

# City of Flagstaff

FY 2016 – 2020 HUD Consolidated Plan



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# CITY OF FLAGSTAFF

FY2016 – 2020 HUD CONSOLIDATED PLAN

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## ES-05 Executive Summary

### Introduction

The Five-Year Consolidated Plan provides the framework for implementation of the City mission and goals utilizing Community Development Block Grant (CDBG) funds received from the US Department of Housing and Urban Development (HUD) and other funds that may leverage CDBG resources. It is designed to guide HUD-funded housing, homeless and community development policies and programs over the five-year period beginning July 1, 2016 and ending June 30, 2021. The plan describes needs, resources, goals, strategies and objectives.

The City is required to use HUD's eCon Planning Suite, a new on-line method of developing and submitting the Consolidated Plan, Annual Action Plan and Consolidated Annual Performance Reports. HUD eCon Planning Suite utilizes 2011 data to generate HUD tables. Unless otherwise noted, 2011 data is also utilized to generate additional data and analyses necessary to complete the Consolidated Plan. Tables using HUD-generated data are named HUD Tables and tables using City-generated data are named City Tables. There are multiple eCon Planning Suite tables that are not applicable to the City of Flagstaff; therefore HUD Table numbers are not sequential. The eCon Planning Suite section numbers (e.g. PR-05, NA-05) are also included in this document for ease of cross reference with the formal submission to HUD.

In addition to establishing goals related to the use of CDBG funds, the City established HUD-required strategies to improve the delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development. The City has also developed HUD-required program monitoring, and Minority- and Women Owned Business Enterprise Policies.

Based on data and public and stakeholder input, the City identified four priority needs and established 15 activity goals for the next five years. The following table identifies these goals and objectives, the relative priority of each, the number of anticipated projects or beneficiaries and whether the activity will serve people with special needs.

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5-year Consolidated Plan Goals			
Activity	Special Population	Priority Level	5-year Goal
<b>Priority Need: Revitalization, Public Facilities &amp; Infrastructure</b>			
Facility Improvements	X	H	5,000 people
ADA Accessibility Improvements	X	L	500 people
Land Acquisition for Affordable Housing Development		L	5 households
Infrastructure for Affordable Housing Development		L	5 households
<b>Priority Need: Public Services &amp; Economic Opportunities</b>			
Service and Facility Operating Support	X	H	2,000 people
Employment & Job Training Support Services		L	5 people
Housing Stabilization Services including Eviction/Foreclosure Prevention and Legal Services		H	500 households
<b>Priority Need: Addressing Homelessness</b>			
Service and Facility Operating Support, including Outreach	X	H	5,000 people
Increase number of emergency /transitional shelter beds for families	X	H	20 beds
Increase supply of permanent supportive housing	X	H	15 beds
<b>Priority Need: Decent Affordable Housing</b>			
Owner-occupied Housing Rehabilitation		H	25 units
Rental Housing Construction		H	5 units
Owner Housing Construction		H	2 units
First-time Homebuyer Assistance		H	25 households
Rental Housing Rehabilitation		L	10 units

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## Evaluation of past performance

The City established six goals in the 5-year HUD Consolidated Plan beginning in FY 2011:

1. Increase the availability and affordability of quality housing for low and moderate income *owner* households.
2. Increase the availability and affordability of quality rental housing for low and moderate income *renter* households.
3. Invest in housing, public and supportive services for vulnerable populations.
4. Enhance Flagstaff neighborhoods.
5. Provide economic opportunities.
6. Strengthen the coordination and delivery of resources.

In the context of limited CDBG and leverage funding, the City made significant progress towards investing in housing, public and supportive services for vulnerable populations. The lingering economic recession and housing crisis resulted in more households needing these services and the City and agencies stepped in to provide a variety of services, many aimed at people at risk of or experiencing homelessness. Significant progress was also made towards providing economic opportunities and a relatively large number of individuals benefitted from financial and housing counseling and several benefitted from employment training.

Moderate progress was made towards enhancing Flagstaff neighborhoods – park improvements and housing rehabilitation were the most notable enhancements; however, the continuing high cost of housing in Flagstaff presents challenges to acquiring and rehabilitating homes. Moderate progress towards increasing the availability and affordability of housing for owners and renters was also made due to the economic recession and few opportunities to invest in additional housing. The City continued to make progress towards strengthening coordination and delivery of resources, integrating the Flagstaff Public Housing Authority and Housing Sections in one department, and maintaining a high level of involvement with the Coconino County Continuum of Care.

## Summary of citizen participation process and consultation process

The draft Consolidated Plan was available in print and on-line at the City's website. A public hearing was held on April 12, 2016 with City Council. The public and stakeholders were encouraged to attend and offer comments or to submit written comments. Due to the extensive consultation process, no additional public comments were received during the public comment period.

Additional consultation took place with the Continuum of Care, a group of organizations providing services to homeless individuals and families and through two outreach meetings held in January 2016 and February 2016. In addition to public hearings and consultation, the City utilized a survey to reach residents and stakeholders. The survey was available online and 63 completed surveys were received.

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## PR-05 Lead Agency

The City of Flagstaff Housing Section is responsible for preparing the Consolidated Plan and for administering Community Development Block Grant (CDBG) funds received from the US Department of Housing and Urban Development. Questions regarding the Consolidated Plan, Annual Action Plan or the use of CDBG funds may be directed to:

Leah Bloom, Housing and Grants Administrator  
City of Flagstaff  
211 West Aspen Avenue  
Flagstaff, AZ 86001  
928-213-2752  
LBloom@flagstaffaz.gov

## PR-10 Consultation

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City has developed an extensive mailing and email list that includes over 150 people that represent organizations that serve homeless and at-risk households, mainstream service and housing agencies, community development organizations, civic leaders, etc. This list is used to regularly inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that agencies may find useful.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City participates with the Coconino County Continuum of Care (managed by the Arizona Department of Housing), including working groups, sub-committees and advisory groups around specific homeless and at risk-populations. These meetings bring together shelter providers, prevention providers, housing providers and agencies who deliver prevention, rapid re-housing, emergency and transitional shelter services and permanent supportive housing opportunities. Flagstaff City staff participate on the Executive Committee. City staff also lead the point-in-time steering committee, the Homeless Connect steering committee and sit on the systems design steering committee. For two years, City staff have lead the local point-in-time homeless count and are working with Northern Arizona University, which has developed the survey instrument for the Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Flagstaff is not an ESG grantee.

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Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

63 individuals representing 35 organizations responded to the City's Consolidated Plan survey. 86% of survey respondents were nonprofit organizations, 3% were for profit organizations, and 11% were advocacy and government agencies.

The City consulted with the Continuum of Care at its November 2015 meeting. Discussion items at the meeting included an overview of the Consolidated Plan, HMIS/Coordinated Assessment, the point-in-time assessment, and a recap of "Project Homeless Connect". Two additional consultation meetings were held in January 2016 and February 2016 and members of the Continuum of Care were invited to attend.

A public hearing was held with City Council on April 12, 2016 during the public comment period.

## **Related Documents**

The following documents were reviewed and considered in preparing the Consolidated Plan:

- Flagstaff Regional Plan 2030
- Flagstaff Metropolitan Planning Organization Regional Transportation Plan
- La Plaza Veija Neighborhood Plan
- Flagstaff Housing Authority Annual Plan
- Workforce Business Plan – Coconino County Local Workforce Area
- Coconino County Community and Family Vitality Survey

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).

The City Housing Section works with Coconino County and various City and County departments to coordinate resource delivery to eligible households. The City works with the State's homeless and special needs staff and the local Continuum of Care to support as many targeted activities as CDBG funding will allow. The City has historically applied to the Arizona Department of Housing HOME program for owner-occupied housing rehabilitation activities and anticipates securing additional HOME funds during the next five years. The City supports developers, when appropriate, that are seeking funding for Low Income Housing Tax Credits and provides support to other projects that will serve Flagstaff's low and moderate income households.

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## **PR-15 Citizen Participation**

### Summarize citizen participation process and how it impacted goal-setting

The citizen participation process began with a citywide public hearing held January 6, 2016 at City Hall to solicit citizen input prior to preparing a draft 5-year Consolidated Plan and PY 16 Action Plan. A notice announcing the hearing and soliciting comments was published in the Daily Sun and an email notice was sent to the Housing Section's e-mail distribution list. A notice of the hearing was posted on the City's web site. A second meeting to solicit input was held on February 16, 2016 and similarly noticed.

The draft Consolidated Plan and PY16 Annual Action Plan were issued for a 45-day public comment period beginning March 1, 2016 and ending April 15, 2016. Draft documents were available on the City website, at local libraries and at City Hall. The City did not receive any additional comments during the public comment period.

## **NA-05 Needs Assessment Overview**

The City of Flagstaff is located in northern Arizona at an elevation of approximately 7,000 feet. Flagstaff serves as the major transportation hub for northern Arizona and the primary gateway community to Grand Canyon National Park, Sunset Crater Volcano National Monument, Walnut Canyon National Monument, Wupatki National Monument, the San Francisco Peaks, Snowbowl Ski Resort, ponderosa pine forest, and national forest lands. Flagstaff became a town in 1894 and was incorporated as a city in 1928. It has been the Coconino County seat since 1891. Walkable urban areas were primarily developed prior to the 1940's in the heart of Flagstaff.

Such places developed in a pattern where a person could live with limited reliance on the automobile and were conducive to destination walking and cycling, characteristics that are still prevalent today. The heart of the Flagstaff urban area is largely supported through a network of interconnected, tree-lined streets, a diversity of housing choices, and a mix of appropriate commercial and residential uses in a compact form. These areas also support public transit due to their compact nature. The Flagstaff urban areas include the downtown, south of downtown, La Plaza Vieja, Flagstaff Townsite and adjacent historic neighborhoods.

The Flagstaff area has a relatively finite amount of developable private land. Of the large vacant parcels located within the City limits, a majority are at the periphery and can be considered potential "greenfield development" or developments that incorporate sustainable programs and technologies such as lifecycle housing, complete streets, parks and open spaces, integrated retail and office, energy efficient buildings, innovative rainwater and stormwater facilities, and sidewalks and trails. Densities are expected to increase slowly over the next forty years, with more housing, employment, and transportation options.

According to the Flagstaff Regional Plan 2030, projections for the ultimate population of Flagstaff and surrounding areas vary. Population projections adopted by the Arizona

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Department of Economic Security in 1997 showed an anticipated population of 158,272 in the year 2050, while 2006 projections were 96,418 and more recent estimates are lower still. If large population growth occurs and accommodations have not been made, local housing and land costs will increase substantially, and newcomers may be forced to move to distant communities, creating sprawl and long commutes to work.

## NA-10 Housing Needs Assessment

The following tables introduce demographic and housing needs information generated by HUD through eCon Planning Suite. HUD breaks down housing problems by the tenure (renter or owner) of households that have one or more housing problems, no housing problems, and zero/negative income and no housing problems. Housing problems by tenure are also described by family types defined as follows:

- Small related – 2 to 4 related family members in one household;
- Large related – 5 or more related family members in one household;
- Elderly – at least one family member in a household is age 62 or older;
- Other – nonfamily households, including single-person households and groups of unrelated people living together.

HUD uses the following definitions to define housing problems:

- Substandard housing - lacking complete plumbing or kitchen facilities;
- Severely overcrowded - 1.51 or more people per room;
- Overcrowded - 1.01 to 1.5 people per room;
- Severe housing cost burden – paying more than 50% of gross household income for housing costs.
- Housing cost burden – paying more than 30% of gross household income for housing costs; and
- Zero/negative income – having no income and none of the above housing problems.

HUD Table 5 – Housing Needs Assessment Demographics			
Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	52,894	64,758	22%
Households	19,355	22,360	16%
Median Income	\$37,146.00	\$48,758.00	31%

HUD Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

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The following table includes only family households. Nonfamily households are not computed by HUD in eCon Planning Suite. Using alternate HUD data there were 11,210 non-family households in Flagstaff in 2011 and non-family households represent 50% of total households. Of non-family households, more than half are LMI; many are students attending Northern Arizona University.

