right amount of local government regulation of housing construction and real estate?

Democratic Women, Post-Grads, And Middle Age Voters Most Likely to Say There is Too Little Regulation

Too Little Local Government Regulation of Housing Construction and Real Estate



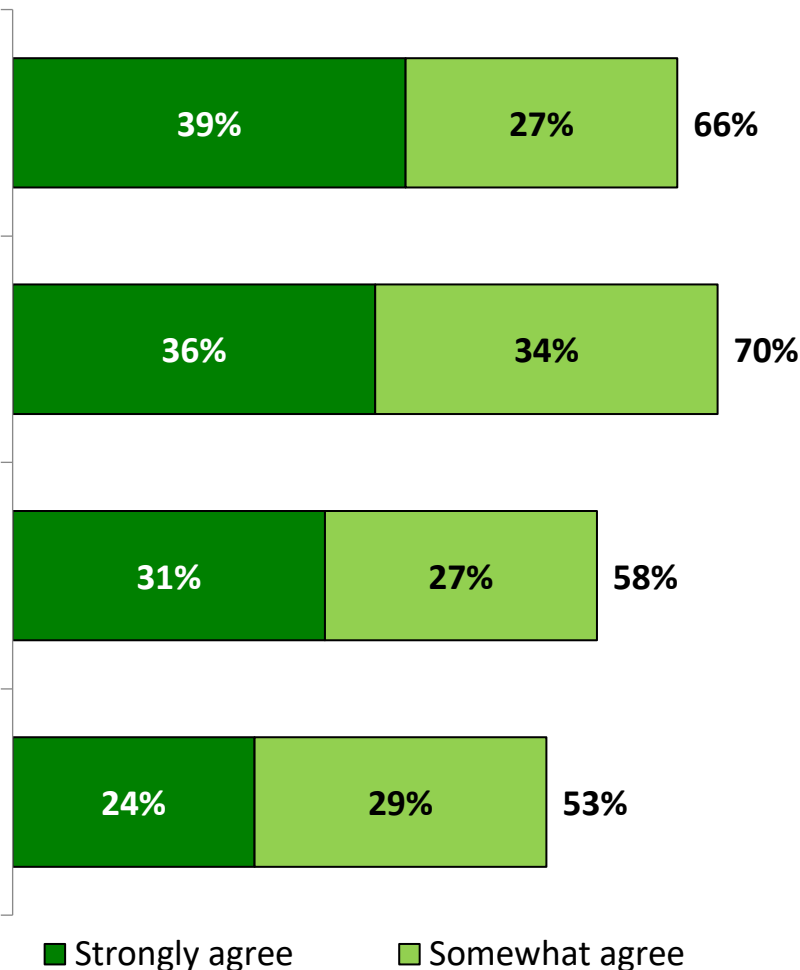
Q.11 Still thinking about housing in Flagstaff, do you think there is (ROTATE TOO MUCH AND TOO LITTLE, KEEP RIGHT AMOUNT LAST) too much, too little, or about the right amount of local government regulation of housing construction and real estate?

Voters Conflicted About Housing Regulations

Many agree that both strong regulations are needed and that regulations should be reduced

Debate on Local Regulations and Fees for Housing Construction

Developers should have to pay more in taxes and fees to pay for the additional demand on public services they create.



Q.12 Let me read to you a series of statements that have been made during the discussion and debate over local regulations and fees having to do with housing construction and renovation. Please tell me whether you (ROTATE) agree or disagree with each statement.

Almost 40 % of Voters Want Strong Regulations to Protect Character of the City and a Reduction of Regulations to Lower Housing Costs

