

# Storm Water Master Plan Update

*Sedona City Council Meeting June 22, 2021*



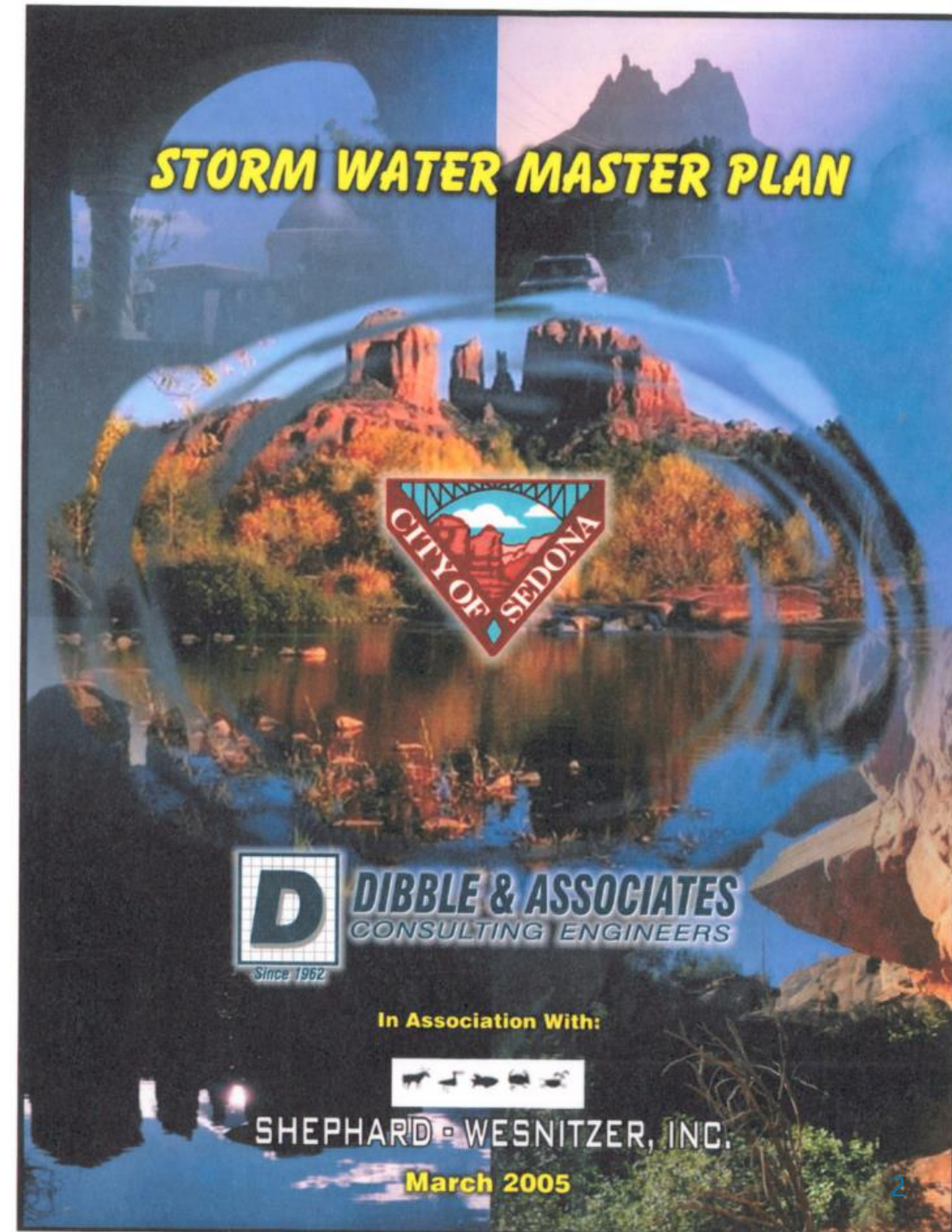
*Rob Lyons, P.E., CFM*



# OBJECTIVE

## Update 2005 Storm Water Master Plan

- State of the art hydrology software
- Use new topographic mapping
- Update rainfall statistics
- Incorporates storm water CIPs since 2005
- Identify remaining hazard areas