HUD Table 6 - Total Households					
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,840	2,460	4,020	2,315	9,725
Small Family Households *	925	785	1,850	965	5,430
Large Family Households *	130	225	300	185	355
At least one person 62-74 years of age	200	180	350	330	1,840
At least one person age 75 or older	270	165	195	95	465
One or more children 6 years old or younger *	540	470	850	330	1,115

\* the highest income category for these family types is >80% HAMFI

HUD Data Source: 2007-2011 CHAS

HUD Table 7 – Housing Problems										
NUMBER OF HOUSEHOLDS	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard	45	25	40	0	110	0	0	0	10	10
Severely Overcrowded	120	70	10	65	265	0	0	35	0	35
Overcrowded	95	65	140	140	440	0	55	15	0	70
Severe housing cost burden	2,605	790	155	70	3,620	415	215	280	105	1,015
Housing cost burden	110	695	1,500	220	2,525	30	135	380	385	930
0/negative Income	120	0	0	0	120	65	0	0	0	65

HUD Data Source: 2007-2011 CHAS

HUD Table 8 – Housing Problems 2										
NUMBER OF HOUSEHOLDS	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
1 or more housing problems	2,865	955	345	275	4,440	415	270	330	115	1,130
None of four housing problems	325	940	2,200	975	4,440	60	295	1,140	945	2,440
Negative income, no other housing problems	120	0	0	0	120	65	0	0	0	65

HUD Data Source: 2007-2011 CHAS

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HUD Table 9 – Cost Burden > 30%								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	735	495	610	1,840	85	120	355	560
Large Related	120	55	15	190	0	30	80	110
Elderly	200	40	40	280	150	140	85	375
Other	1,900	995	1,015	3,910	210	60	135	405
Total need by income	2,955	1,585	1,680	6,220	445	350	655	1,450

HUD Data Source: 2007-2011 CHAS

HUD Table 10 – Cost Burden > 50%								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	705	185	75	965	75	90	180	345
Large Related	120	55	0	175	0	30	10	40
Elderly	175	15	10	200	135	60	45	240
Other	1,845	550	70	2,465	210	35	45	290
Total need by income	2,845	805	155	3,805	420	215	280	915

HUD Data Source: 2007-2011 CHAS

HUD Table 11 – Crowding Information (more than one person per room)										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	195	115	145	60	515	0	35	35	0	70
Multiple, unrelated family households	10	10	4	60	84	0	20	15	0	35
Other, non-family households	15	10	4	85	114	0	0	0	0	0
Total need by income	220	135	153	205	713	0	55	50	0	105

HUD Data Source: 2007-2011 CHAS

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Describe the number and type of single person households in need of housing assistance.

There are an estimated 5,900 single-person households in Flagstaff. The largest number of single-person households are non-elderly (age 64 and under) renters - 3,308 households. Using CHAS cost burden data for Coconino County, there are an estimated 1,770 non-elderly single-person renter households in need of housing assistance. Many but not all of these households are students attending NAU. There are also an estimated 581 non-elderly single-person owner households in need of housing assistance. Among elderly single-person households there are an estimated 135 renters and 211 owners in need of housing assistance.

<b>City Table 1 – Single Person Households and Cost Burden</b>		
	Non-elderly	Elderly
Renters	3,308	451
Cost Burden	905	57
Severe Cost Burden	864	78
Total Estimated Cost Burden + Severe Cost Burden	1,770	135
Owners	1,438	703
Cost Burden	289	79
Severe Cost Burden	292	132
Total Estimated Cost Burden + Severe Cost Burden	581	211
City data sources: ACS 2011 5-yr Estimates; Coconino County CHAS		

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Based on Coconino County CHAS disability and housing problems data and Flagstaff American Community Survey disability data there are an estimated 490 households with a person with a disability in need of housing assistance. According to ACS 2011 estimates, ambulatory and cognitive disabilities are the most prevalent disabilities among non-elderly adults and cognitive and independent living disabilities are the most prevalent among elderly adults.

Based on the most recent point-in-time count by the Arizona Department of Housing there were 80 sheltered individuals in housing facilities serving victims of domestic violence; 29 unsheltered individuals reported that domestic violence contributed to homelessness. Northland Family Help Center provided shelter to 386 adult victims of domestic violence between January 2012 and November 2015. Northland Family Help Center is serving fewer people due to rule reduction and the result that some individuals stay in shelter for longer periods of time. Sharon Manor provided shelter to approximately 48 victims of domestic violence last year and 64 are on the waiting list for transitional housing.

There was a 7% decline in domestic violence in Flagstaff in 2014, following a 6% reduction in 2013. The Flagstaff Police Department remained committed to addressing violence against women issues last year, developing a lethality risk assessment utilized by all officers responding

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to incidents of domestic violence. Officers also received advanced training in the area of DV investigations, especially the investigation of incidents involving strangulation. These efforts coupled with improvements in our service of orders of protection may have contributed to the two year decline in DV incidents. There is no data regarding the number of people in need of housing assistance who are victims of dating violence, sexual assault and stalking; the Flagstaff Police Department reported 140 sex offenses in 2014.

## What are the most common housing problems?

The most common housing problems are severe housing cost burden (paying 50% or of income for housing) and housing cost burden (paying more than 30% but less than 50% of income for housing).

## Are any populations/household types more affected than others by these problems?

Extremely low-income renters (income < 30% AMI) are the largest income cohort experiencing housing cost burden and severe housing cost burden; low-to-moderate income owners (income 50-80% AMI) also experience high rates of cost burden and severe cost burden.

While HUD data suggests that non-family households are disproportionately affected by housing cost burden and severe housing cost burden, many of these households consist of students attending NAU. Considering family households, both large and small family renters are most affected by housing cost burden and severe housing cost burden.

## Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

By the very nature of their financial situation, extremely low income households with a severe housing cost burden are at a high risk of becoming homeless. According to HUD data, there are 855 nonelderly large and small family renter households in this situation. For low-income single-parent households, the cost burden is compounded by the added responsibilities assumed by the parent and the added demands on his/her time. According to 2007-2011 ACS data, there are a total of 2,772 single-parent households in Flagstaff and in 1,696 or 61% of these households the householder is female. Female-headed households with children can often suffer an additional cost burden due to income disparities. The greatest needs of at-risk families are securing adequate employment, accessing social services and other resources, and developing the knowledge and skills needed to achieve greater financial stability and remain permanently housed.

In addition to employment opportunities and needs similar to those described above for low-income families with children, formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance are most in need

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of permanent affordable rental housing, including Public Housing and Section 8 Housing Choice Vouchers, and permanent supportive housing.

The State of Arizona has developed a Statewide plan to end homelessness that serves as the primary tool to address the needs of low-income families with children who are currently housed but are at imminent risk of homelessness. The plan is driven by four major goals and objectives: End Chronic Homelessness by 2016; Prevent and End Veteran Homelessness by 2015; Continue Work to Prevent and End Homelessness for Families, Youth and Children by 2021 and Develop Measurement Standards, Data Collection and Accurate Reporting System by 2013 which has been accomplished. The City, through its participation in the Coconino County Continuum of Care, will support the State's commitment to improved outreach and the ending of unsheltered homelessness in Arizona by 2021.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Apart from the 2,995 extremely low-income renter households and 445 extremely low-income homeowner households experiencing cost burden, the City of Flagstaff does not provide estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics linked with instability and an increased risk of homelessness include severe housing cost burden and overcrowding. As part of the Statewide point-in-time count, homeless persons in Coconino County were surveyed about factors that contributed to their loss of housing. The primary responses were 1) no employment, 2) the high cost of housing, and 3) insufficient income. Respondents to the City's Consolidated Plan survey identified the high cost of rental housing as the primary housing characteristic linked with instability.

## **NA-15 Disproportionately Greater Need: Housing Problems**

### Introduction

The race and ethnicity of the City's population became more diverse from 2000 to 2011, yet the majority of the population is White (73%). Among all races, 18% identify as Hispanic or Latino. According to the US Census Bureau, increased diversity occurred between 2000 and 2011 among the American Indian and Asian population and among people who identify as more than one race. Students attending Northern Arizona University contribute to racial diversity in Flagstaff, particularly among African American and Pacific Islander populations. The City's 2016 Analysis of Impediments to Fair Housing Choice describes in greater detail the socio-economic conditions of Flagstaff's minority residents.

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	2000 (1)		2011 (2)		2011 NAU Student Enrollment (3)	NAU Students as % of City of Flagstaff
	No.	%	No.	%		
Total	53,107		64,758		17,761	
White	41,750	79%	47,244	73%	11,990	25%
Black/African American	1,047	2%	1,292	2%	562	43%
Asian	723	1%	1,596	2%	312	20%
American Indian or Alaska Native	4,936	9%	7,126	11%	754	11%
Pacific Islander	119	<1%	56	< 1%	69	>100%
Other Race/ 2 or more Races	4,651	9%	7,444	12%	601	8%
Hispanic or Latino	8,572	16%	11,880	18%	2,422	20%

1) Census 2000. 2) 2011 ACS 5-year Estimate. (3) NAU Fact Book 2011-2012 Fall Mountain Campus Enrollment  
 Note: A Hispanic or Latino person may be any race.

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

When a population’s proportion of housing need is at least 10% higher than the housing needs of the population as a whole, the City considers that population to have disproportionate need.

- Among households with incomes below 30% AMI, Black/African American households have disproportionately greater housing needs. 2% of the City’s population is Black/African American and 43% of Black/African American are NAU students.
- Among households with incomes between 30% and 50% AMI, Asian households have disproportionately greater housing needs. 2% of the City’s population is Asian.
- Among households with incomes between 50% and 80% AMI, Pacific Islander households have disproportionately greater housing needs. HUD data suggests a smaller Pacific Islander population than local data. There are 10 Pacific Islander households experiencing disproportionately greater need and local data suggests that all are NAU students.
- Among households with incomes between 80% and 100% AMI, American Indian households have disproportionately greater housing needs.

Disproportionately greater housing needs occur at each HUD income category; however, disproportionate housing need is not consistent for any one racial or ethnic group. The relatively small number of households in some racial and ethnic categories combined with the large proportion of NAU students who are minorities may impact this assessment. For example, there are 10 Pacific Islander households with income between 50% and 80% AMI - all households have housing needs and local data suggests that all households are student households.

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## **NA-20 Disproportionately Greater Need: Severe Housing Problems**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

When a population's proportion of severe housing need is at least 10% higher than the housing needs of the population as a whole, the City considers that population to have disproportionate need.

- Among households with incomes below 30% AMI, Black/African American households have disproportionately greater severe housing needs. 2% of the City's population is Black/African American and 43% of Black/African American people are NAU students.
- Among households with incomes between 30% and 50% AMI, no households have disproportionately greater housing needs.
- Among households with incomes between 50% and 80% AMI, Hispanic households have disproportionately greater housing needs.
- Among households with incomes between 80% and 100% AMI, American Indian and Hispanic households have disproportionately greater housing needs.

Disproportionately greater severe housing needs occur at each HUD income category except 30% to 50% AMI. Disproportionately severe housing need is consistent among Hispanic households with incomes between 50% and 100% AMI. Disproportionately severe housing needs among Hispanic households may result from larger family sizes and multi-generational households that result in overcrowding and severe overcrowding as defined by HUD.

## **NA-25 Disproportionately Greater Need: Housing Cost Burdens**

When a population's proportion of housing cost burden is at least 10% higher than the housing cost burden of the White population as a whole, the City considers that population to have disproportionate need. Due to inconsistencies in the data provided by HUD, housing cost burden among racial and ethnic groups are measured against housing cost burden of White households as White households are the most prevalent type in Flagstaff.

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Housing cost burden is disproportionately high among the following racial and ethnic groups in relation to White households:

- Households with income < 30% - Black/African American;
- Households with income 30% to 50% AMI – Pacific Islander; and
- Households with income 50% to 80% AMI – none

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## NA-30 Disproportionately Greater Need: Discussion

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

### Housing Needs

- Among households with incomes below 30% AMI, Black/African American households have disproportionately greater housing needs.
- Among households with incomes between 30% and 50% AMI, Asian households have disproportionately greater housing needs.
- Among households with incomes between 50% and 80% AMI, Pacific Islander households have disproportionately greater housing needs.
- Among households with incomes between 80% and 100% AMI, American Indian households have disproportionately greater housing needs.

### Severe Housing Needs

- Among households with incomes below 30% AMI, Black/African American households have disproportionately greater severe housing needs.
- Among households with incomes between 30% and 50% AMI, no households have disproportionately greater severe housing needs.
- Among households with incomes between 50% and 80% AMI, Hispanic households have disproportionately greater severe housing needs.
- Among households with incomes between 80% and 100% AMI, American Indian and Hispanic households have disproportionately greater severe housing needs.

### Housing cost burden:

- Housing cost burden is disproportionately high among the following racial and ethnic groups in relationship to White households:
- Households with income < 30% - Black/African American;
- Households with income 30% to 50% AMI – Pacific Islander.

If they have needs not identified above, what are those needs?

