Goals of The Housing Commission

The Housing Commission explores and recommends multiple approaches to address housing needs.

- Define the need and demand for affordable housing.
- Develop criteria and goals.
- Explore private-public partnerships.
- Recommend financing options.
- Develop incentives to preserve, rehabilitate and increase housing.
- Provide information to the public and listening to public comments.
- Integrate affordable housing as part of a regional strategy in the Verde Valley.

> *"Teachers were always an important part of the community I grew up in. They were active in the community not only because they worked there, but also because they lived there. New teachers in this area like myself, have no real chance of buying property in Sedona. My salary will never be able to keep up with real estate that is gaining 20% a year." - Laura Dunbar, Sedona Oak-Creek Unified School District teacher*

Who is the Sedona Housing Commission?

The Sedona Housing Commission is appointed by the City Council and is comprised of community volunteers. The Commission meets the first and third Monday of each month.

For more information about the Sedona Housing Commission, please visit the City of Sedona's website at www.SedonaAZ.gov.

The Mission of the Sedona Housing Commission is to develop sound and creative opportunities and partnerships to provide affordable housing in compliance with the Sedona Community Plan.

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Housing Sedona

Affordable housing... it's a community issue

She can teach your child. Can she be your neighbor?

Affordable Housing.
It can help educate your child.

"What is affordable housing?"

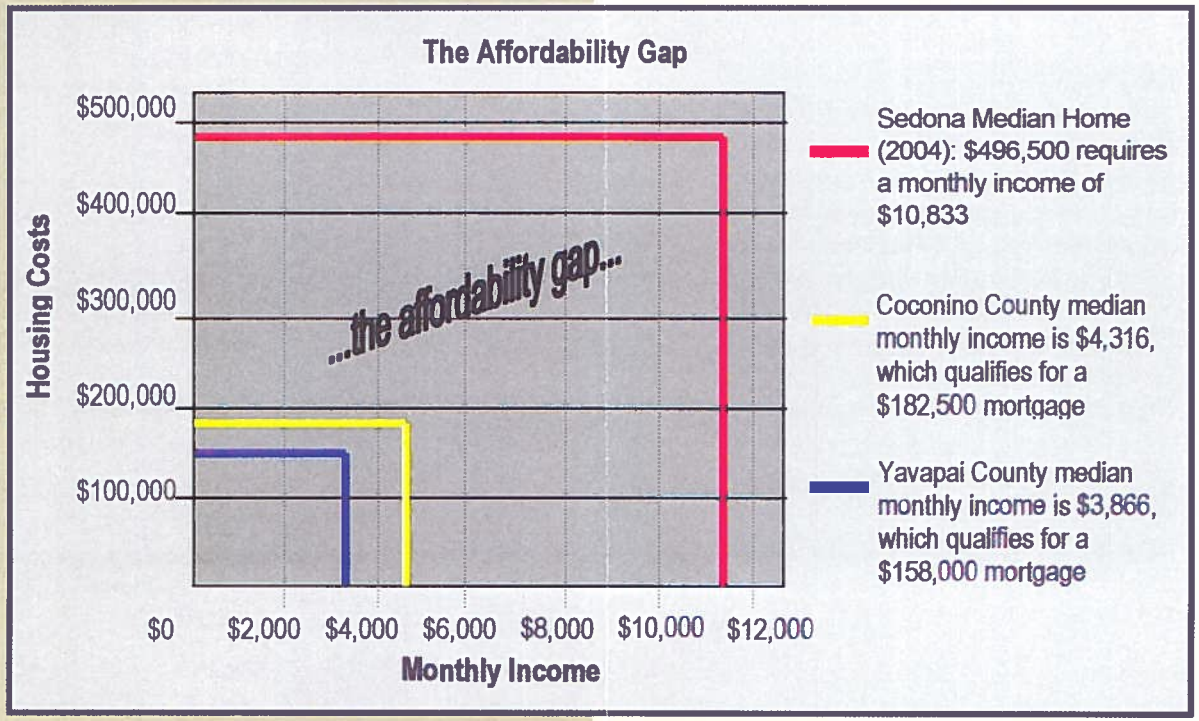
Housing is affordable if a family spends no more than 30% of their annual income on rent/mortgage and utilities.

Consider This...

- Housing in Sedona is among the most expensive in the state.
- **The 2004 median price for a home in Sedona was $496,500.**
- Sedona property values significantly increased from 2001 to 2004:
  - Single-family homes by 76%
  - Condominiums/ town homes by 60%
  - Mobile homes by 65%
  - Vacant residential lots by 51%
- Sedona's impressive scenery creates a premium demand for housing.
- A typical mortgage payment for an average price home in Sedona is **over $3,000 per month.**
- Based on the definition of affordability, a full-time worker making the minimum wage of $5.15 cannot spend more than $268 per month for housing.
- Additionally, a person earning $12 per hour cannot spend more than $624 per month for housing.

Why Does Sedona Care About Affordable Housing?

- People who need affordable housing - teachers, nurses, police officers, seniors, hotel and restaurant staff - work and volunteer in our community. These people bring skills and services upon which we all rely.
- Creating affordable housing options helps Sedona thrive as a well-rounded community.
- Affordable housing provides opportunities for young families, first-time homebuyers, and people on a fixed income to live in our community.
- Sedona benefits economically when workers can live in Sedona; it's their community, not just a job site.

Why Does Sedona Need Affordable Housing?

- The rising cost of housing in Sedona has far out-paced the salaries and wages paid in our area.
- Housing options for lower wage earners, fixed income households, and first-time homebuyers are minimal.
- Land values continue to increase as the supply of vacant land diminishes.
- Neighboring Verde Valley communities are also experiencing significant increases in land and housing costs.