

REALITIES OF AFFORDABLE HOUSING

- ◆ Sedona can no longer rely on surrounding areas as a solution. Regional cooperation is critical.
- ◆ The high cost of land necessitates creatively re-thinking density.
- ◆ More and more workers cannot afford to live in the community they serve.
- ◆ We all use and rely on the services that workers provide.
- ◆ Future economic growth depends on everyone giving a little for the common good of the whole community.
- ◆ Affordable housing means providing ownership opportunities to middle income households and more rental options for lower income households.
- ◆ There is no single solution; we must have many tools in our community toolbox.

“Workforce housing is an essential ingredient to economic growth in any community, and most especially in Sedona. We are significantly challenged to find enough employees to fill our existing vacancies. Addressing our housing challenges directly and positively impacts our ability to sustain a healthy business environment.”

*Jodie Filardo, Economic Planner,
City of Sedona*

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.



Sedona Housing Commission

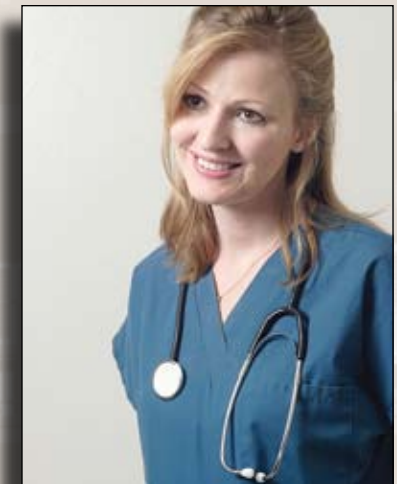
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HOUSING SEDONA

**Affordable housing...
it's a community issue**



BENEFITS AND REALITIES

Everyone relies on the essential services of nurses, teachers, ministers, clerks, caregivers, waitresses, emergency response personnel, and others to provide a vital community.

When workers live in the community they serve, the community is more assured that essential services will be available when we need them.

CONSIDER THIS...

- ◆ People who work and live locally, spend locally. Money stays in the community and the local economy benefits.
- ◆ Schools benefit as parents are closer to their children and are more involved in their education.
- ◆ Increasing opportunities for workers to live and work in the same community reduces traffic congestion and improves air quality.
- ◆ Local businesses and institutions tell us that affordable housing is key to attracting and retaining qualified workers.
- ◆ Only 4% of Sedona's housing stock is apartments, compared to the state average of 22%.

BUSINESS SUSTAINABILITY:

"When a business thrives on visitors having a pleasant experience, it's valuable to have employees who not only have knowledge of the area, but also a heart and sense of pride in their own community. Affordable housing is a win-win for the retailer and the employee, especially in a tourist-based economy."

Becky O'Banion, Zonies Galleria

MEDICAL SERVICES:

"Affordable housing is a must if Verde Valley Medical Center is to convince physicians, nurses, managers, and other patient care staff to relocate to the region. As the population grows, so does the need for more qualified people to care for the health of our residents. If hospital and medical staff can't afford to live here, it's going to be difficult to maintain a full compliment of health care services."

Roger Neuhaus, VP, Development and Community Relations, Verde Valley Medical Center

DID YOU KNOW?

In Sedona, between 2000 and 2006:

- ◆ The median cost of rentals increased 40% from \$858 to \$1200
- ◆ The median asking price for homes increased 77% from \$280,250 to \$496,500
- ◆ Yet, the median household income increased by only 13% from \$43,466 to \$49,225