The needs of racial and ethnic minorities are similar to the needs of all Flagstaff residents – access to employment that matches education and skill level is a primary need that if met will assist lower-income residents to attain meaningful employment of sufficient wage to support a higher quality of life.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Of the 18 Block Groups where the non-White population is 10% higher than citywide, 10 include Northern Arizona University and adjacent Block Groups (NAU Block Groups). NAU students account for the entire Pacific Islander population, 43% of the Black/African American

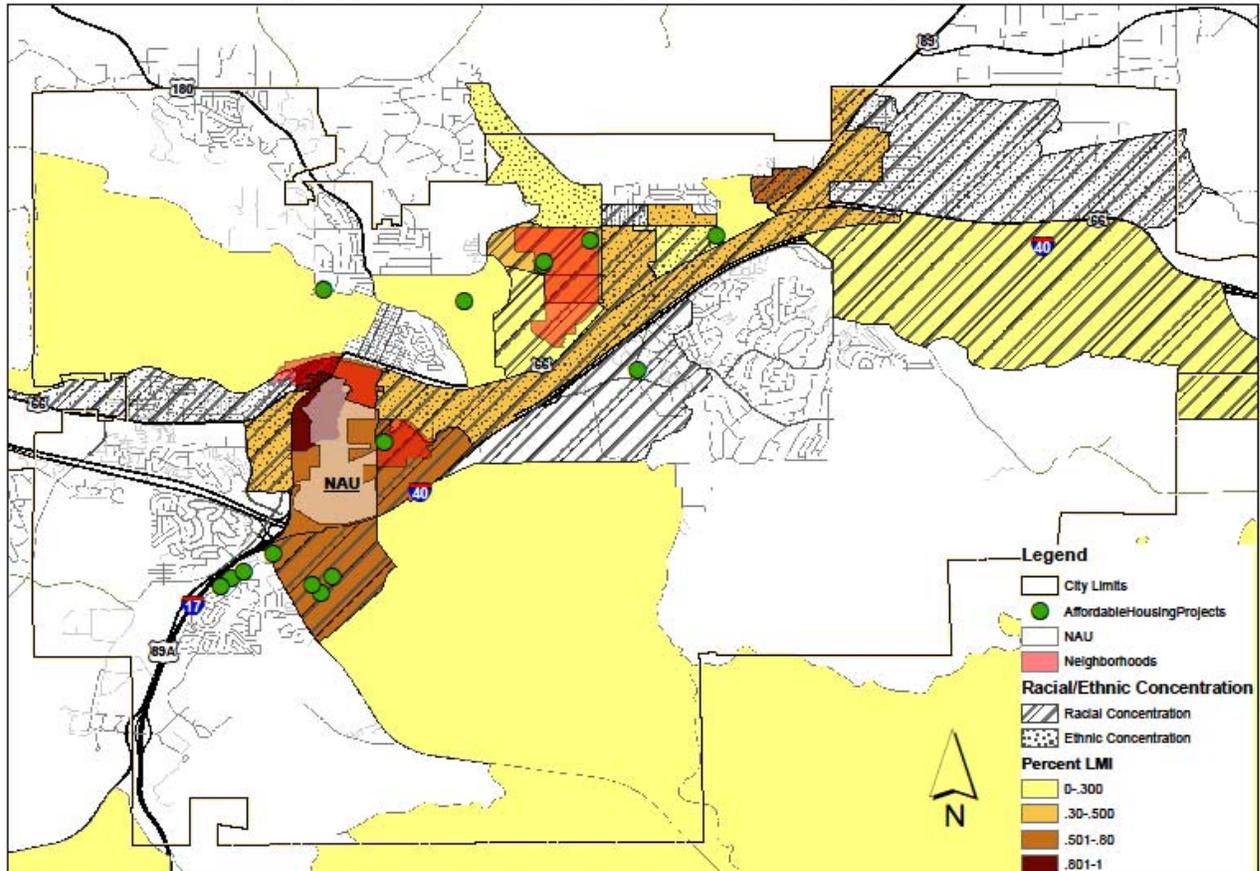
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population, 20% of the Asian population, and 20% of the Hispanic population. More than 1/3 (37%) of the Black/African American population lives in NAU Block Groups, as does 56% of the Asian population and 50% of the Hispanic population.

Outside of the NAU Block Groups, the Hispanic population is disproportionately high in seven Block Groups: Census Tract 3 Block Group 1; Census Tract 4 Block Group 5; Census Tract 5 Block Groups 1 through 4; and Census Tract 11.02 Block Groups 1 and 3. Also outside the NAU Block Groups, the American Indian population is disproportionately high in eight Block Groups: Census Tract 4 Block Groups 2, 3, and 5; Census Tract 5 Block Groups 1 through 3; Census Tract 7 Block Group 1; Census Tract 9 Block Group 3; and Census Tract 11.02 Block Group 1. These Block Groups also include the four target areas identified by the City.

## Flagstaff Consolidated Plan Areas



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## NA-35 Public Housing Needs

The City of Flagstaff Housing Authority provides 265 public housing units, 18 mod-rehab units, 365 Housing Choice Vouchers and 66 Veterans Affairs Supportive Housing Vouchers. The average annual income of public housing residents is \$16,089 and the average annual income of voucher holders is \$12,240. The average stay of public housing residents is 6 years and the average annual time receiving housing assistance from a Housing Choice Voucher is 4 years. While both the public housing and Housing Choice Voucher programs are accepting applications the approximate wait time is 1 and ½ to 3 years or more for a Housing Choice Voucher and 6 months to 2 years for public housing.

HUD Table 22 - Public Housing by Program Type									
Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	12	265	399	0	333	66	0	0

Alternate Data Source Used: Flagstaff Housing Authority

HUD Table 24 – Characteristics of Public Housing Residents by Program Type									
Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	6,944	16,089	12,240	0	11,062	6,494	0	
Average length of stay	0	3	6	4	0	4	0	0	
Average Household size	0	1	3	2	0	2	1	0	
# Homeless at admission	0	1	0	18	0	3	15	0	
# of Elderly Program Participants (>62)	0	1	40	53	0	52	1	0	
# of Disabled Families	0	9	27	128	0	120	8	0	
# of Families requesting accessibility features	0	10	20	0	0	0	24	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Alternate Data Source Used: Flagstaff Housing Authority

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HUD Table 25 – Race of Public Housing Residents by Program Type									
Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	7	110	237	0	216	21	0	0
Black/African American	0	1	5	24	0	24	0	0	0
Asian	0	0	1	2	0	2	0	0	0
American Indian/Alaska Native	0	2	153	90	0	87	3	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Used: Flagstaff Housing Authority

HUD Table 26 – Ethnicity of Public Housing Residents by Program Type									
Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	55	76	0	72	4	0	0
Not Hispanic	0	9	208	277	0	257	20	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Used: Flagstaff Housing Authority

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Very few tenants and applicants (less than 1%) request accessible units or accessibility improvements. When requests are received the majority are for grab bars, no stairs, flat entries, and service/assistive/companion animals.

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Describe the most immediate needs of residents of Public Housing and Housing Choice voucher holders:

The most immediate needs of public housing residents include less need for verification and simplification of the rules. The most immediate need among Housing Choice Voucher holders is available units to lease that are within the payment standard.

How do these needs compare to the housing needs of the population at large.

The housing needs of public housing residents and Housing Choice Voucher holders are comparable to the needs of the low-income population at large – units of sufficient size to adequately house their families and housing units that are affordable.

## **NA-40 Homeless Needs Assessment**

### Introduction

The Arizona Rural Continuum of Care is managed by the Arizona Department of Housing (ADOH) and works throughout rural Arizona, including the City of Flagstaff, to coordinate homeless planning across municipalities and agencies. The City may use CDBG resources to support or expand facilities and services for homeless people and works closely with the Coconino County Continuum of Care.

Homeless individuals and families in Flagstaff reflect the diversity, complex characteristics and special needs of homeless people throughout the United States. Some homeless people require limited assistance to regain permanent housing and self-sufficiency. Others, especially people with disabilities and those who are chronically homeless, require extensive and long-term support. In addition to people who are already homeless, individuals and families with limited incomes may be in imminent danger of becoming homeless.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to the Arizona Department of Housing point-in-time unsheltered count for Coconino County homeless individuals and families have been without a home as follows: 11% for less than 30 days; 23% for 31 days to 6 months; 9% for 7 to 12 months; 8% for 13-24 months and 46% for more than 24 months. There is no breakdown by homeless population type and there is no data available for the number of persons exiting homelessness each year.

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## Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In July 2014, there were 104 individuals in 28 sheltered families, and 10 in permanent supportive housing. Among families with children, most are single-parent female-headed households. There were an estimated 3 families with children that included a Veteran. The 2015 Balance of State point-in-time count identified 14 adults with children and 38 children under the age of 18 experiencing homelessness. There were 2 households that included a Veteran; these households may also include children. It is important to note that the 2015 point-in-time count took place in January and that the number of individuals experiencing homelessness in Flagstaff is significantly higher during the summer months.

## Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In July 2014, 45% of homeless individuals, including homeless individuals in families, were White/non-Hispanic and 35% were Native American; all other races and ethnicities accounted for the remaining 20% of homeless individuals. Among families 36% were Native American, 29% were White/non-Hispanic and 18% were White/Hispanic; all other races accounted for the remaining 26% of homeless individuals in families. Among individuals 50% were White/non-Hispanic and 35% were Native American; all other races and ethnicities accounted for the remaining 15% of homeless individuals. In many cases, Native American individuals visit Flagstaff and have no way to get back home; this contributes to the higher number of Native American people experiencing homelessness.

## Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2015 sheltered count reported by the AZ Department of Housing identified 771 sheltered individuals in Coconino County, including emergency shelter, transitional housing, and permanent supportive housing. At that time and among families there were 293 people in emergency shelter, 62 people in transitional housing, 185 people in permanent supportive housing, and 169 people receiving rapid re-housing assistance including Veterans Affairs Supportive Housing Vouchers. Counts of sheltered families served by victim services agencies are not included in the sheltered count.

The 2015 Balance of State point in time count revealed 151 people in 91 households experiencing homelessness in Coconino County. This count was conducted in January when unsheltered homelessness in Coconino County is relatively low due to inclement weather. The July 2014 unsheltered count reported by Coconino County to the AZ Department of Housing identified 388 unsheltered individuals in Coconino County, which includes Flagstaff.

Nearly 1/3 of unsheltered homeless people indicated the primary reason for homelessness was no employment. Other high ranking primary contributors to homelessness were household/family dispute, insufficient employment, and the high cost of housing.

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## Discussion

The Arizona Department of Housing manages the rural Continuum of Care, which includes the Coconino County Continuum of Care and the City of Flagstaff. Homelessness in Flagstaff is most prevalent among single adult men. The number of unsheltered homeless people in Flagstaff in the summer months is more than double the number during the winter months. The high cost of housing combined with insufficient moderate- and higher-wage employment opportunities are primary contributors to homelessness in Flagstaff.

## **NA-45 Non-Homeless Special Needs Assessment**

### Introduction

For purposes of the Consolidated Plan, HUD defines special populations as:

1. Elderly and Frail Elderly People
2. People with Severe Mental Illness
3. People with Mental, Physical and/or Developmental Disabilities
4. People with Alcohol/Other Drug Addictions
5. Persons with HIV/AIDS & their families
6. Victims of Domestic Violence

The CDBG program expressly permits CDBG funding without income qualification for specific categories of people with special needs – referred to as “presumed benefit” populations. These populations include abused children, elderly persons, victims of domestic violence, severely disabled adults, illiterate adults, persons living with AIDS, and migrant farm workers.

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Describe the characteristics of special needs populations in your community:

*Elderly and Frail Elderly.* According to ACS 2009-11 there are an estimated 4,209 people age 65 or older in Flagstaff, including 1,684 who are age 75 and older. Unlike many areas of Arizona, Flagstaff does not attract many seniors due to weather and altitude. Of Flagstaff seniors, 271 have income below the poverty level and 1,154 live alone. Of those with income below the poverty level 205 are seniors who live alone; most are female.

*People with Severe Mental Illness.* According to the Arizona Department of Health Services FY 2014 Annual Report, there were 6,026 individuals with a qualifying diagnosis and disability enrolled in the public health system in the Northern Region. About 1/3 of SMI individuals enrolled in the public health care system also have substance abuse issues. The majority of enrolled SMI individuals receive case management, rehabilitation, and medical and pharmacy services. About 1/3 of enrolled SMI individuals receive supported employment and living skills training. The City is also served by The Guidance Center, Southwest Behavioral Health Services and the regional medical center.

*People with Physical and Developmental Disabilities.* According to ACS 2009-11 there are 4,187 people in Flagstaff who have a disability. Of people with disabilities, 1,049 are age 65 or older and 2,861 are age 18 to 64. Among Flagstaff residents age 18 and older with disabilities 1,341 have cognitive disabilities and may be considered developmentally disabled and 1,660 have ambulatory disabilities and may be considered physically disabled. Among all people with disabilities, 1,456 have self-care limitations. The percentage of people with disabilities increases with age – 27.7% of people age 65 and older report having a disability compared to 5.9% of people age 18 to 64.