# Multi-Phased Study

**Phase 1 2020**

Data collection &  
public outreach

**Phase 2 2021**

New hydrology, identify  
problem areas, develop CIPs

**Phase 3 2022**

New city regulated  
flood hazard areas

# PHASE 1

- Public notices via Red Rock News, social media, project website, direct mailings to 11,256 addresses
- Public meeting January 16, 2020
- Survey monkey – 374 responses with storm water concerns
- Storm water infrastructure inventory

**CITY OF SEDONA**

## 2020 Stormwater Master Plan Update

Please take a moment to complete the survey below

Name \_\_\_\_\_ Are you the owner of this property? Yes  No

Physical Address (Affected Sedona Property) \_\_\_\_\_

Phone \_\_\_\_\_ How many years have you owned this property and/or lived there? \_\_\_\_\_

Email \_\_\_\_\_

1. Have you experienced flood damage in your residence or on your property? Yes  No

a. How often does flood damage occur? \_\_\_\_\_

b. Approximate year(s) and season(s) of flooding: \_\_\_\_\_

c. Please describe the structure or part of your property that flooded: \_\_\_\_\_

d. Was there property damage? \_\_\_\_\_

e. Cost to repair damage? \_\_\_\_\_


f. What was the cause of the flooding? \_\_\_\_\_

Scissors icon

The city of Sedona is updating its Stormwater Master Plan. The City of Sedona is seeking input from residents of Sedona that have experienced flooding. We are requesting that you complete this survey and return it to the City of Sedona. We invite you to provide your input on the request for information. For more information, please visit [floodingins.com](http://floodingins.com). We will recommend us to the City of Sedona on January 19, 2020.

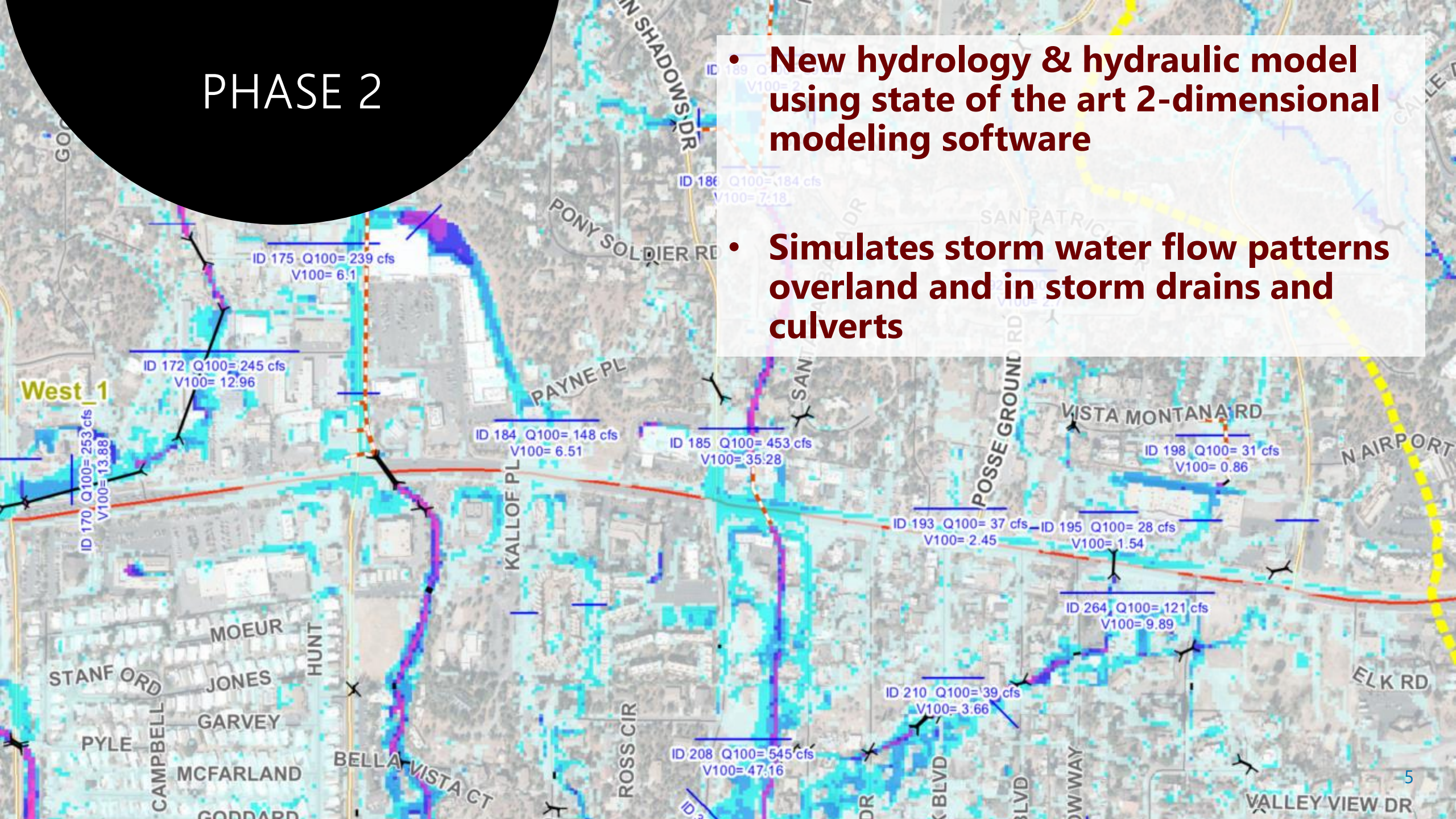
For a complete list of participating properties, please visit [floodingins.com](http://floodingins.com).

