

https://azdailysun.com/news/local/letter-to-the-editor-council-under-scrunity-as-developer-seeks-way-around-hoh-plan/article_88093c64-f465-11ef-a285-e75d2a12f856.html

Letter to the Editor: Council under scrutiny as developer seeks way around HOH Plan

Mar 2, 2025



What kind of housing do we need in the City of Flagstaff? There is almost universal agreement that we are desperately in need of housing that year-round residents from all walks of life can afford. Though the demand for housing serving a spectrum of needs is great, most developments to date have been high-end student and luxury housing.

This month, the city council is facing a request for another student housing project. It's one we've seen before, the controversial but previously approved 2018 Mill Town project across from Target. The developer wants to submit a new plan but under an old code. But the new plan will remain a student housing project, consisting mostly of four- and-five-bedroom apartments to be shared by students.

But Mill Town now faces a problem. In 2018, in response to community outrage over the proliferation of large-scale student housing projects, the city council unanimously passed the High Occupancy Housing (HOH) Plan. It limits the number of four-bedroom (or more) units to a maximum of 30% and requires that at least 20% of units be studio and/or one-bedroom apartments. The HOH restrictions on bedroom types were included to provide options for non-student residents.

The HOH is an extremely important tool for increasing the diversity of housing options in Flagstaff. It requires housing projects to be designed to accommodate all types of residents, not only students, using room type percentages and other tools. The overall vision is to create neighborhoods rather than off-campus dormitories. It is one of the few ways we currently can increase the diversity of housing types for people who live and work in Flagstaff.

The HOH Plan was created to direct Flagstaff's growth toward the outcome the community wanted. Council should not undermine the very policy the city had the wisdom to put in place to address our housing crisis. It should not set a precedent that opens the door for future exemptions.

Mill Town's developer is asking the council to go back in time and grant a special exemption to design a project in 2025 based on the 2017 code. It should not be given an exception to the rule that the community and the council developed to ensure more diversity of housing types.

On March 4, the council will vote on whether to grant the developer of Mill Town an exemption to the HOH code. We urge the council to uphold the policy it put in place to address our housing needs. And we urge readers to send an email to the council at council@flagstaffaz.gov before March 4 calling on our elected officials to do the right thing for people who want Flagstaff to be their long-term home.

FRIENDS OF FLAGSTAFF'S FUTURE BOARD OF DIRECTORS

Suzie Garretson, President

Marcus Ford, Vice-President

Marie Jones, Secretary

Mary Poore, Treasurer

Celia Barotz

Robert Breunig

Sandra Lubarsky

Marilyn Weissman

Tags

- Presidency Of The United States
- United States Presidential Administration Controversies
- Politics Of The United States
- Trump Family
- Presidency Of Donald Trump
- Federal Government Of The United States
- Trump Administration Controversies
- Donald Trump Controversies
- Political Career Of Donald Trump
- Donald Trump
- Executive Branch Of The Government Of The United States
- United States Presidential Elections
- Republican Party Presidents Of The United States
- Controversies
- Politics
- Presidencies Of The United States
- Government
- Nationalist Heads Of State Or Government
- Criticisms Of Companies
- United States Capitol
- Legislative Branch Of The United States Government
- Immigration
- United States
- Helmets
- Cycling
- Protective Gear
- Body Armor
- Aerobic Exercise
- Headgear
- Human-powered Transport
- Safety Clothing
- Military Personal Equipment
- United States Electoral College
- Political Events
- Accountability
- Democracy
- Group Decision-making
- Elections
- Voting
- Psephology
- Political Corruption
- Political Law
- Dark Money
- War Crimes
- War
- Military
- Conflicts
- Violence
- Crimes
- Human Rights Abuses
- Warfare Of The Late Modern Period
- Effects Of War
- International Criminal Law
- Crimes Against Humanity
- Military Operations
- Military Scandals
- President Of The United States
- Mike Pence
- United States Congress
- Presidencies
- American Politicians
- Joe Biden
- Republican Party (United States)
- Make America Great Again
- Kamala Harris
- Candidates For President Of The United States
- Politicians
- Debate
- Child
- Election
- Hurricane Helene
- Tropical Cyclone
- Natural Disaster
- Natural Hazards
- Tropical Cyclones
- Atlantic Hurricane Seasons
- Natural Events
- Atlantic Hurricanes
- Storms
- Weather Events
- Tropical Meteorology
- Natural Disasters
- Vortices
- Tropical Cyclone Seasons
- Physical Geography
- Meteorology
- Tropics
- Natural Environment
- Federal Emergency Management Agency
- Pacific Hurricanes
- Seasons
- Branches Of Meteorology
- Food Security
- Climate Of The United States
- Disasters
- Storm
- Weather
- Synoptic Meteorology And Weather
- Social Psychology
- American Nationalism
- Land Transport
- Road Transport
- Transport Safety
- Transport
- Road Safety
- Law Enforcement
- Society Of The United States
- Native Americans In The United States
- Inflation
- Economy
- Arizona
- Indian Reservation
- Tribal Sovereignty In The United States
- Presidency Of Joe Biden
- Social Issues
- Navajo Nation
- Millennials
- 2020 United States Presidential Election
- Political Science
- Vladimir Putin
- Taxpayer
- Tax
- Public Finance
- Government Finances
- Economy Of The United States
- Paygo
- Finance
- Budget
- Payments
- Public Policy
- Motor Vehicles
- Vehicles
- Vehicle Technology
- Pregnancy
- Abortion
- Fetus
- Reproduction In Mammals
- Women's Rights
- Medical Law
- Pregnancy With Abortive Outcome
- Human Pregnancy
- Reproductive Rights
- Human Reproduction
- Women
- Birth Control
- Medical Controversies
- Motherhood
- Maternal Health
- Ethically Disputed Medical Practices
- Methods Of Birth Control
- Medical Ethics
- Health
- Mammalian Pregnancy
- Women's Health
- Human Development
- Health Care
- United States Abortion-rights Movement
- Human Rights
- Sexual Health
- Civil Rights And Liberties
- Family Planning
- Family
- Mother
- Obstetrics
- Childbirth
- Fertility
- Pathology Of Pregnancy, Childbirth And The Puerperium
- Parenting
- Public Health
- Presidency Of Barack Obama
- Tax Cuts And Jobs Act
- Tax Cut
- Interest Rate
- Tariff
- Economies
- Religion
- Christianity
- Religious Belief And Doctrine
- Primary Election
- Political Party
- Polling
- Social Statistics
- Two-round System
- Parliamentary Procedure
- Public Opinion
- Navajo
- Mining
- Uranium Mining And The Navajo People
- Natural Resources
- Uranium Mining
- Hopi
- Grand Canyon
- Primary Sector Of The Economy
- Nuclear Technology
- Minerals
- Nuclear Energy
- Havasupai
- Indirect Elections
- Governance
- Federal Elections Of The United States
- Forms Of Government
- Taxation
- Public Economics
- Political Economy
- Money
- Government Spending
- Government Of California
- California
- California Ballot Propositions
- California Law
- Politics Of California
- California Elections
- Human Migration
- Labor
- Illegal Immigration
- Cultural Globalization
- Population Geography
- Labor Relations
- Political Ideologies
- Kari Lake
- Flagstaff, Arizona
- Zoning
- American Fascist Movements
- Trumpism
- Political Careers
- American Political Neologisms
- Political Psychology
- American Nationalists
- Alt-right
- Aftermath Of Events
- Christian Nationalism
- Political Controversies
- Flatbreads
- Bread Dishes
- Deep Fried Foods
- Staple Foods
- Foods
- American Cuisine
- Indigenous Cuisine Of The Americas