*People with Alcohol/Other Drug Addictions.* The Arizona Department of Health Services serves as the Single State Authority on substance abuse, providing oversight, coordination, planning, administration, regulation and monitoring of all facets of the public behavioral health system in Arizona. Four Regional Behavioral Health Authorities and three Tribal Regional Behavioral Health Authorities operate as managed care organizations in six distinct geographic service areas throughout the State. In 2015 the Northern Arizona Behavioral Health Authority (NARBHA) became Health Choice Integrated Care (HCIC) and this agency serves Yavapai, Coconino, Apache, Mohave and Navajo Counties. The City is also served by The Guidance Center, Southwest Behavioral Health Services and the regional medical center..

According to the Arizona Department of Health Services (ADHS) FY 2014 Report on Substance Abuse Treatment Programs, there were 11,715 individuals enrolled in public health care and receiving substance abuse treatment services through NAHRBA. Co-occurring mental health issues such as depression, anxiety and psychotic disorders are commonly noted with substance abuse, and ADHS reports 22% of substance abuse clients had a co-occurring General Mental Health Disorder and 31% also had a Serious Mental Illness.

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*Victims of Domestic Violence.* Northland Family Help Center took 7,468 crisis calls from January 2012 through November 2015 and provided shelter to 386 adult victims of domestic violence. Northland Family Help Center does not maintain a waiting list and services are on a first-come first-served basis.

## Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Arizona Department of Health Services 2015 Annual HIV/AIDS Report for Coconino County the HIV/AIDS prevalence rate is 123 per 100,000; an estimated 74 people were living with HIV and 94 people were living with AIDS in 2014. Eight of ten people living with HIV/AIDS are men. The prevalence of HIV/AIDS is higher among people age 35 to 54. According to the 2014 Arizona Statewide Needs Assessment for People Living with HIV/AIDS 62% of respondents to the statewide needs assessment survey reported renting, 14% lived with family or friends, 22% owned their home, and 16% reported being homeless at some time. Nearly half (48%) of survey respondents reported living alone and 38% lived in 2-person households. 75% of individuals receiving services have incomes that qualify as Medicaid eligible. Identified issues for the Northern Region include a widely-dispersed population that includes a large number of Native Americans, geographic challenges of delivering medication and food boxes, holding support groups with enough attendees, and mountainous terrain. The survey identified support groups, housing assistance, mental health services, and emergency financial assistance as the top ranked needs.

## What are the housing and supportive service needs of these populations and how are these needs determined?

*Elderly and Frail Elderly People.* Using Coconino County CHAS data and applying proportionate rates of housing needs to Flagstaff residents, there are an estimated 906 elderly low- and moderate-income households with housing problems, including 682 owners of whom 326 have income less than 30% AMI and 224 renters of whom 51 have income less than 30% AMI. Elderly homeowners are most in need of assistance maintaining their homes and accessibility improvements to retain homeownership if desired. Elderly renters are in need of more affordable rental housing in close proximity to transportation and services.

*People with Severe Mental Illness.* Many SMI individuals are not employed and receive SSI, which in 2014 was \$721/month; individuals with a qualifying disability may receive SSDI and the 2014 average payment was \$1,148/month. Individuals with serious mental illness are particularly vulnerable to homelessness as there are insufficient permanent supportive housing units available and for those who can live independently and median rents are too high; ADHS reports approximately 3.8% of enrolled people with SMI are homeless.

*People with Physical and Developmental Disabilities.* Using Coconino County CHAS data and applying proportionate rates of housing needs to Flagstaff residents, there are an estimated 802 LMI households that include a person with a disability who have housing problems

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including 679 owners and 123 renters. Many people with disabilities who have housing needs may also be elderly. People with disabilities and their families have layered, complex needs that demand broad strategies and resources. Supportive housing for renters that includes transportation services and provides employment opportunities for people with disabilities would be beneficial as the unemployment rate for people with disabilities is 14.5% - double the rate for the population without disabilities.

*People with Alcohol/Other Addictions.* There is no specific data regarding the housing needs of people with alcohol and other drug addictions. Nearly half of people receiving substance abuse services from ADHS are age 26 to 45 and 85% are low income. Based on these demographics, in addition to treatment and related services, people with alcohol and other addictions are most likely to be in need of affordable rental housing.

*Victims of Domestic Violence.* The most immediate housing need of domestic violence survivors is a safe place to live. Many victims of domestic violence are capable of moving to permanent housing without supports; transitional housing with supportive services such as meals and basic needs, case management, financial coaching, employment preparedness, child care, life skills counseling, and court advocacy is most needed.

## Discussion

The available data provides a good sense of the number of people with various types of disabilities. The data is however not refined enough to accurately estimate service and/or adaptive and supportive housing needs as the number of persons receiving services and already living in adapted units is not available.

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## **NA-50 Non-Housing Community Development Needs**

### Describe the jurisdiction's need for Public Facilities:

Needed public facilities located in LMI neighborhoods and/or serving LMI residents and people with special needs include emergency shelters and transitional housing, and facilities providing services to youth, seniors and other special needs populations. The City library foresees a need for expansion to serve individuals experiencing homelessness and youth as school libraries are under-funded. Sustainability and energy efficiency improvements to shelters are also a critical need and several providers have approached the City for assistance.

Respondents to the City's Consolidated Plan survey identified the following priority public facilities needs in Flagstaff:

1. Child Care Centers;
2. Health Care Facilities;
3. Senior Centers; and
4. Disability Accessibility Improvements.

### How were these needs determined?

The City's Capital Improvement Plan is prepared as part of the Annual Budget and Financial Plan and includes capital improvements spanning the coming ten years. Projects in the Capital Improvement Program fall into nine broad categories: general government, streets/transportation, Flagstaff Urban Trails System (FUTS), arts and science/recreation/beautification, water, stormwater, wastewater, airport, and solid waste. The 5-year Capital Improvement Plan was reviewed to identify public facilities located in LMI neighborhoods and/or serving LMI residents and people with special needs. A survey was conducted for the Consolidated Plan and the results of the 2014 Coconino County Community and Family Vitality Survey were used to identify other needs of low and moderate income households.

### Describe the jurisdiction's need for Public Improvements:

Needed public improvements located in LMI neighborhoods and/or serving LMI residents and people with special needs include ADA Accessibility Improvements and infrastructure for affordable housing projects.

Respondents to the City's Consolidated Plan survey identified the following priority public improvements needs in Flagstaff. These public improvements are planned through a recent voter-approved bond for street improvements:

1. Street lighting; and
2. Street and sidewalk improvements.

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## How were these needs determined?

The Capital Improvement Plan is prepared as part of the Annual Budget and Financial Plan and includes capital improvements spanning the coming ten years. Projects in the Capital Improvement Program fall into nine broad categories: general government, streets/transportation, Flagstaff Urban Trails System (FUTS), beautification, water, stormwater, wastewater, airport, and solid waste. The 5-year Capital Improvement Plan was reviewed to identify public improvements located in LMI neighborhoods and/or servicing LMI residents and people with special needs. In addition, a survey was conducted for the Consolidated Plan.

## Describe the jurisdiction's need for Public Services:

Records of past funding indicate a need for agency operating support, homeless outreach services, financial education and counseling, housing stabilization assistance, and health services.

Respondents to the City's Consolidated Plan survey identified the following priority public services needs in Flagstaff:

1. Mental health
2. Affordable housing, and
3. Child care services.

## How were these needs determined?

Public services needs were determined by reviewing past requests for funding, through a survey conducted specifically for the Consolidated Plan and through public meetings conducted for the Consolidated Plan. In addition, a survey was conducted for the Consolidated Plan and the results of the 2014 Coconino County Community and Family Vitality Survey were used to identify other needs of low and moderate income households.

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## MA-05 Housing Market Analysis Introduction

The housing market consists of homeowners and renters and the units they occupy. In addition to tenure and occupancy, the three primary elements of the housing market that impact supply and demand are:

1. Variety - the types of housing that are available.
2. Quality, - most often defined by age, unit value and whether the unit has complete plumbing or kitchen facilities.
3. Affordability - defined by the percentage of household income that must be spent for housing costs and whether that percentage consumes more than 30% of gross household income.

The Northern Arizona University main campus is located in Flagstaff and has a significant impact on housing availability. Student enrollment at Northern Arizona University Flagstaff campus in 2011 was 17,761, with 16,275 students enrolled full-time. Approximately 8,500 students lived in college dormitories or apartments situated on land owned by NAU, an estimated 25% (4,070) either lived with family or were enrolled in online/remote classes, and an estimated 3,700 students lived off campus. Assuming an average of 2.5 students per open-market rental unit an estimated 1,480 rental units were occupied by students. Students typically pay between \$600 and \$700 per bedroom, far more than could be earned by renting units to families.

## MA-10 Number of Housing Units

A variety of housing types is necessary to meet the diverse housing needs and desires of both owners and renters. Housing variety is driven by many factors - primarily demand for certain types of housing and amenities. Other factors that influence housing variety include public policy such as zoning and building requirements, the availability and cost of infrastructure, and the cost of development (land, construction, fees).

HUD Table 31 - Residential Properties by Unit Number		
Property Type	Number	%
1-unit detached structure	12,188	47%
1-unit, attached structure	2,575	10%
2-4 units	2,223	9%
5-19 units	3,610	14%
20 or more units	3,712	14%
Mobile Home, boat, RV, van, etc	1,543	6%
<b>Total</b>	<b>25,851</b>	<b>100%</b>

HUD Data Source:

2007-2011 ACS

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HUD Table 32 - Unit Size by Tenure				
	Owners		Renters	
	Number	%	Number	%
No bedroom	34	0%	730	6%
1 bedroom	132	1%	2,142	18%
2 bedrooms	1,550	15%	5,469	47%
3 or more bedrooms	8,947	84%	3,356	29%
<b>Total</b>	<b>10,663</b>	<b>100%</b>	<b>11,697</b>	<b>100%</b>

HUD Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 1,245 subsidized low-income rental units in the City of Flagstaff. In addition to the 265 public housing units and 80 affordable rental units owned and operated by the City of Flagstaff Public Housing Authority there are 888 affordable rental units in 12 apartment complexes funded with the Low Income Housing Tax Credit Program. LIHTC units are generally targeted to households with income less than 60% of the area median income. LIHTC units may be targeted to specific populations, and 60 units are targeted to elderly and disabled households; the remaining 828 units are targeted to families. There are also 12 HUD-funded Section 202 units serving very-low income people with disabilities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to information provided by the Arizona Department of Housing there are two affordable housing properties containing 68 units with periods of affordability or use agreements that will expire between 2016 and 2025. A 10-year planning window is used to identify potential lost units and allow sufficient time to plan.

1. Timber Trails Apartments – 64 units funded with Low-income Housing Tax Credits / Bond funds will expire on October 20, 2021. The 64 units in this project include 16 1-bedroom units, 16 2-bedroom units and 32 3-bedroom units.
2. Sharon Manor II Apartments – 4 units funded with State Housing Funds will expire on December 31, 2025.

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## Does the availability of housing units meet the needs of the population?

There is a general oversupply of units with 3 or more bedrooms and insufficient units with 1 or 2 bedrooms. People have choice of where to live – including units that are too large for their household – and many small owner households choose to occupy housing units with 3 or more bedrooms. With students rooming together off-campus, large families may be challenged to find rental units with adequate bedrooms to comfortably accommodate all members of the family. In addition, VASH Voucher holders seeking 1-bedroom units that meet Housing Quality Standards have been challenged to find quality affordable units.

## Describe the need for specific types of housing.

Condominium and townhome units and other attached units that are less costly to develop and suitable for homeownership by families of all sizes are needed, as are higher-density rental units suitable for non-student households.

## Discussion

While there is a general over-supply of 3-bedroom units, the Northern Arizona University main campus is located in Flagstaff and has a significant impact on housing availability as an estimated 1,480 open-market rental units are occupied by students, many of them rooming together in larger units. The presence of a large number of students may negatively impact the availability of 3-bedroom and larger rental units suitable for large families.

Condominium and townhome units and other attached units that are less costly to develop and suitable for homeownership by families of all sizes are needed, as are higher-density rental units suitable for non-student households.

## **MA-15 Housing Market Analysis: Cost of Housing**

### Introduction

Government programs define cost burden as paying more than 30% of gross household income for total housing cost (rent or mortgage and utilities), however this definition is more appropriate to moderate income households than to lower or higher income households. Simply stated, housing cost burdened lower-income households may have little remaining to pay for the essentials – clothing, food, transportation and child care, while higher income households may choose to pay more for housing. Housing cost burden also has costs to the community; when housing costs are high employers may have difficulty attracting and retaining qualified employees.