call \_\_\_\_\_



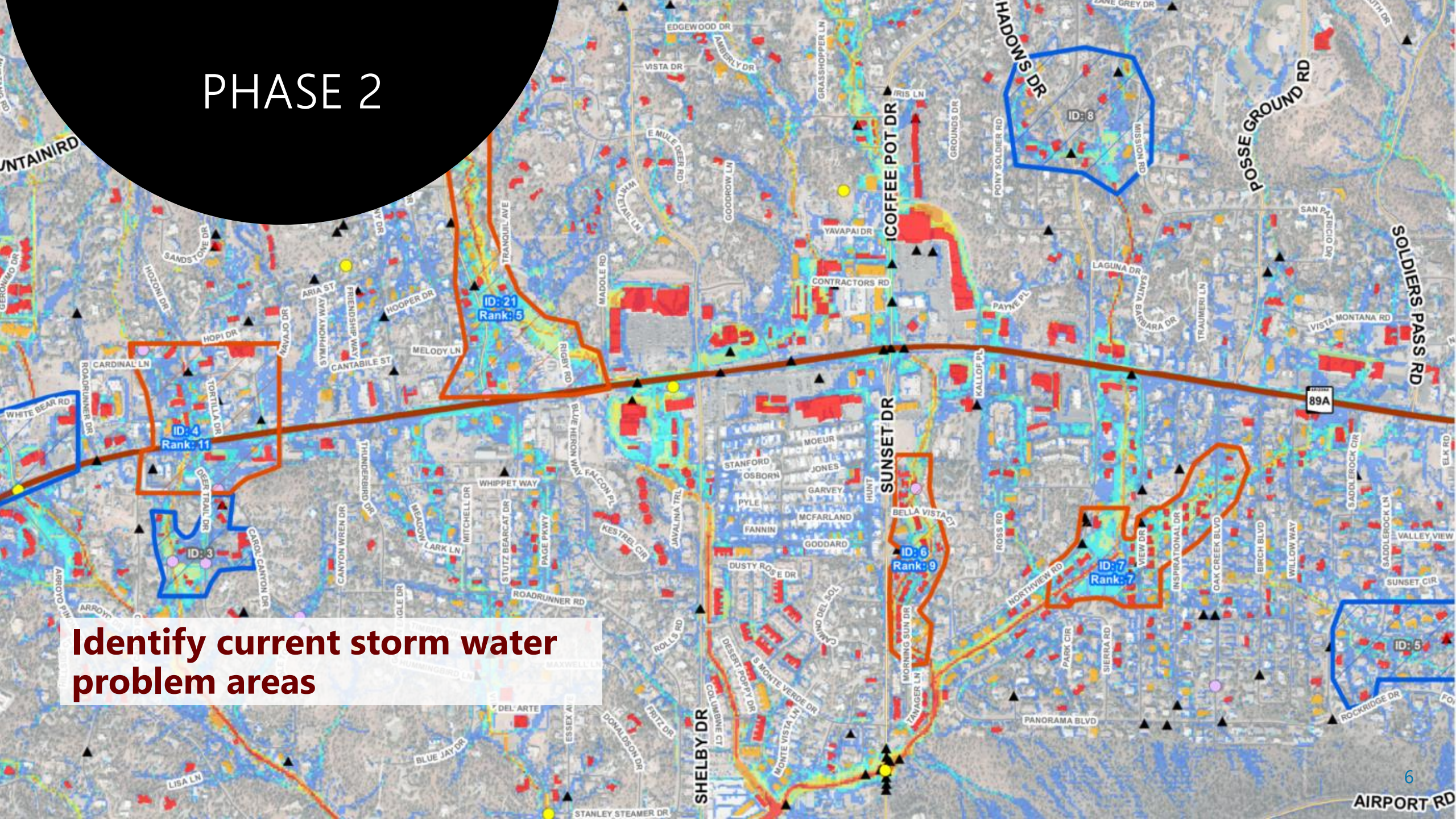
# PHASE 2

- **New hydrology & hydraulic model using state of the art 2-dimensional modeling software**