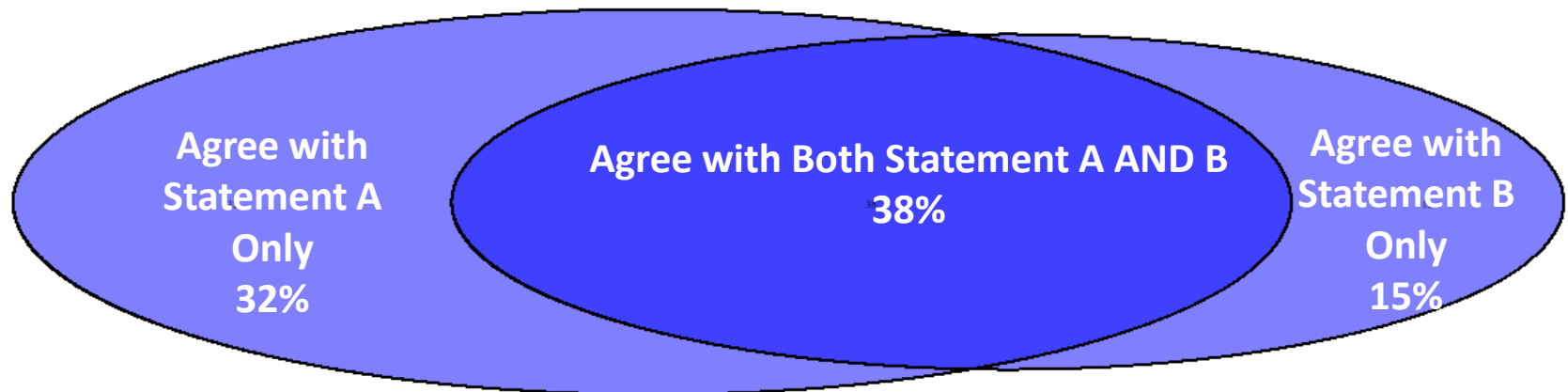
Debate on Local Regulations and Fees for Housing Construction

Statement A

We need strong regulations on new housing developments and renovations to protect the character of the city and our quality of life.

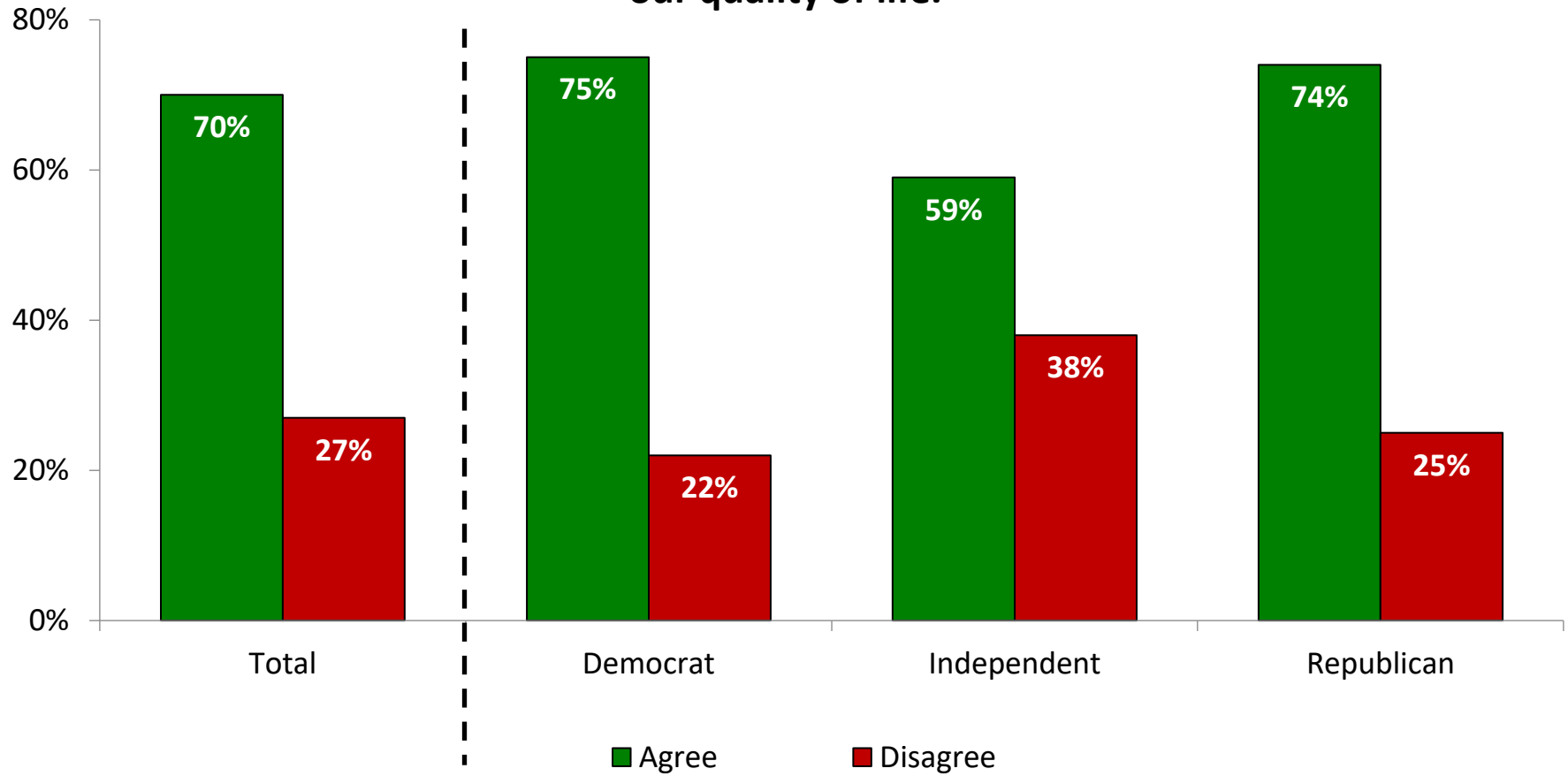
Statement B

To make housing more affordable, we need to reduce the city regulations and fees that add thousands of dollars to the cost of home construction and renovation.



