



# Flagstaff Community Affordable Housing Needs Assessment

City of Flagstaff Housing Data report created by City of Flagstaff and Housing Solutions of Northern Arizona



Revised July 2021

## Homeownership | Increasingly Unaffordable

Since 2011, the median sales price of a home rose by **119%**, while Area Median Income rose by only **16%**.

### Increase in Median Sales Price <sup>1</sup>

**119%**  
INCREASE

| 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| \$230,000 | \$230,988 | \$267,000 | \$291,900 | \$298,000 | \$316,000 | \$348,293 | \$368,000 | \$385,000 | \$420,535 | \$502,500 |

### Increase in Area Median Income <sup>2</sup>

**16%**  
INCREASE

| 2011     | 2012     | 2013     | 2014     | 2015     | 2016     | 2017     | 2018     | 2019     | 2020     | 2021     |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| \$59,600 | \$56,700 | \$55,900 | \$53,600 | \$54,200 | \$56,900 | \$56,600 | \$63,000 | \$68,800 | \$67,700 | \$69,200 |

### Increase in Fair Market Rent (2-bedroom) <sup>3</sup>

**16%**  
INCREASE

| 2011    | 2012  | 2013    | 2014    | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 2021    |
|---------|-------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| \$1,136 | \$887 | \$1,066 | \$1,021 | \$1,033 | \$1,135 | \$1,037 | \$1,129 | \$1,237 | \$1,266 | \$1,315 |

## Housing Cost Burden Analysis <sup>4</sup>

# 22,073

Flagstaff Community Members are housing cost burdened.\*

### All Households

Total Households with Payments | 19,531  
Households Cost Burdened | 8,829

**45% Cost Burdened**

### Homeowners

Total Households with mortgages | 7,542  
Cost Burdened Homeowners | 2,005

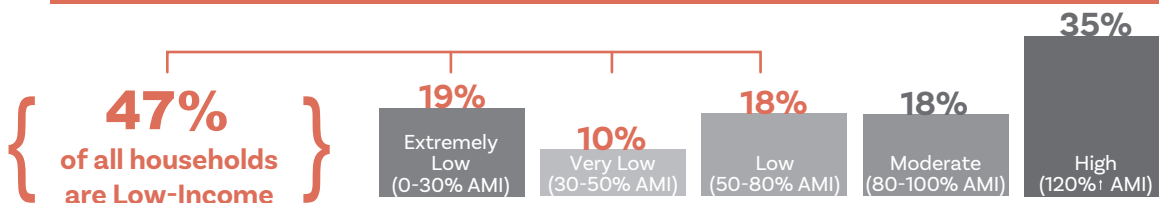
**27% Cost Burdened**

### Renters

Total Renter Households | 11,989  
Cost Burdened Renters | 6,824



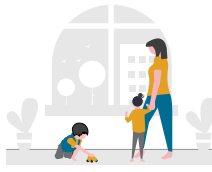


**57% Cost Burdened**

## City of Flagstaff Income Levels <sup>4</sup>



\* **Cost burdened households** pay more than 30% of their monthly income towards housing.

## What Can Flagstaff Families Afford?

| Household Type                              | Retiree on Fixed Income   | Service Industry Worker @ \$15/hr.   | Single Parent with 2 children   | Family of 4 people  | Young married couple  |
|---|---|--|---|---|---|
|   |  |  |  |  |  |
| Number in Household                         | 1   | 1  | 3   | 4   | 2   |
| Estimated Household Income                  | \$16,140  | \$31,200   | \$55,350  | \$76,800  | \$73,800  |
| % of Area Median Income                     | 30%   | 58%  | 80%   | 100%  | 120%  |
| Max Rent They Can Afford                    | \$404   | \$780  | \$1,384   | \$1,920   | \$1,845   |
| Max Home Purchase Price They Can Afford *   | \$49,000  | \$125,000  | \$248,000   | \$359,000   | \$343,000   |
| \$ Needed for Downpayment & Closing Costs * | \$3,185   | \$8,125  | \$16,120  | \$23,335  | \$22,295  |

\* 4.0% interest rate; 30-year term with 3.5% down payment. Assumes 30% housing ratio and that household debt does not impact affordability. Insurance = \$50/mo. Taxes = \$120/mo. No HOA payment. Monthly MI @0.28%.

### A National Comparison <sup>5</sup>

#### Flagstaff Cost of Living

**13.1%**  
HIGHER

13.1% higher than the national average

#### Flagstaff Cost of Housing

**29%**  
HIGHER

29% higher than the national average

### HUD Area Median Income (AMI) Limits

| Income Category  | AMI %     | AMI Income Ranges*  |
|------------------|-----------|---------------------|
| Extremely Low    | 0 - 30%   | \$0 - \$21,960      |
| Very Low         | 30 - 50%  | \$21,961 - \$34,600 |
| Low              | 50 - 80%  | \$34,601 - \$55,350 |
| Low to Moderate  | 80 - 120% | \$55,351 - \$83,040 |
| Moderate to High | 120% >    | \$83,041 >          |

\* Income ranges based on three person household