- **Simulates storm water flow patterns overland and in storm drains and culverts**



# PHASE 2

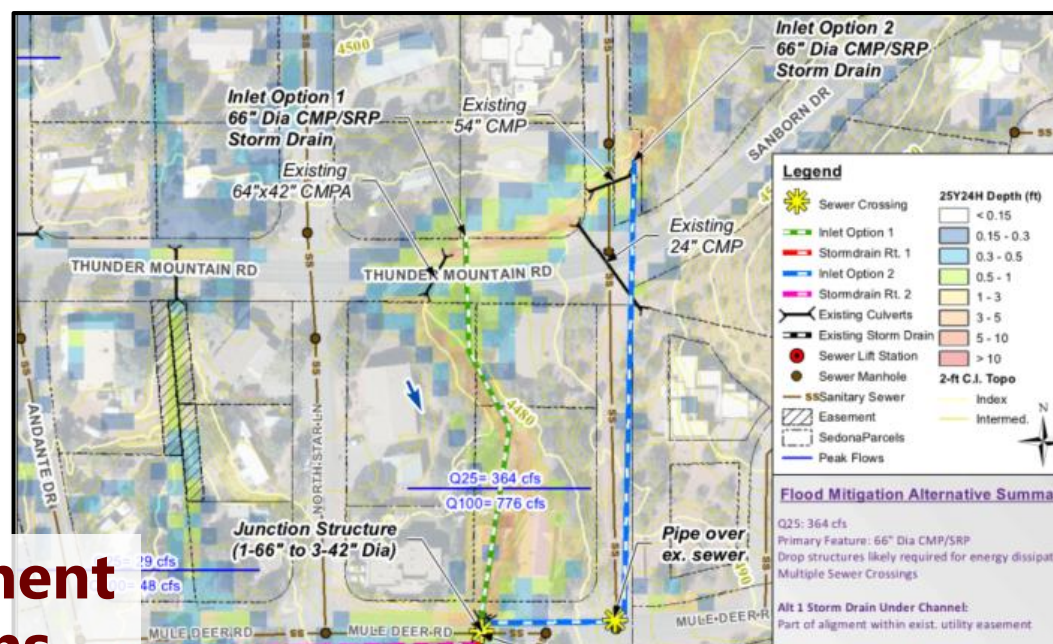
**Identify current storm water problem areas**