Broad Partisan Support for Increased Regulations to Protect the Character of Flagstaff

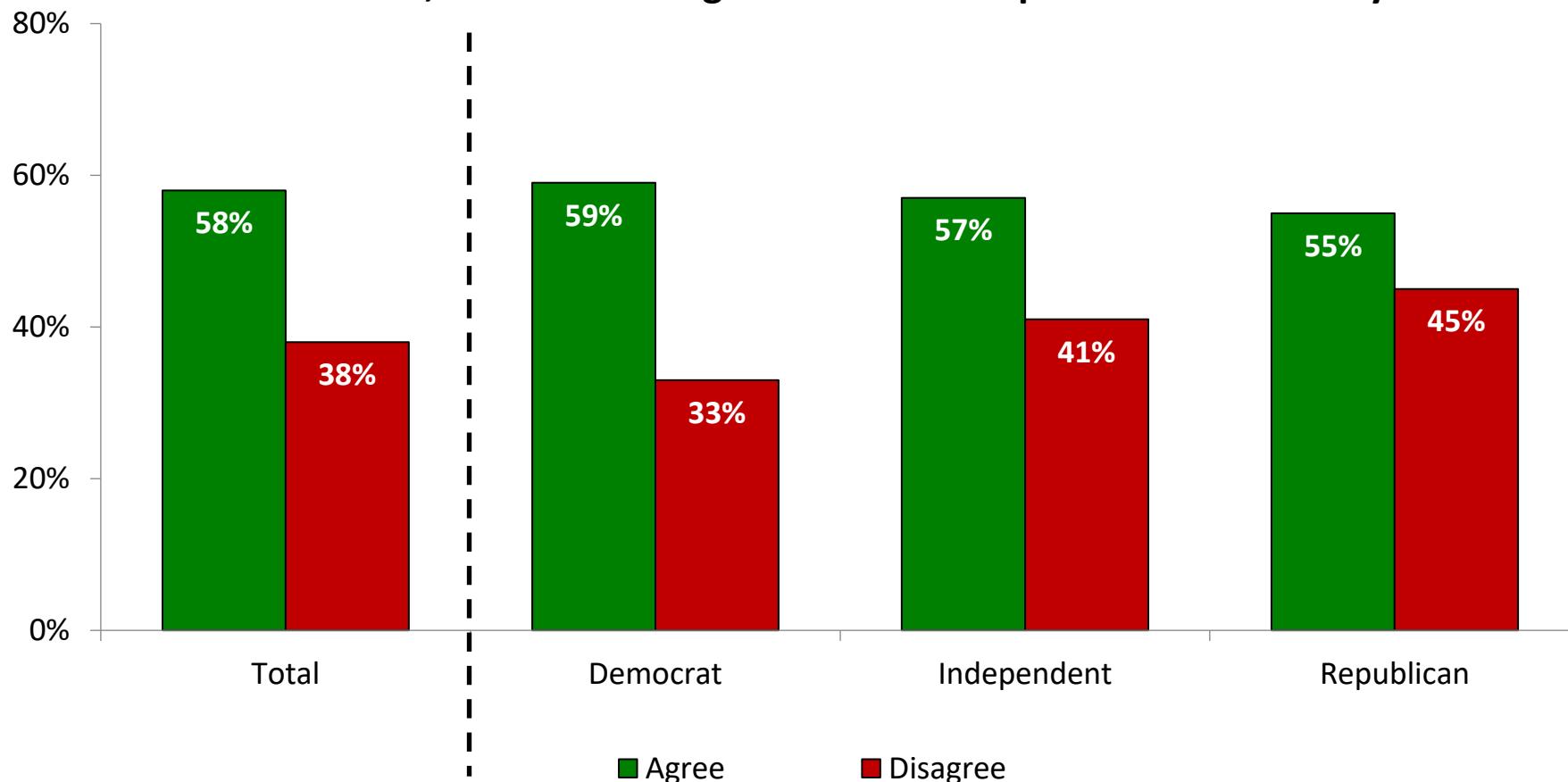
We need strong regulations on new housing developments and renovations to protect the character of the city and our quality of life.