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HUD Table 33 – Cost of Housing			
	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	149,000	294,400	98%
Median Contract Rent	607	873	44%

HUD Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

HUD Table 34 - Rent Paid		
Rent Paid	Number	%
Less than \$500	1,377	11.8%
\$500-999	6,865	58.7%
\$1,000-1,499	2,838	24.3%
\$1,500-1,999	453	3.9%
\$2,000 or more	164	1.4%
<b>Total</b>	<b>11,697</b>	<b>100.0%</b>

HUD Data Source: 2007-2011 ACS

HUD Table 35 - Housing Affordability		
% Units affordable to Households earning	Renter	Owner
30% HAMFI	425	No Data
50% HAMFI	1,655	455
80% HAMFI	7,335	1,070
100% HAMFI	No Data	2,205
<b>Total</b>	<b>9,415</b>	<b>3,730</b>

HUD Data Source: 2007-2011 CHAS

HUD Table 36 – Monthly Rent					
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	710	825	1033	1311	1671
High HOME Rent	698	749	901	1032	1133
High HOME Rent	551	590	708	818	912

City Data Source: AZ Department of Housing FMR and HOME Rents for Flagstaff MSA

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## Is there sufficient housing for households at all income levels?

2011 CHAS data when compared with 2011 household income and tenure data suggests insufficient rental units affordable to households with income less than 30% AMI and insufficient owner units affordable to households with income 50% to 80% AMI.

College students living off-campus that are supported by their parents appear to be very low income and their presence tends to inflate the number of households with income less than 30% AMI and to inflate the number of cost burdened households. It is however important to ensure adequate rental housing is available for non student households with income less than 30% AMI.

## How is affordability of housing likely to change considering changes to home values and/or rents?

While the long-term (2000 to 2011) median home value nearly doubled (98% increase) and the median rent increase was 44%, shorter-term data indicate a 9.6% decrease in home values and a 6% increase in rents from 2011 to 2013. The long-term expectation is that both home values and rents will increase as the housing market continues to recover. Rents are expected to increase more significantly as demand for home purchases is hampered by housing prices that are high relative to household income, decreased investment in second/vacation homes, lack of interest and financial ability to purchase by previously foreclosed homeowners, and changing social values regarding homeownership. Rent increases may be somewhat lower than expected as site plans have been approved for 696 additional rental units that will primarily serve college students; the actual impact of new housing intended for student occupancy will depend on NAU student enrollment, which has been increasing steadily over the past five years.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents and High HOME rents are comparable to the area median rent, although there is significant variability based on bedroom size. “Low HOME” rents are generally lower than the area median rent. The relatively low rent associated with “low-HOME” units will impact the City’s strategy to suggest production by developers of new units that are affordable to households with income less than 50% AMI. Other factors, such as vacancy rates, waiting lists for existing affordable housing, potential loss of affordable housing units, the introduction of new student housing, and economic changes will have greater influence on the City’s strategy.

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## Discussion

During the market cycle from 2000 to 2011 median home values nearly doubled while median contract rents increased 44%. There was significant variability in the housing market during this period, particularly during the housing crisis and Great Recession. Both home values and rents are expected to increase during the next five years, with demand for rental units expected to drive greater rent increases and lower demand for owner units expected to result in moderate home value increases.

Seven of ten renters pay less than \$1,000/month for rent yet a significant number of rental units consist of one and two bedroom units, resulting in a generally lower median rent. Larger low and moderate income families seeking units with three or more bedrooms may be particularly challenged to find suitable affordable units.

There are insufficient units affordable to owners and potential purchasers with income 50% to 80% AMI. 67% of renter respondents to the 2014 Coconino County Community and Family Vitality Survey indicated they would like to own a home but insufficient down payment and availability in their price range were barriers to homeownership. There are also insufficient rental units affordable to renters with income less than 30% AMI.

Rents established by HUD for the HOME program, which finances rehabilitation and new construction and for the Section 8 program, which provides monthly rental subsidies to low-income renters do not vary significantly from the area median rent due to the high volume of one and two bedroom rental units in Flagstaff. Rehabilitated or new units targeted to very low income renters would have positive impacts on the availability of affordable housing.

## **MA-20 Housing Market Analysis: Condition of Housing**

### Introduction

Housing quality encompasses a range of issues that are central to quality of life including housing safety, design and appearance, maintenance and energy efficiency, and community safety and livability. The quality of the existing housing stock reflects economic prosperity and pride of community.

The age of the housing stock is one indicator of housing quality. While many older housing units have been well-maintained and lovingly restored, other older housing units may have been built to outdated building codes using materials and construction techniques that are no longer considered safe or sustainable. Older housing units may be less energy efficient, resulting in higher utility costs for occupants. In addition, some materials, such as lead (in units built prior to 1978) and asbestos may be health hazards to unit occupants.

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## Definitions

A substandard housing unit is defined by HUD as lacking complete plumbing or kitchen facilities. HUD also requires the City to define standard condition and substandard condition but suitable for rehabilitation. These definitions are used in determining the eligibility of a housing unit for rehabilitation using CDBG funds.

- *Standard Dwelling Unit.* A dwelling unit that meets or exceeds HUD Housing Quality Standards (HQS) and local building codes with no major defects in the structure and only minor maintenance required. A standard dwelling will have a reliable roof; sound foundation; adequate and stable floors, walls and ceilings; surfaces and woodwork that are not seriously damaged; sound windows and doors; adequate heating, plumbing and electrical systems; and adequate water and sewer systems.
- *Substandard Dwelling Unit Suitable for Rehabilitation.* A dwelling unit that does not meet HUD Housing Quality Standards (HQS) and local building codes and has a major structural deficiency and/or is lacking one of the following: complete plumbing or kitchen facilities; efficient and environmentally sound sewage removal and water supply; a proper heating source; or is without electricity or adequate and safe electrical service yet has basic infrastructure that allows for economically and physically feasible improvements that will result in the unit meeting the definition of a standard dwelling upon completion of rehabilitation.

HUD Table 37 - Condition of Units				
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,107	29%	6,768	58%
With two selected Conditions	7	0%	381	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,549	71%	4,548	39%
<b>Total</b>	<b>10,663</b>	<b>100%</b>	<b>11,697</b>	<b>100%</b>

HUD Data Source: 2007-2011 ACS

HUD Table 38 – Year Unit Built				
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,264	21%	2,171	19%
1980-1999	4,305	40%	5,514	47%
1950-1979	3,663	34%	3,458	30%
Before 1950	431	4%	554	5%
<b>Total</b>	<b>10,663</b>	<b>99%</b>	<b>11,697</b>	<b>101%</b>

HUD Data Source: 2007-2011 CHAS

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Housing units that are 30 years old or older are more likely than the newer housing stock to require rehabilitation or replacement, historic preservation, lead-based paint remediation, and energy efficiency improvements. There are 8,106 units that were built before 1980 and are more than 30 years old; this represents 36% of housing units. Renters and owners are equally likely to occupy pre-1980 housing units, with renters slightly more likely to occupy units built before 1950.

HUD data indicates that 2,290 pre-1980 housing units are occupied by households with children – 60% by renters and 40% by owners. Childhood lead poisoning is a serious pediatric health problem and children ages six years and younger are particularly susceptible to lead poisoning. Research indicates that even a low level of lead in a child’s blood can have harmful effects on physical and developmental health. The most common source of exposure is deteriorating lead-based paint and lead-contaminated dust found in the home, but other sources include pottery, jewelry, candy and makeup.

HUD Table 39 – Risk of Lead-Based Paint				
Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,094	38%	4,012	34%
Housing Units build before 1980 with children present	950	9%	1,340	11%

HUD Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Need for Owner and Rental Rehabilitation

The data provided by HUD on "condition of housing" is not particularly useful in estimating the number of housing units needing rehabilitation. The data on condition of units is the sum of four housing conditions: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30%. Conditions 3 and 4 are not directly relevant to the physical condition of the unit, although overcrowding and cost burden can lead to substandard housing. The only one of these four conditions with significant numbers is cost burden.

Complete kitchen facilities include a) cooking facilities, b) refrigerator, and c) a sink with piped water. Complete plumbing facilities include a) hot and cold piped water, b) a flush toilet, and c) a bathtub or shower. US Census data indicates there are a total of 37 units in Flagstaff that lack complete plumbing facilities and 192 that lack complete kitchen facilities; many of these units may be illegal accessory dwelling units.

The City’s experience with its owner-occupied housing rehabilitation indicates that most units are in need of roofing, electrical and plumbing upgrades, hot water heaters and heating units. Public input from the City’s survey indicates that deferred maintenance is occurring in the City’s older neighborhoods where rental housing predominates.

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## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

HUD did not provide data showing the number of pre-1980 housing units by income level. Based on the income breakouts provided by HUD for families in the needs assessment, an estimated 38% or 3,065 units with LBP hazards are occupied by low and moderate income families and 865 are occupied by low and moderate income families with children.

### **MA-25 Public and Assisted Housing**

#### Introduction

The City of Flagstaff Housing Authority provides 265 public housing units, 12 mod-rehab units, 358 housing choice vouchers and 66 Veterans Affairs Supportive Housing Vouchers. The public housing units are in good repair as the Housing Authority follows a system of ensuring that all major systems are in good repair. The Housing Authority develops a 5-year Plan to identify the capital needs of public housing developments and the methods by which living conditions will be improved for public housing residents.

HUD Table 41 – Total Number of Units by Program Type									
Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	11	265	358	0	358	66	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Alternate Data Source Flagstaff Housing Authority  
Used:

#### Describe the supply of public housing developments:

The City of Flagstaff has a total of 265 Public Housing units and 11 Mod-Rehab units mostly contained in two large developments – one consisting of 100 units and another consisting of 127 units. The remainder of the units are scattered throughout the community.

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Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Flagstaff has a total of 265 public housing units; all major systems within the developments are in good repair due to an established life cycling system.

HUD Table 42 - Public Housing Condition	
Public Housing Development	Average Inspection Score
AZ006000001 (West)	93b
AZ006000002 (East)	92c

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

All major systems within the developments are in good repair due to an established life cycling system. Needs identified in the Five Year Capital Plan include replacing water lines, siding, roofs, water heaters and countertops.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Goal #5 of the Housing Authority Five-Year Plan is to improve the community quality of life and economic vitality in public housing by:

1. Utilizing the Siler Homes Activity Center as a base for various resident services including the main venue for the Siler Resident Management Corporation office to provide resource referral and goal setting for residents seeking economic self-sufficiency.
2. Partnering with others to offer quality affordable rental assistance and other related services to our community.
3. Seeking to establish community partners to provide programming relevant for residents.
4. Continuing to contract with the Flagstaff Police Department to have a full time officer assigned to our developments in an effort to keep them crime and drug free. The program has been extremely successful over the years.

## Discussion

The City of Flagstaff Housing Authority provides 265 public housing units, 12 mod-rehab units, 358 housing choice vouchers and 66 Veterans Affairs Supportive Housing Vouchers. The public housing units are in good repair as the Housing Authority follows a system of ensuring that all major systems are in good repair. The Housing Authority develops a 5-year Plan to identify the capital needs of public housing developments and the methods by which living conditions will be improved for public housing residents.

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## MA-30 Homeless Facilities and Services

### Introduction

Ten agencies in Flagstaff provide over 780 beds for people experiencing homelessness. Beds include emergency shelter beds where the stay is typically limited to a short duration, transitional housing beds where occupancy is from six to twenty-four months, and permanent supportive housing where occupancy is long term and includes supportive services necessary for people to live independently. Permanent supportive housing includes rapid re-housing assistance and Veterans Affairs Supportive Housing Vouchers.

Because Coconino County currently has the largest number of shelter beds in rural Arizona it receives limited resources for additional beds from the rural Continuum of Care. Without additional permanent supportive housing beds, the City will be challenged to move people from homelessness to permanent supportive housing.

HUD Table 43 - Facilities and Housing Targeted to Homeless Households					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	61		32	181	0
Households with Only Adults	232		12	181	0
Chronically Homeless Households	0		0	39	0
Veterans	0		0	138	0
Unaccompanied Youth	13		1	0	0
Source:	Arizona Department of Housing				

### Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The Coconino County Continuum of Care providers utilize all available mainstream services to complement services specifically targeted to homeless persons. Mental Health services are generally provided by the Northern Arizona Behavioral Health Authority, The Guidance Center, Southwest Behavioral Health, and Northland Family Health Center. Health Care services are provided by Community Health Centers, the Flagstaff Regional Medical Center, and the Poore Clinic that provides free health care to uninsured and underinsured people. Homeless persons, like other low-income individuals, are also referred to job training and placement services administered through the Coconino County Workforce Investment Board.

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List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Facilities and services that meet the needs of homeless persons are included in Appendix 2. In addition to facilities serving people experiencing homelessness, Flagstaff Shelter Services partners with The Refuge, a nonprofit organization, to provide overflow shelter services during the winter months. The Refuge solicits the help of local churches to open their doors in the evening to provide overflow shelter for as many weeks as possible. The Refuge provides transportation to and from the shelter and volunteers who stay the night at the church. The shelter provides the liability responsibility, the staff and organization for the volunteers at the churches. Besides offering shelter, the goal is to connect people with services. The overflow shelter also supports a more accurate point-in-time count to ultimately ensure that adequate resources are effectively used to stabilize people sufficiently for more permanent housing.

