

The City of Flagstaff's Community Land Trust Program

June 17, 2009



Why a Land Trust?

- Council recognized community need for affordable and workforce housing
- Preservation of the Public benefit
- Effective use and stewardship of tax dollars
- Some alternative programs were becoming less effective

Why a City Land Trust?

- Belief that other partner organizations were not ready to create a land trust
- Organizational capacity and longevity
- City owned land and assets

Current structure

- City program within Community Development Division
- All units constructed through partnerships with long-term management under City control
- City staff are responsible for program management
- Tri-partite Commission authorized but City Council has final authority

Positives

- Organizational capacity and perception
 - Accountants, attorneys, clear guidelines for best practices
 - Funding
 - Development and planning resources and expertise
- Access to private developments in preliminary stages and potential negotiation position
- Land

Challenges

- ASRS and Charter limitations
 - Gift Clause
- Bureaucratic process and delays
 - Transparency
 - Meeting schedules
 - Inability to change quickly
 - Train vs Automobile
- Lack of resident control, political swings, perception

Future Structure

- 3 part Community Land Trust Program
- RSOQ for Design/Build for projects on City land
- RSOQ for Owner relationship & Stewardship
- City maintains enforcement and planning functions

Other

Other uses for the Land Trust Program

- Homeless Shelter
- Senior Housing
- Housing Continuum

Conclusion

- CLTP is a great tool for housing
- Significant positives and negatives to CLTP as a part of the City

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