Q.12 Let me read to you a series of statements that have been made during the discussion and debate over local regulations and fees having to do with housing construction and renovation. Please tell me whether you (ROTATE) agree or disagree with each statement.

Strong Majority Agree That Zoning Laws Need to Be Updated to Create More Affordable Housing

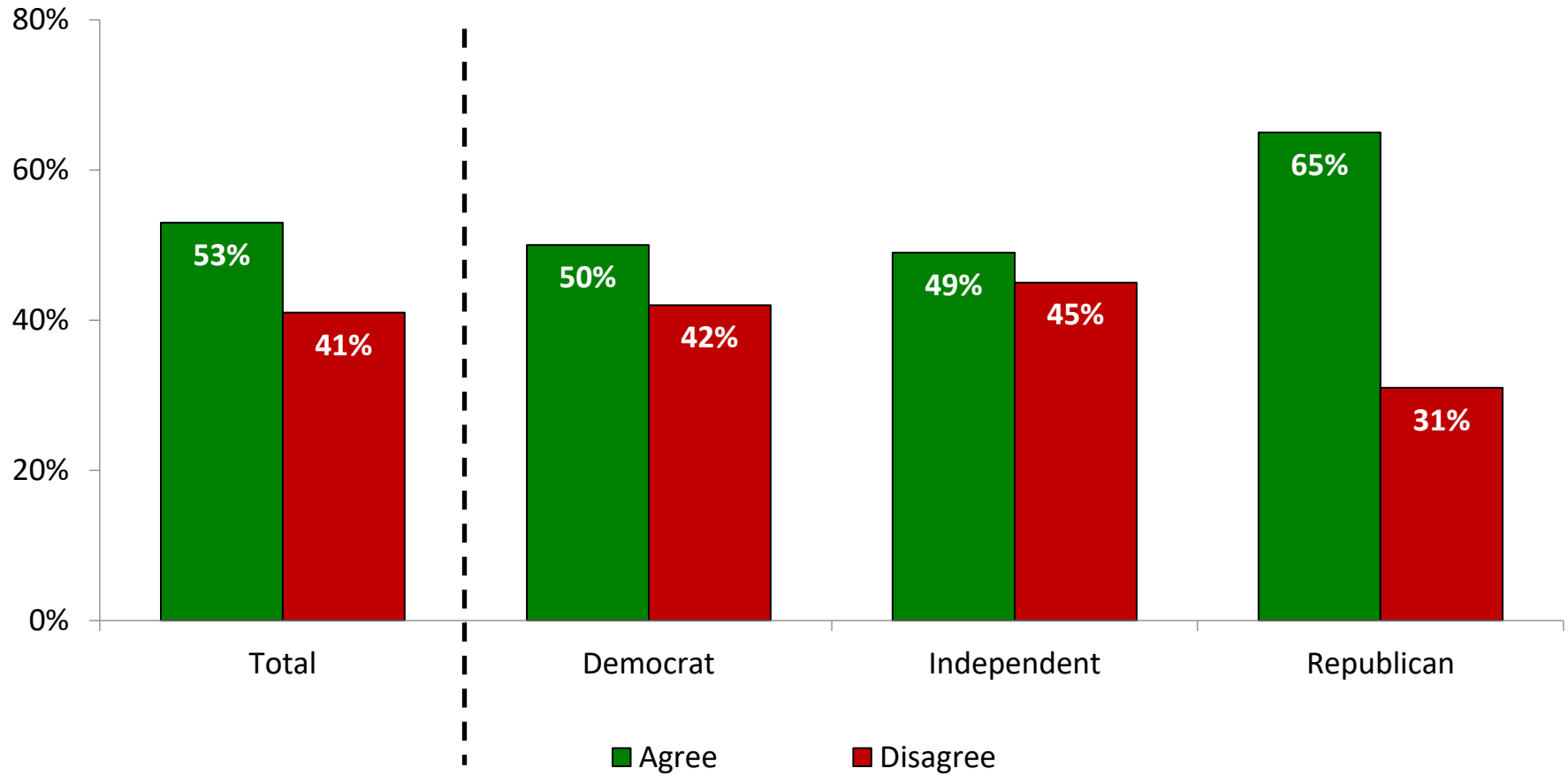
Current zoning laws make it impossible to meet housing demand in Flagstaff. We need to update zoning laws to allow for more options, like apartments or townhomes, so that working families are not priced out of the city.