## **MA-35 Special Needs Facilities and Services**

### Introduction

The Flagstaff Housing Authority is a major provider of housing for low-income elderly people and persons with disabilities. The Housing Authority provides public housing for 67 low-income elderly people and people with disabilities and provides Housing Choice Vouchers to an additional 181 elderly people and people with disabilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Upon retirement, many lower-income elderly persons may need subsidized accessible housing due to decreased mobility as they age. Frail elderly people may need a unit with an extra room for a personal care attendant or may need additional services. Persons with disabilities may need a group home with room for live-in service providers or assisted living opportunities. Persons with HIV/AIDS and persons with alcohol and other drug addictions may need a subsidized housing unit near their health care providers.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Clients are generally not allowed to be discharged from institutions, including mental health, drug and alcohol treatment, jails and prisons without a clear post-discharge housing plan. However, the experience of shelter and service providers is that despite best efforts on the part of these institutions, some clients often have nowhere else to go and end up on the streets, in shelters or in temporary arrangements with friends or relatives. This is particularly true of ex-

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offenders and people with untreated drug and alcohol problems who may be restricted from occupancy in public or subsidized housing due to crime and drug-free housing policies. The Guidance Center continues its leadership role in the Closing the Gap initiative which brings together a variety of community stakeholders who collaborate on strategies to mitigate the impacts of chronic alcoholism and ensure people with chronic alcoholism are directed to and receive appropriate services that can lead to permanent housing.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City plans to continue to operate public housing and Section 8 housing choice voucher programs targeted to people with special needs who are not homeless.

## **MA-40 Barriers to Affordable Housing**

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

Affordable housing barriers are regulatory or financial systems that make it harder for developers to create affordable housing. Barriers to affordable housing development can occur at many levels – local, state and federal government, as well as in related industries, such as the real estate, insurance and finance industries.

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit." To identify potential local public barriers to affordable housing development, the City completed HUD's Regulatory Barriers checklist. Based on the checklist, the City identified three potential local public barriers to affordable housing development:

1. Has not adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings.
2. Has not instituted a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental and related permits.
3. Does not provide for expedited or "fast track" permitting and approvals for all affordable housing projects in the community.

The first barrier is the only barrier that could negatively impact the development of affordable housing in Flagstaff. The present permit application process does not require the developer to obtain approvals from separate departments, rather when an application is submitted the various permits are handled internally. State law requires the City to permit and approve all

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developments within a specified time frame, negating the necessity of providing for fast track permitting and approvals for affordable housing projects.

## MA-45 Non-Housing Community Development Assets

### Introduction

The HUD tables provide some basic data on Flagstaff's workforce, its economy and education. Flagstaff has a high percentage of its workforce with college or advanced degrees, largely due to the presence of Northern Arizona University. However, Flagstaff also has a fairly large number of younger working age residents who are unemployed or employed in low-wage jobs.

HUD Table 45 - Business Activity					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	316	54	2	0	-1
Arts, Entertainment, Accommodations	4,462	6,421	21	23	2
Construction	1,065	1,107	5	4	-1
Education and Health Care Services	4,413	7,071	21	26	5
Finance, Insurance, and Real Estate	833	753	4	3	-1
Information	296	274	1	1	0
Manufacturing	2,369	3,645	11	13	2
Other Services	689	773	3	3	0
Professional, Scientific, Management	1,011	1,082	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	3,043	4,304	15	16	1
Transportation and Warehousing	490	539	2	2	0
Wholesale Trade	645	495	3	2	-1
Total	19,632	26,518	--	--	--

HUD Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

HUD Table 46 - Labor Force	
Total Population in the Civilian Labor Force	38,482
Civilian Employed Population 16 years and over	35,692
Unemployment Rate	7.25
Unemployment Rate for Ages 16-24	24.81
Unemployment Rate for Ages 25-65	3.18

HUD Data Source: 2007-2011 ACS

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HUD Table 47 – Occupations by Sector	
Occupations by Sector	Number of People
Management, business and financial	7,632
Farming, fisheries and forestry occupations	1,715
Service	4,456
Sales and office	8,841
Construction, extraction, maintenance and repair	2,551
Production, transportation and material moving	1,400

HUD Data Source: 2007-2011 ACS

HUD Table 48 - Travel Time		
Travel Time	Number	Percentage
< 30 Minutes	30,138	91%
30-59 Minutes	2,024	6%
60 or More Minutes	998	3%
<b>Total</b>	<b>33,160</b>	<b>100%</b>

HUD Data Source: 2007-2011 ACS

HUD Table 49 - Educational Attainment by Employment Status (Population Age 16 and Older)			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,813	115	795
High school graduate (includes equivalency)	3,917	100	1,066
Some college or Associate's degree	7,864	387	1,467
Bachelor's degree or higher	10,390	350	1,642

HUD Data Source: 2007-2011 ACS

HUD Table 50 - Educational Attainment by Age					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	92	287	219	382	409
9th to 12th grade, no diploma	964	600	490	745	143
High school graduate, GED, or alternative	3,661	1,867	1,189	2,027	798
Some college, no degree	10,141	2,374	1,620	3,115	768
Associate's degree	1,056	1,041	609	970	179
Bachelor's degree	1,368	2,457	1,965	2,697	744
Graduate or professional degree	11	1,255	1,120	2,898	1,198

HUD Data Source: 2007-2011 ACS

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HUD Table 51 – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,017
High school graduate (includes equivalency)	25,929
Some college or Associate's degree	29,542
Bachelor's degree	37,642
Graduate or professional degree	52,558

HUD Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care services are by far the largest employment sectors in Flagstaff, employing 21% of all workers who live in Flagstaff. Arts, accommodations and recreation also employ 21% of Flagstaff workers; however, many of these jobs are not full-time jobs. Retail trade (15%) and Manufacturing (11%) are also relatively high employment sectors. Together, these four sectors employ two-thirds of Flagstaff workers.

Describe the workforce and infrastructure needs of the business community:

Flagstaff's business community is seeking a mix of educated professionals, a workforce with manufacturing skills as well as a workforce with entry-level skills to fill numerous retail and accommodations sector jobs. Continued growth of NAU and growth in the health services sector may lead to demand for more professionals in the education and health care sectors.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are no large-scale investments or initiatives that will affect job and business growth opportunities during the next five years. Community Development staff is analyzing the 1992 Redevelopment Area Plan to determine whether an update is necessary; an update could result in new redevelopment opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Considering the relatively low unemployment rate (3.18%) among 25 to 65 year olds, it first appears that there is little mismatch between skills and education and employment opportunities. However, the large number of people with Bachelor's Degrees (10,390) or some college (7,864) does not match with the largest occupation – sales and office – meaning that many employed workers are likely to be underemployed based on their education alone. Data

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from the Coconino County Workforce Business Plan indicates that only 14% of employees in the sales and office sector need a Bachelor's Degree or higher. Input received during the consultation process also suggests that the emphasis on college education is not a match for many of the jobs that are available. Local employers continue to say they struggle finding a workforce with the skills needed for their openings. The increasing use of technology in the workplace and the growing complexity of skills needed to effectively use new technology advances make it challenging.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Local workforce development leaders have teamed up to design and implement several initiatives that show promise as foundations upon which to build a more consolidated system. There are currently four One Stop Centers in the County that involve multiple partners. Coconino County, DES, Chamber of Commerce, Northern Arizona University (NAU), Sunnyside Neighborhood Association, Goodwill of Northern Arizona, the Economic Collaborative of Northern Arizona (ECoNA) and Coconino Community College all partner with each other to design training programs that meet employer needs, promote business retention and expansion, join together to realize success in Arizona Commerce Authority (ACA) projects, and offer Rapid Response services for downsizing or closing companies.

An important partner in the Coconino County One Stop System is the Senior Community Service Employment Program (SCSEP). SCSEP works with people 55 and over and also with people with disabilities. The training offered is designed to help people in those categories gain employment more readily.

The needs of jobs seekers and employers are met through the One Stop System, which addresses skill gaps through job readiness workshops, interviewing workshops, basic computer classes, computer tutoring and Microsoft Office workshops. The Career Center funds training for the Health Services industry sector through its partnership with the Coconino Community College and NAU School of Nursing. They assist individuals obtain the certifications in this field such as Certified Nursing Assistant, Registered Nurse, Medical Assistant, Pharmacy Technician, Medical Billing & Coding and Caregiver. The Coconino Career Center has a successful history of working with business and training partners to develop customized training for new and expanding business opportunities in the area.

Supportive services to enable successful completion of training may include assistance with costs of housing, utilities, transportation, child care, clothing/uniform, or tools necessary for employment. These efforts will support the Consolidated Plan by providing necessary support services for some individuals who would otherwise be in need of public services. Additionally, any CDBG investment in employment/job readiness services will support the current system.

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## Discussion

In addition to the above data, low and moderate income respondents to the 2014 Coconino County Community and Family Vitality Survey indicated that livable wages are the primary concern. As noted above, there is a mismatch between the high education levels of Flagstaff workers and the entry-level employment opportunities that are available. By targeting any CDBG investment in public services that improve basic skills, job readiness and employment search services, the City can supplement existing efforts.

## **MA-50 Needs and Market Analysis Discussion**

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

According to HUD CPD Maps, there are nine Census Tracts where at least 38.4% of households have one or more housing problems. A concentration is defined as 10% greater than the citywide proportion of 28.48% of households. High concentration Census Tracts are Census Tract 3 (57.85%), Census Tract 8 (59.67%), Census Tract 11.02 (59.29%), Census Tract 2 (39.67%), Census Tract 10 (73.03%), Census Tract 9 (48.95%), Census Tract 12 (54.62%), Census Tract 4 (38.89%) and Census Tract 5 (43.08%).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration").

An area of low-income concentration is defined as an area where at least 51% of the population has income below 80% of the area median income. There are 26 Census Block Groups where low-income populations are concentrated based on LMI Census data provided by HUD. Considering only Census Tracts there are 7 Census Tracts where low-income populations are concentrated – Census Tracts 2, 3, 5, 8, 10, 12 and 15. Appendix 1 includes tables demonstrating the Census Block Groups with a concentration of low-income and/or racial or ethnic minorities.

There are 18 Census Block Groups in Flagstaff that are considered areas of minority concentration based on 2010 Census data. An area of minority concentration is defined as an area where the proportion of minorities (non-White) is at least 10% higher than the proportion of that minority group citywide. 10 of the Census block Groups include or are adjacent to Northern Arizona University (NAU). NAU students account for all of the Pacific Islander population, 43% of the Black/African American population, 20% of the Asian population, and 20% of the Hispanic population. Considering only Census Tracts there are 5 Census Tracts where minority populations are concentrated – Census Tracts 3, 4, 5, 8, and 11.02. Census Tracts 3, 5 and 8 are also low-income concentration areas.

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## What are the characteristics of the market in these areas/neighborhoods?

These areas are characterized by a larger proportion of non-family households, including single-person households and 2 to 4 unrelated people living together. One of four householders is age 15 to 24. More than six of ten (63%) households are renter households. Large family households are also slightly more likely to live in these areas. Census Tracts 8 and 10 have historically been Qualified Census Tracts for purposes of the Low Income Housing Tax Credit program.

## Are there any community assets in these areas/neighborhoods?

There are significant community assets in these areas including: education and employment opportunities, public transportation, health and mental health services, recreation, and affordable housing. There is also great diversity of housing types and land uses ranging from single-family homes to high density apartment complexes and commercial uses and historic areas suitable for preservation and enhancement. Target neighborhoods have active neighborhood groups that advocate for appropriate reinvestment, compatible design and preservation of neighborhood character.

## Are there other strategic opportunities in any of these areas?

Neighborhood/area plans are in place for the Sunnyside and La Plaza Viejo areas. Identified strategic opportunities include:

1. Floodplain, roadway, parking, streetscape improvements and improvements to increase walkability.
2. Encouraging context-appropriate development in the transition area between neighborhood and commercial corridors.
3. Enhancing the commercial edges, incorporating residential scale details on the building elevation facing residential areas and the neighborhood core.
4. Preserving and enhancing the existing housing stock, including piloting a rental rehabilitation program in the La Plaza Viejo neighborhood
5. Infill development to create improved systems of open space, transportation and buildings, and increase the rate of homeownership.
6. Attraction of appropriate neighborhood level retail.

## **SP-05 Strategic Plan Overview**

Housing is an important issue to Flagstaff as a community. The limited supply of housing for low and moderate-income families and individuals affects quality of life and the ability to grow and develop economically as a community. The Housing Section works to address this shortage with a number of programs and tools designed to:

1. Increase housing inventory and availability;
2. Economically stabilize lower-income families through benefits of homeownership;
3. Support efforts for safe and adequate homes;

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4. Revitalize community neighborhoods.