Baked Goods	Grain Dishes	Western Cuisine	North American Cuisine	Cuisine	American Breads
Pasteurized Fermented Foods	Breads	Fried Foods	Baked Foods	Cuisine Of The Americas	
Fermented Foods	Quick Breads	Newspaper Publishing	Baking	Indigenous Cuisine	
Native American Cuisine	Newspapers	Cooking	Prepared Foods	Indigenous Peoples Of North America	
Ethically Disputed Political Practices	Aesthetics	Elon Musk	Cabinet Of Donald Trump		
Brett Kavanaugh Supreme Court Nomination	Bicycle	Parking	Urban Planning		
Economics Of Sustainability	Adventure Travel	Sustainable Transport	New Urbanism		
Outdoor Recreation	Sustainable Development	Sustainable Technologies	Environmental Social Science		
Political Pejoratives	Dysphemisms	Slang	Neologisms	Conflict Of Interest	Ethics
United States Senate	Gratitude	Criminal Law	Crime	Criminal Justice	Justice
Legal Action	Sheriffs In The United States	Voter Registration	Matt Gaetz	Magician (fantasy)	Circus
Fire	Public Safety	Firefighting	Hazards	Fires	Wildfires
Emergency Services	Combustion	Civil Defense	Safety	Environment Of California	
Emergency Management	Written Communication	Mass Media	Publishing	Print Media	Periodicals
News Media	Human Communication	Writing	Journalism	Publications	Arts
Public Sphere	Documents	Sources	Observation	Mass Media Industry	Ephemera
Coconino National Forest	Biogeography	Natural Resource Management	Ecology	Landscape	
Forestry	Forests	Earth Sciences	Forest	Environmental Conservation	Geographical Areas
Systems Ecology	Wildfire	Common Law	School Voucher	Education	Psychology
Behavioural Sciences	Psychological Concepts	Tree	Sustainability	Sustainable Design	Architecture
Environmental Design	Environmental Movements	Sustainable Urban Planning	Organization	Planning	
Land Administration	Spatial Planning	Urbanization	Economic Development		
Economy And The Environment	Urban Design	Land Management	Construction	Public Administration	
Human Ecology	Greenhouse Gas Emissions	Atmosphere	Environmental Impact Of The Energy Industry		
Climate Forcing	Change	Environmental Issues	Climate	Human Impact On The Environment	
Global Environmental Issues	Societal Collapse	Environmental Impact			
Environmental Impact Of Fossil Fuels	Climate Variability And Change	Climate Change	Fossil Fuels		
Greenhouse Gases	Environment	Energy And The Environment	Gases	Global Natural Environment	
Climate Change Policy	Net Zero Emissions	Air Pollution Emissions	Air Pollution		
Climate Change Adaptation	Environmental Policy	Politics Of Climate Change	Climate Change Mitigation		
Nature	Global Issues	Environmental Science	Doomsday Scenarios	Urban Decay	Biodiversity
Ecological Resilience	Conservation Biology	Biology	Landscape Ecology		
January 6 United States Capitol Attack	Law And Order (politics)	American Conspiracy Theorists			
Florida Republicans	Pardon	Greenhouse Gas	Applied And Interdisciplinary Physics	Carbon Dioxide	
Ice	Gaza Strip	State Of Palestine	Palestinian Politics	Israeli-palestinian Conflict	Politics Of Israel
Society Of The State Of Palestine	Palestine (region)	Middle East	Politics Of The Israeli-palestinian Conflict		
Israel-state Of Palestine Relations	International Relations	Israel	Str Analysis	Housing	
Urban, Rural, And Regional Economics					