Q.12 Let me read to you a series of statements that have been made during the discussion and debate over local regulations and fees having to do with housing construction and renovation. Please tell me whether you (ROTATE) agree or disagree with each statement.

Two-Thirds of Republicans Favor Reducing Regulations to Reduce Housing Costs; Democrats and Independents Split

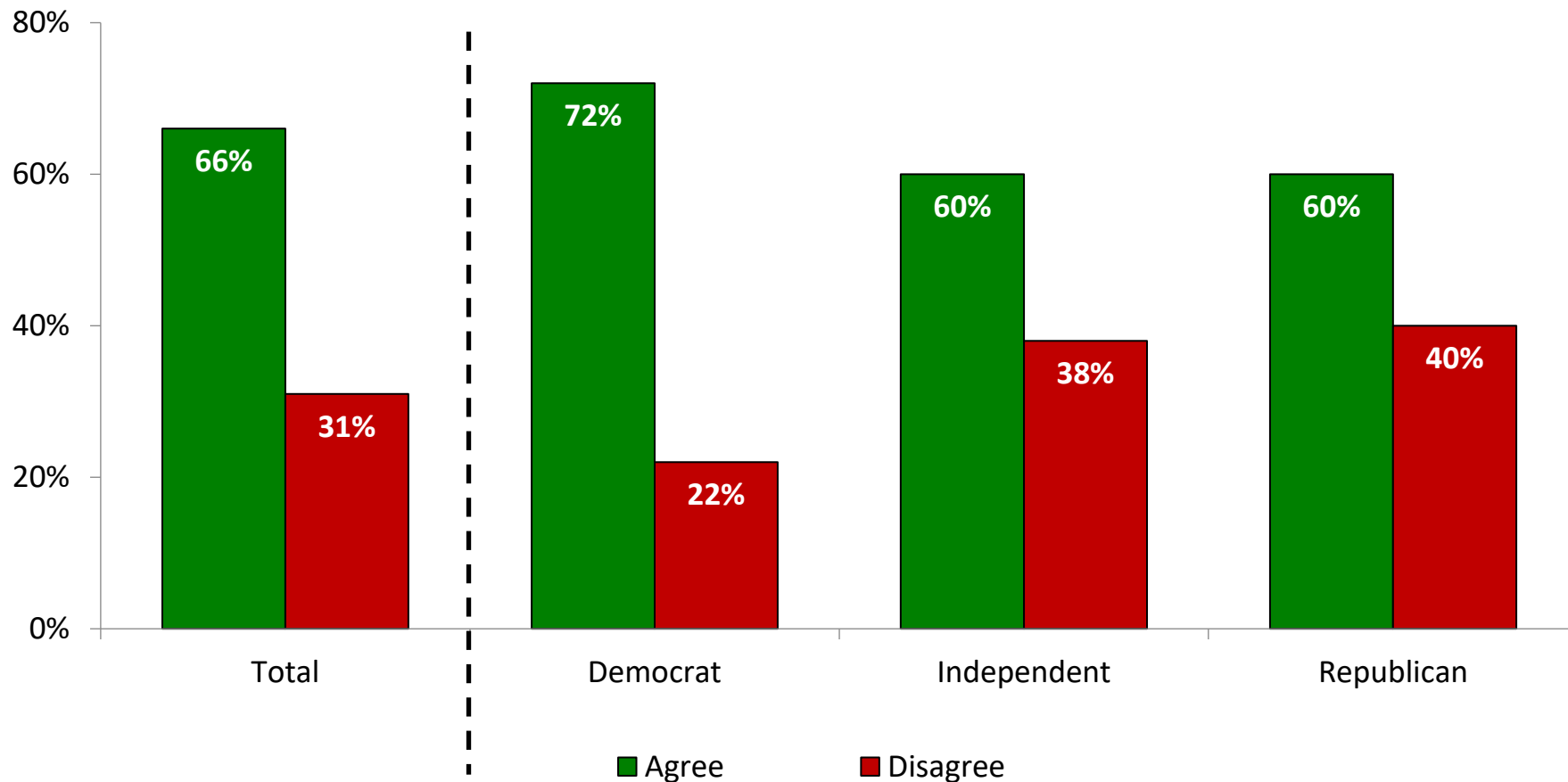
To make housing more affordable, we need to reduce the city regulations and fees that add thousands of dollars to the cost of home construction and renovation.



Q.12 Let me read to you a series of statements that have been made during the discussion and debate over local regulations and fees having to do with housing construction and renovation. Please tell me whether you (ROTATE) agree or disagree with each statement.

Partisan Agreement That Developers Should Pay More in Taxes and Fees

Developers should have to pay more in taxes and fees to pay for the additional demand on public services they create.