## **SP-10 Geographic Priorities**

The City has designated four target areas. These target areas encompass many of the areas of low-income and minority concentration and include:

- Sunnyside - Census Tract 3, Block Group 2, 3, & 4.
- Southside - Census Tract 8, Block Group 1.
- Pine Knoll - Census Tract 8, Block Group 2.
- La Plaza Vieja - Census Tract 11.02, Block Group 1 & 3

In addition to these target areas, CDBG funding will be utilized throughout the City for activities that directly benefit low- and moderate income households and people with special needs.

### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City annually accepts proposals from agencies interested in providing services and/or facilities for low and moderate income households, people experiencing homelessness and people with special needs. The City's funding includes priority to geographic target areas, among other priorities.

Public and stakeholder input, records of past funding, the needs assessment and market analysis, and the City's General Plan and Capital Improvements Plan are used to determine the relative priority of activities and the populations that will be served.

HUD allows two priority designations – high and low. Assignment of priority does not reflect a lack of need for any particular population or activity; it merely identifies those conditions that are most likely to be addressed with limited CDBG funding. All priority needs, regardless of priority designation of high or low, are considered consistent with the City Consolidated Plan for the purpose of issuing consistency letters to third parties.

- High priority activities are likely to be funded with CDBG resources during the next five years.
- Low priority activities may be funded as opportunities arise.

The table summarizes planned CDBG activities and the priority level and 5-year numeric goal for each. Activities that will be targeted to special populations are indicated. The table is designed to meet HUD requirements.

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5-year Consolidated Plan Goals			
Activity	Special Population	Priority Level	5-year Goal
<b>Priority Need: Revitalization, Public Facilities &amp; Infrastructure</b>			
Facility Improvements	X	H	5,000 people
ADA Accessibility Improvements	X	L	500 people
Land Acquisition for Affordable Housing Development		L	5 households
Infrastructure for Affordable Housing Development		L	5 households
<b>Priority Need: Public Services &amp; Economic Opportunities</b>			
Service and Facility Operating Support	X	H	2,000 people
Employment & Job Training Support Services		L	5 people
Housing Stabilization Services including Eviction/Foreclosure Prevention and Legal Services		H	500 households
<b>Priority Need: Addressing Homelessness</b>			
Service and Facility Operating Support, including Outreach	X	H	5,000 people
Increase number of emergency /transitional shelter beds for families	X	H	20 beds
Increase supply of permanent supportive housing	X	H	15 beds
<b>Priority Need: Decent Affordable Housing</b>			
Owner-occupied Housing Rehabilitation		H	25 units
Rental Housing Construction		H	5 units
Owner Housing Construction		H	2 units
First-time Homebuyer Assistance		H	25 households
Rental Housing Rehabilitation		L	10 units

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## SP-30 Influence of Market Conditions

HUD Table 54 – Influence of Market Conditions	
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	3,620 low and moderate income households are cost burdened.
TBRA for Non-Homeless Special Needs	3,620 low and moderate income households are cost burdened and may be in need of supportive services.
New Unit Production	Insufficient units affordable to low and moderate income renters and potential homeowners.
Rehabilitation	8,100 units built before 1980. 120 households occupy substandard housing.
Acquisition, including preservation	Insufficient units affordable to low and moderate income renters and potential low and moderate income homeowners.

## SP-35 Anticipated Resources

The Community Development Block Grant program is provided through the US Department of Housing and Urban Development (HUD) Office of Community Planning and Development. Due to its size and composition, the City of Flagstaff is classified as an ‘entitlement community’. This means that Flagstaff does not apply for the CDBG program, but is awarded CDBG funds at a level based on a HUD formula involving population and demographics. In order to receive CDBG funds, the City must complete a Consolidated Plan every five years and an Annual Action Plan, based on the Consolidated Plan that details the uses of funds. Congress' primary objective for CDBG is to improve communities, principally for low and moderate income persons by:

1. Providing Decent Housing,
2. Providing a Suitable Living Environment, and
3. Expanding Economic Opportunities.

The amount of CDBG funding received by the City varies from year-to-year based on the Federal Budget. The City expects to receive between \$510,000 and \$650,000 year during each of the next five years. The Annual Action Plan describes City allocations for the CDBG program during the coming year. These allocations fund activities to address goals for the primary Consolidated Plan areas: Affordable Housing, Homelessness, Community Development, Special Needs and Citizen Participation.

Additional federal funds to address goals are made available for public housing and programs addressing the needs of people experiencing homelessness. State government, local general funds and private resources are sometimes secured by the City or by local agencies for a variety of uses.

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## Federal Sources

- Continuum of Care – approximately \$600,000 per year  
The Continuum of Care (C o C) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.
- Public Housing Capital Fund – approximately \$230,000 per year  
The Capital Fund provides funds, annually, to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and for management improvements.
- Section 8 Housing Choice Vouchers – approximately \$3.4 million per year  
Housing choice vouchers allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing.

## State

- State Housing Fund – approximately \$150,000 per year  
The Arizona Department of Housing combines Federal HOME resources from the U.S. Department of Housing and Urban Development (HUD) with state resources from the State Housing Trust Fund (HTF) into a single housing program called the State Housing Fund (SHF).  
State Housing Trust Funds (HTF): The HTF was established in 1988 by the AZ State Legislature to provide a flexible funding source to assist in meeting the housing needs of low-income families in Arizona. (A.R.S. 41-3955 and A.R.S. 44-313).  
Federal HOME Funds (HOME): The HOME Investment Partnership Program (HOME) was created by the National Affordable Housing Act of 1990 (NAHA). The funds are allocated through HUD and are intended to "... increase the number of families served with decent, safe, sanitary, and affordable housing and expand the long-term supply of affordable housing...". HOME funds are subject to all federal requirement and regulations that apply to the HOME program. [24 CFR Part 92 (Final Rule published Sept. 16, 1996; Revised Final Rule Amendments published Oct. 31, 2002).

## Local and Private

- Federal Home Loan Bank Affordable Housing Program – approximately \$100,000 per year  
AHP supports the creation and preservation of housing for lower income families and individuals and are awarded to members who submit applications on behalf of project sponsors who are planning to purchase, rehabilitate, or construct affordable homes or apartments. Funds are awarded through a competitive process.

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- Flagstaff General Funds – approximately \$20,000 per year  
City General Funds support housing for people experiencing homelessness.
- Foundations and Other Private Grantmakers – approximately \$50,000 per year  
Local agencies raise or secure funds to support services for low-income people and people with special needs.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage possible additional resources to rehabilitate and/or develop affordable housing for renters or owners, to provide services to vulnerable populations including people experiencing homelessness, people living in poverty, and other people with special needs. When funding has matching requirements, match may be satisfied through local fund raising by nonprofit organizations, State Housing Trust Funds, and City General Funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns several parcels that may be suitable for future affordable housing or public facility development. The use of City-owned land is determined by the City Council as opportunities arise.

## **SP-40 Institutional Delivery Structure**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The Housing Section is part of the City's Community Development Division. In addition to Housing, the Community Development Division includes the engineering, planning and development services, and public housing sections.

The Housing Section works to address the shortage of affordable housing with a number of programs and tools. In addition to administration of the CDBG program, the Housing Section performs three primary functions.

1. Research and Planning. Key to this focus area is the identification and maintenance of data pertinent to housing in Flagstaff and nationally, the creation and implementation of plans, the location and review of best practices and additional tools being used in other communities, as well as development and project specific planning.
2. Policy. The development and subsequent implementation of policy initiatives is critical to the success of the City of Flagstaff's overall housing and economic development goals. In general, policy development and implementation is designed to enhance City program effectiveness, identify gaps or underserved groups, and enhance the private sector's ability to provide market based solutions.

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3. Housing Programs and Development. This focus area encompasses programmatic areas, as well as the implementation of previous planning efforts, resulting in the creation of housing opportunities.

The City of Flagstaff Housing Authority Section (PHA) manages 265 public housing units, 333 Housing Choice Vouchers, and 66 Veterans Affairs Supportive Housing vouchers.

- *Housing Choice Voucher Program.* Under this program, a family's rent is subsidized based on their monthly-adjusted income level. Participants in this program pay 30 percent of their monthly-adjusted income toward rent in participating, private market rental units, while HUD, through the PHA, pays the balance of the rent amount.
- *Public Housing Program.* Under this program, a family occupies a unit owned and operated by the PHA for the benefit of HUD. A family's rent is subsidized based on their monthly adjusted income level. Participants in this program pay 30 percent of their monthly income toward rent.
- *Veterans Affairs Supportive Housing (VASH) Program.* Under this program, homeless Veterans receive a subsidized rent based on their monthly-adjusted income level, paying not more than 30% of their income toward rent in participating, private market rental units. In addition to monthly housing subsidy, participating Veterans also receive case management and supportive services.

## Assess Strengths and Gaps in the Institutional Delivery System

The City of Flagstaff has well-developed and experienced institutional infrastructure for the delivery of housing and community development programs. The Housing Section works closely with nonprofit organizations to ensure that CDBG funds reach the neediest Flagstaff residents and neighborhoods. Organizations must annually apply for CDBG funds for eligible activities. The City also works closely with and is a member of the Coconino County Continuum of Care. The City does not feel there are any gaps in the institutional delivery system at this time.

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## Availability of services targeted to homeless persons and persons with HIV and mainstream services

<b>HUD Table 57 - Homeless Prevention Services Summary</b>			
<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	X
<b>Other</b>			
Other		X	

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Continuum of Care is managed by the Arizona Department of Housing and is charged with overseeing implementation strategies regarding housing and services that will lead to an overall reduction in homelessness. The Coconino County Continuum of Care meets quarterly to review progress and implementation strategies; it convenes nonprofit organizations, business, faith and community groups to problem solve housing, treatment or shelter needs. Agencies address housing concurrently with substance abuse, mental health or health care needs.

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## Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The delivery system offers a wide-range of services for special needs populations and people experiencing homelessness. The Continuum of Care and special needs services are not directly managed by the City, yet the City is actively engaged with organizations providing services, including the funding of these services to the extent that CDGB funds may be used for public services. A complete list of resources and services is maintained by Northland Family Help Center and distributed by the City as needed.

Street outreach services are limited in Flagstaff, including mobile clinics and Law Enforcement outreach. Public transportation is widely available and many health care services are available within walking distance of shelters. Respondents to the City's Consolidated Plan survey identified several gaps in the service delivery system for people experiencing homelessness including: inability to keep up with the growing demand for services; difficulty obtaining the documentation necessary to provide services; short-term services for transient populations; lack of a one-stop center to address all issues; absence of a well-established process for transitioning to permanent housing due to lack of permanent affordable housing; service follow-up; lack of cross-agency cooperation and understanding of services; and absence of a well-established coordinated assessment and rapid re-housing process.

## Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue its membership in the Continuum of Care to ensure that priority needs of special populations and people experiencing homelessness are addressed. The Coconino County Continuum of Care will continue to work with the Arizona Department of Housing to address shelter and service-delivery gaps.

## Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates it will provide affordable housing to 15 extremely low-income families, 40 low-income families and 30 moderate income families.

### **SP-50 Public Housing Accessibility and Involvement**

#### Activities to Increase Resident Involvement

The Housing Authority has multiple goals and objectives created to increase resident involvement including: ongoing surveys and formal annual resident input and participation to ensure the public housing environment is appealing and up-to-date; providing maintenance and repair training prior to occupancy; using the Siler Homes Activity Center as a base for various resident services including resource referral and goal setting for residents seeking economic self-sufficiency; establishing community partnerships to provide programming relevant to

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residents; continuing resident orientation; partnering with the Boys and Girls club to provide free on-site programs; and resident meetings, barbeques and newsletters to help residents with education, employment, job training and youth services.

## **SP-55 Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Over the past decade, the City has taken extensive steps to both remove barriers and to promote affordable housing development, including the development of an Incentive Policy for Affordable Housing (IPAH), adopted in October 2009 and later integrated into the City zoning code. The IPAH is designed to foster the preservation and production of affordable housing units and is intended to narrow the deficit of all types of housing for households earning up to 150% of the Area Median Income (AMI). The IPAH standards may be applied to rental housing, homeownership housing, and shelter, as well as to expiring affordable housing developments. The IPAH incentivizes developments that commit to permanently affordable housing units. When a developer takes advantage of the incentives offered under the IPAH, the affordable units are legally committed to the intended population through occupancy, resale and rent restrictions.

## **SP-60 Homelessness Strategy**

### Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is not a direct recipient of Emergency Solutions Grant funds. Continuum of Care members may use CDBG funds to assist street outreach. Funded programs generally require an Individual Assessment Plan for each client enrolled in their program. There are currently three nonprofit organizations that conduct outreach services.