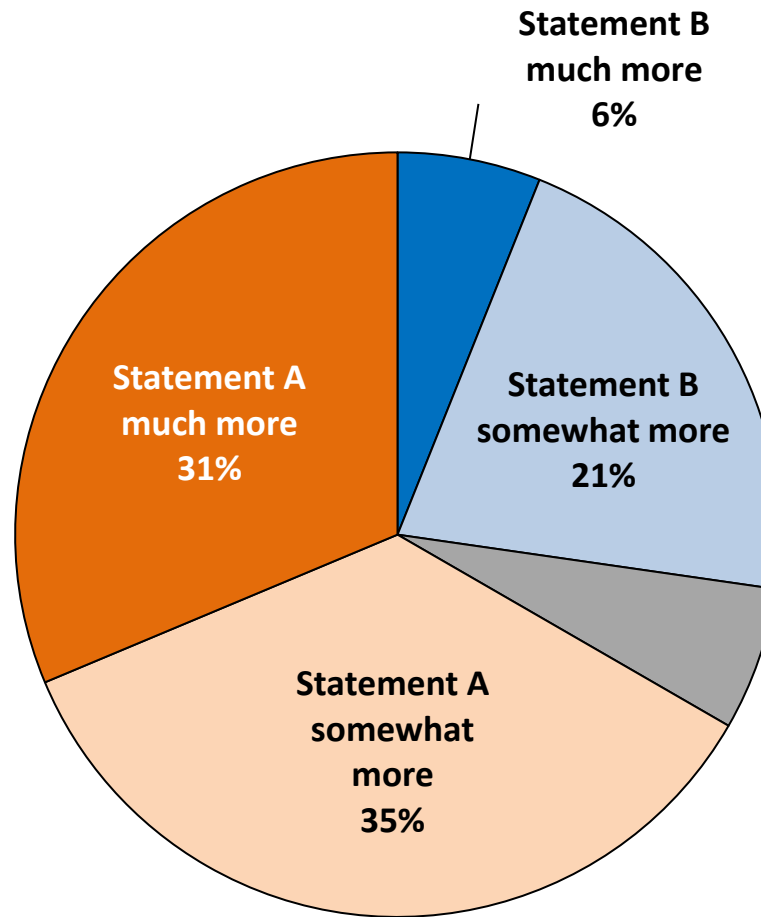


Q.12 Let me read to you a series of statements that have been made during the discussion and debate over local regulations and fees having to do with housing construction and renovation. Please tell me whether you (ROTATE) agree or disagree with each statement.

Two-Thirds Agree Developers Should Pay More in Taxes To Pay For Additional Demand on Services

Paired Statements

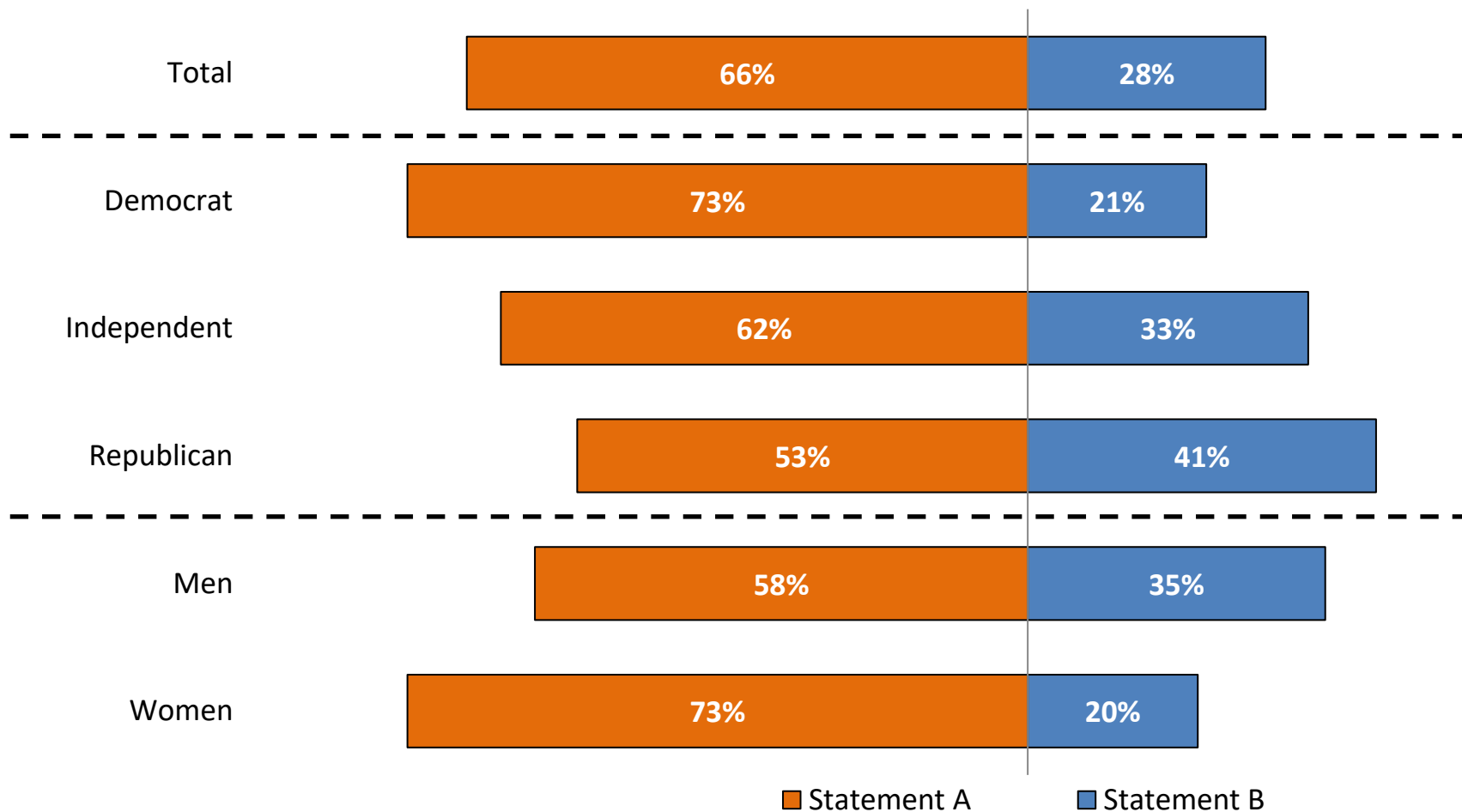
STATEMENT A: 66%
Developers should pay more in taxes and fees on new housing developments to help pay for the additional demand new housing creates on public services, like roads, schools, and public safety.



STATEMENT B: 27%
Developers should not have to pay additional taxes and fees on new housing developments. New housing means more revenue from property and sales taxes and an expanded tax base to cover the costs of public services.