### Addressing the emergency and transitional housing needs of homeless persons

The City of Flagstaff will continue to support agencies that provide emergency and transitional housing to the extent allowed under the CDBG program. The City will also support the creation of new emergency shelter beds and transitional housing beds for families should a fundable proposal be received; while the City and C o C members recognize Housing First and permanent supportive housing are critical to ending homelessness the large number of homeless individuals and families, the high cost of housing and a 20% employment rate among homeless individuals means that homeless individuals and families may require a longer stay in transitional housing. The City will also continue its active participation in the Coconino County Continuum of Care.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will continue to provide support to those agencies that help homeless people transition to permanent housing and that prevent homelessness, support the development of new rental housing opportunities including providing CDBG funds for infrastructure improvements should a fundable proposal be received, support move-in assistance programs, and continue its active participation in the Coconino County Continuum of Care.

The City of Flagstaff Housing Authority has focused on placement of homeless veterans through the VASH rental voucher program. Other agencies have a strong record of success in placing and keeping homeless individuals housed through rapid re-housing programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will continue to provide support to those agencies that help low-income individuals and families avoid becoming homeless through the provision of CDBG funds for public services activities including eviction prevention, foreclosure prevention, housing and financial counseling services, and legal services to assist low-income households experiencing unlawful eviction. The City will also continue participating in discussions with the Coconino County Continuum of Care regarding the needs of people being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

## **SP-65 Lead based paint Hazards**

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will continue to take action to educate and inform the public regarding lead hazards by distributing lead poisoning and lead hazard information to participants in federally-funded programs and to any interested resident.

How are the actions listed above related to the extent of lead poisoning and hazards?

Through education and information the City can reach many households who occupy or plan to occupy one of the 8,100 housing units built before 1980.

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## How are the actions listed above integrated into housing policies and procedures?

The City follows a multi-pronged approach to reduce lead hazards, integrating the following actions into housing policies and procedures:

1. Rehabilitation Projects. The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and requires compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs, is tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors and project sponsors. The City has licensed contractors who are available to perform limited abatement and/or removal procedures if lead-based paint is present. Full abatement services are contracted with licensed contractors located outside of the City.
2. Section 8 Housing Choice Vouchers. The PHA inspects prospective dwellings constructed prior to 1978 that will have a child under the age of six residing therein, for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner, to assure a lead-safe environment.
3. Public Education. Lead hazard information is distributed to participants in homeownership and rental programs.

## **SP-70 Anti-Poverty Strategy**

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Twenty percent of Flagstaff households or 4,379 households had income below the poverty level in 2011. The rate of poverty was highest among non-family households age 18 to 24; many of these households are NAU students with limited income generating capacity. Of non-family households headed by a person age 25 or older 18% lived below the poverty level. Single-parent female-headed households experienced the highest rate of poverty among family households at 24%. Of single-parent male-headed households 15% lived below the poverty level. Among married-couple family households 6% lived below the poverty level.

The City will reduce the number of poverty level households by providing CDBG public services resources to local agencies that provide social supports, eviction and foreclosure prevention, and services that support employment and job training. The City will also continue to rehabilitate housing units owner-occupied by households living at or below the poverty level to support these households in retaining quality, safe housing. Local agencies rely heavily on State funding and programs to address the needs of poverty-level households and reduced State funding of many of these programs has a significant negative impact on individuals and families and the ability of the City to leverage resources. The State has reduced funding for economic development programs, eliminating incentives and assistance to retain, expand and locate

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international and other qualified business projects. Budget reductions in the State Housing Trust Fund will have the greatest impact on the City of Flagstaff Consolidated Plan.

## How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The US Census calculates poverty using income from earnings and other sources for adult household members, but not public assistance such as housing subsidy or food stamps. For this reason and others it is important to note that while poverty may measure what a family needs, it is used primarily as a statistical yardstick. Many poverty level households consist of people with special needs who live on fixed incomes. Poverty level households would benefit from affordable rental housing and permanent supportive rental housing. Those who are owner occupants would benefit from assistance with housing rehabilitation, including disability accessibility improvements.

Households living below the poverty level will be made aware of the various local services available that provide an economic safety net and opportunities for increased earnings. Due to the reduced State Housing Trust Fund, there has been the loss of matching and leverage funds for affordable housing programs and projects and fewer households can be assisted. Fewer resources are available for the eviction and foreclosure prevention programs that are a significant safety net for poverty-level households experiencing a crisis.

### **SP-80 Monitoring**

The purpose of monitoring is to ensure all projects remain compliant with the regulations set forth by HUD, including timely expenditure of funds. The City of Flagstaff accomplishes the majority of its goals through collaboration with community organizations identified by a public Request for Proposals process. These collaborations are monitored for progress through monthly/ quarterly reports, receipt of payment requests that are compared to monthly/ quarterly reports for consistency, and ongoing communication. Regular communication ensures that sub-recipients facing challenges are provided the necessary support. If payment requests are not received regularly, the City contacts sub-recipients to encourage payment request submittal and therefore timely expenditure of funds. Along with monthly/quarterly reports, payment requests are examined to quantify progress.

Each sub-recipient also receives on-site monitoring to identify areas for improvement, assist in overcoming challenges impeding accomplishments, and ensure compliance with regulations and policies. The City monitors each subrecipient to ensure that minority and women owned business enterprise marketing and procurement policies are followed. Agencies that received a positive monitoring in the past for the same contract may be offered the option of an in-depth desk monitoring performed by the Housing and Grants Administrator.

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Timely expenditure of funds is also ensured through the Request for Proposals process. This process places value on the sub-recipients ability to execute the program and utilize the CDBG funds in an efficient and expedient manner.

The City of Flagstaff addresses Consolidated Plan goals and objectives through internally-performed activities and programs. These activities and programs are managed by the Housing Section and are tracked for performance and compliance through institutional processes including accounting, performance and time tracking, grant management, and legal review. Measured accomplishments are provided through the Integrated Disbursement and Information System (IDIS), in the Consolidated Annual Performance Evaluation Report, and in regular updates on Housing Section accomplishments provided to the City Council in public and televised meetings.

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## Appendix 1 – Low and Moderate Income and Minority Concentration Census Block Groups

City Table 3 – Low and Moderate Income Concentration Block Groups						
Census Tract	Block Group	Total Population	LMI Population	% LMI	NAU Block Group	Target Area Name
2	2	1,685	925	54.9%		
3	1	1,125	610	54.2%		
3	2	2,465	1,775	72.0%		Sunnyside
3	3	865	575	66.5%		Sunnyside
3	4	1,825	1,060	58.1%		Sunnyside
4	3	1,590	1,000	62.9%		
4	4	1,050	610	58.1%	X	
4	5	755	475	62.9%		
5	2	1,295	855	66.0%		
5	3	1,390	905	65.1%		
5	4	580	470	81.0%		
5	5	335	185	55.2%		
6	2	1,755	965	54.9%	X	
8	1	960	775	80.7%	X	Southside
8	2	1,310	1,130	86.3%	X	Pine Knoll
8	3	600	375	62.5%	X	
9	1	750	440	58.7%		
9	3	2,525	1,970	78.0%		
10	1	855	705	82.5%	X	
10	2	695	595	85.6%	X	
10	3	195	195	100.00%	X	
11.02	3	540	520	96.3%	X	La Plaza Vieja
11.02	4	1,610	1,010	62.7%	X	
12	1	1,270	750	59.0%	X	
15	3	715	380	53.2%		
22	2	1,570	830	52.9%		

Source: HUD LMI Data 2015

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City Table 4 –Minority Concentration Block Groups					
Census Tract	Block Group	Racial Concentration	Ethnic Concentration	NAU Block Group	Target Area Name
3	1		X		
3	2	X			Sunnyside
3	3	X			Sunnyside
3	4	X			Sunnyside
4	2	X	X		
4	3	X	X		
4	4	X	X	X	
4	5		X		
5	1	X	X		
5	2	X	X		
5	3	X	X		
5	4	X	X		
6	2	X		X	
7	1	X		X	
8	2	X		X	Pine Knoll
8	3	X	X	X	
9	3	X			
11.02	1	X	X		La Plaza Vieja
11.02	3	X	X	X	La Plaza Vieja
11.02	4	X	X	X	
Source: 2010 Census					

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## Appendix 2 – Facilities Serving People Experiencing Homelessness

<b>City Table 5 – Emergency Shelter Facilities</b>		
<b>EMERGENCY SHELTER FOR ADULT INDIVIDUALS</b>		
<b>Organization Name</b>	<b>Program Name</b>	<b>Total Beds</b>
Catholic Charities -Northern Arizona	Cedar Rose	2
Flagstaff Shelter Services	Flagstaff Shelter Services	154
Northland Family Help Center	Women’s & Children’s Domestic Violence Shelter	6
Sunshine Rescue Mission	Discipleship	12
Sunshine Rescue Mission	Hope Women’s TH	28
Sunshine Rescue Mission	Men’s Shelter	30
		<b>232</b>
<b>EMERGENCY SHELTER FOR YOUTH</b>		
<b>Organization Name</b>	<b>Program Name</b>	<b>Total Beds</b>
Flagstaff Shelter Services	Flagstaff Shelter Services	1
Northland Family Help Center	Youth Behavioral Health Shelter	12
		<b>13</b>
<b>EMERGENCY SHELTER FOR FAMILIES WITH CHILDREN</b>		
<b>Organization Name</b>	<b>Program Name</b>	<b>Total Beds</b>
Catholic Charities -Northern Arizona	Cedar Rose	15
Northland Family Help Center	Women’s & Children’s Domestic Violence Shelter	13
Sunshine Rescue Mission	Hope Women’s TH	5
Catholic Charities -Northern Arizona	Pagewood	6
		<b>39</b>
Source:	Arizona Department of Housing	

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<b>City Table 6 – Permanent Supportive Housing Facilities</b>		
<b>PERMANENT SUPPORTIVE HOUSING FOR ADULT INDIVIDUALS</b>		
<b>Organization Name</b>	<b>Program Name</b>	<b>Total Beds</b>
Catholic Charities -Northern Arizona	Flagstaff Cares	18
Catholic Charities -Northern Arizona	Northern Sky	6
Catholic Charities -Northern Arizona	Sycamore Canyon	3
Northern AZ Behavioral Health Authority	Aspen Views	12
Northern AZ Behavioral Health Authority	Flagstaff Pines	9
The Guidance Center	Dale House	6
The Guidance Center	First Street Apartments	16
The Guidance Center	Heart Prairie House	14
The Guidance Center	Inverrary House	8
The Guidance Center	Lewis House	6
		<b>98</b>
<b>PERMANENT SUPPORTIVE HOUSING FOR FAMILIES WITH CHILDREN</b>		
<b>Organization Name</b>	<b>Program Name</b>	<b>Total Beds</b>
Catholic Charities -Northern Arizona	Flagstaff PSH	16
Catholic Charities -Northern Arizona	Northern Sky	24
Catholic Charities -Northern Arizona	Sycamore Canyon	4
Northern AZ Behavioral Health Authority	Aspen Views	19
Northern AZ Behavioral Health Authority	Flagstaff Pines	11
		<b>74</b>
<b>OTHER PERMANENT HOUSING FOR ADULT INDIVIDUALS</b>		
Catholic Charities -Northern Arizona	Pagewood	40
Northern AZ Behavioral Health Authority	HOPWA	5
Flagstaff Housing Authority	VASH Vouchers	25
		<b>70</b>
Source:	Arizona Department of Housing	

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<b>City Table 7 – Rapid Re-housing Assistance</b>		
<b>RAPID RE-HOUSING ASSISTANCE FOR FAMILIES</b>		
Organization Name	Program Name	Total Beds
Catholic Charities –Northern Arizona	Skypointe – Rapid Re-housing Assistance	4
Catholic Charities –Northern Arizona	SSVF – Rapid Re-housing Assistance	14
Catholic Charities –Northern Arizona	ESG – Rapid Re-housing Assistance	5
Catholic Charities –Northern Arizona	SSVF – Rapid Re-housing Assistance	39
		<b>62</b>
<b>RAPID RE-HOUSING ASSISTANCE FOR ADULT INDIVIDUALS</b>		
Northern AZ Veterans Resource Center	SSVF – Rapid Re-housing Assistance	14
Catholic Charities -Northern Arizona	ESG – Rapid Re-housing Assistance	5
Catholic Charities -Northern Arizona	SSVF – Rapid Re-housing Assistance	39
		<b>58</b>
Source:	Arizona Department of Housing	

<b>City Table 8 – Transitional Housing Facilities</b>		
<b>TRANSITIONAL HOUSING FOR ADULT INDIVIDUALS</b>		
Housing Solutions of Northern AZ	Sharon Manor	7
Housing Solutions of Northern AZ	Sharon Manor II	5
Sunshine Rescue Mission	Dorsey Manor	17
		<b>29</b>
<b>TRANSITIONAL HOUSING FOR FAMILIES</b>		
Housing Solutions of Northern AZ	Sharon Manor II	32
		<b>32</b>
<b>TRANSITIONAL HOUSING FOR YOUTH</b>		
Housing Solutions of Northern AZ	Sharon Manor	1
		<b>1</b>
Source:	Arizona Department of Housing	