Across Party Lines A Majority Say Developers Should Pay More in Taxes and Fees

Paired Statements
By Party ID and Gender

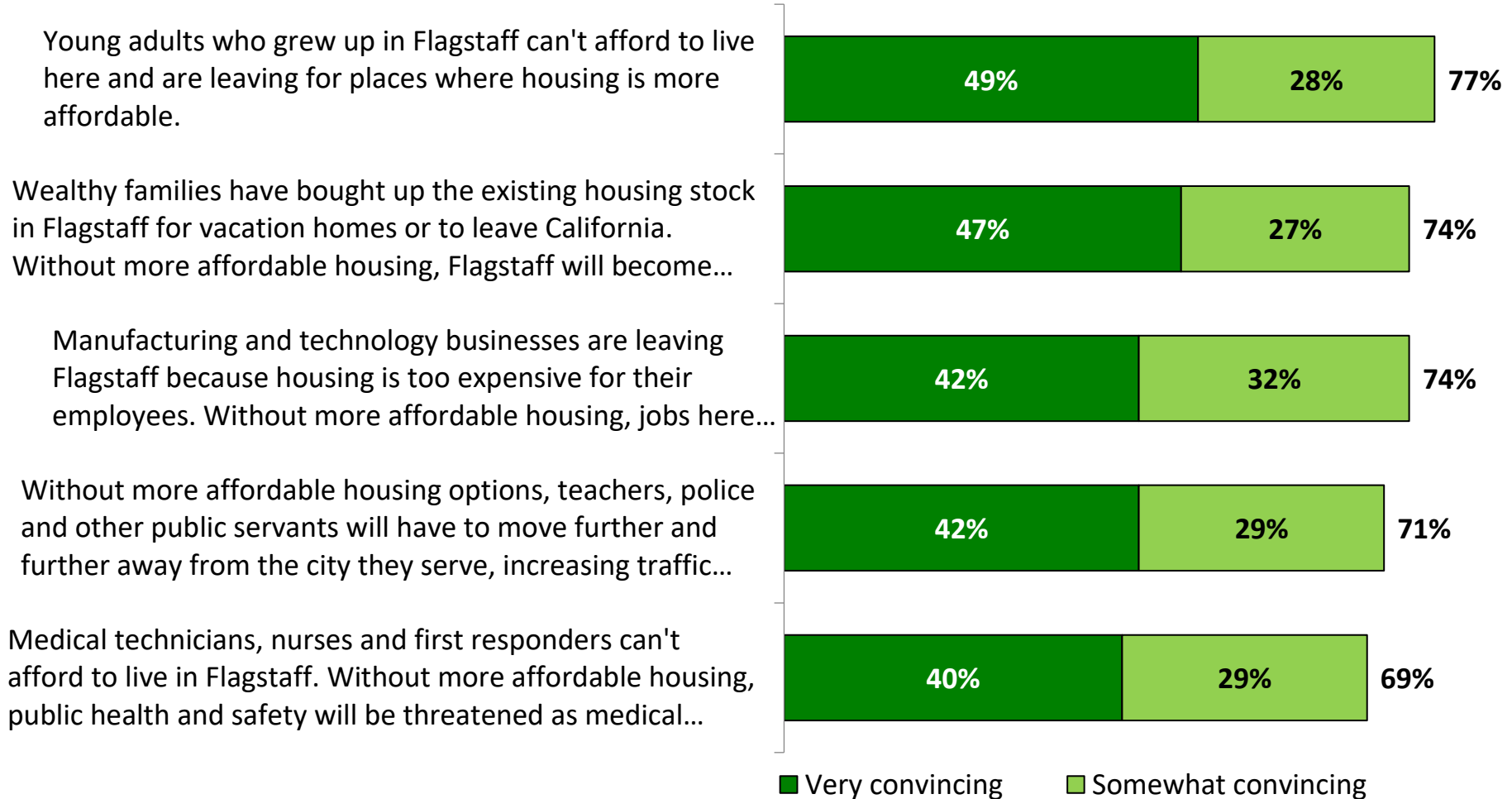


Q.13 Now I am going to read you a pair of statements about developers and new housing developments in Flagstaff, and I want you to tell me which statement comes closer to your own view, even if neither is exactly right. (ROTATE STATEMENTS)

Messaging

Messaging for More Affordable Housing Resonates Well With Voters

Convincing Statements



Q.14 Now I am going to read you some reasons that people have given for why the city government needs to address the issues of housing affordability and availability in Flagstaff. Please tell me whether each argument is a very convincing, somewhat convincing, a little convincing, or not at all convincing reason to deal with the issues that make housing so expensive in Flagstaff. The first/next argument is...

Democrats Are More Receptive to Affordable Housing Messaging Than Republicans

Convincing Statements by Party ID

% Very Convincing Green = Much Higher Than Total Red = Much Lower than Total				
	Total	Democrat	Independent	Republican
Young adults who grew up in Flagstaff can't afford to live here and are leaving for places where housing is more affordable.	49%	54%	45%	43%
Wealthy families have bought up the existing housing stock in Flagstaff for vacation homes or to leave California. Without more affordable housing, Flagstaff will become strictly a resort, tourist, and university town.	47%	54%	43%	36%
Manufacturing and technology businesses are leaving Flagstaff because housing is too expensive for their employees. Without more affordable housing, jobs here will be limited to low paying service jobs, the university, and tourism.	42%	39%	48%	37%
Without more affordable housing options, teachers, police and other public servants will have to move further and further away from the city they serve, increasing traffic and pollution in Flagstaff, and making it harder to fill civil service jobs.	42%	49%	42%	23%
Medical technicians, nurses and first responders can't afford to live in Flagstaff. Without more affordable housing, public health and safety will be threatened as medical professionals move to more affordable places to live.	40%	46%	36%	28%

Q.14 Now I am going to read you some reasons that people have given for why the city government needs to address the issues of housing affordability and availability in Flagstaff. Please tell me whether each argument is a very convincing, somewhat convincing, a little convincing, or not at all convincing reason to deal with the issues that make housing so expensive in Flagstaff. The first/next argument is...

National Association of REALTORS®

Flagstaff, AZ

Housing Affordability

July 2020

American Strategies designed and administered this telephone survey conducted by professional interviewers. The survey reached 310 adults, age 18 or older, who indicated they were registered to vote in Flagstaff, AZ. The survey was conducted from July 6-12, 2020.

Seventy-seven percent of respondents were reached on wireless phones, five percent on VOIP phones, and eighteen percent on landlines. Quotas were assigned to reflect the demographic distribution of registered voters in Flagstaff, AZ, and the data were weighted to ensure an accurate reflection of the population. The sample was drawn from a third-party vendor voter file. The overall margin of error is +/- 5.6%. The margin of error for subgroups is larger and varies. Percentage totals may not add up precisely due to rounding.