# PHASE 2

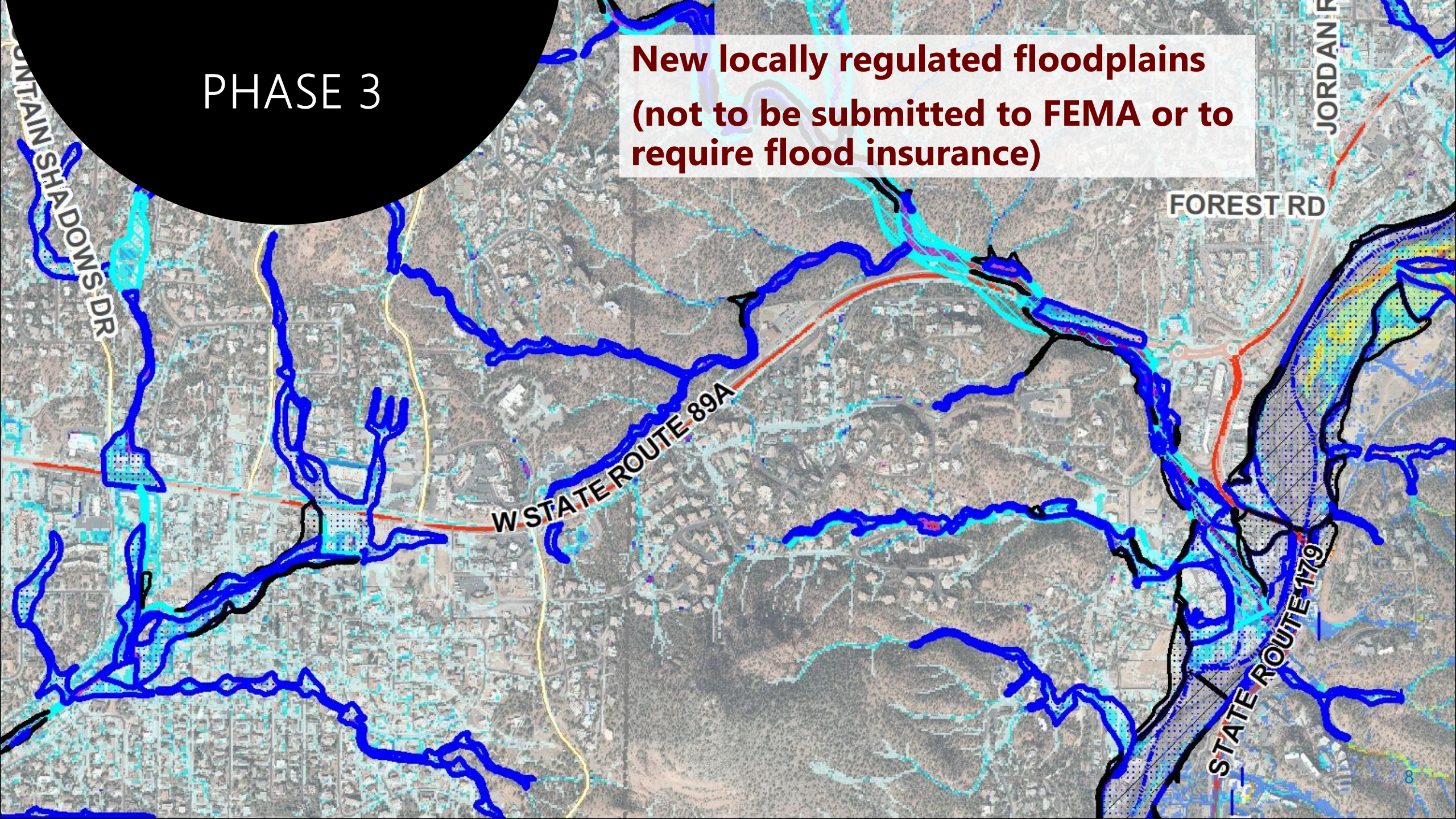
## Storm Water Capital Improvement Project Conceptual Design Plans

- Brainstorming, preliminary alternatives, recommended design
- Cost/Benefit
- Partnering
- Sustainability



# PHASE 3

**New locally regulated floodplains  
(not to be submitted to FEMA or to  
require flood insurance)**





# QUESTIONS



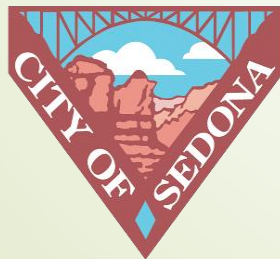
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# City of Sedona Homebuyer Assistance

Closing Cost & Down Payment Assistance Programs for Sedona's Workforce





# Housing Solutions of NAZ

- ▶ Housing Solutions of Northern Arizona (HSNA), formerly The Affordable Housing Coalition and BOTHANDS, is a HUD-approved housing counseling agency and an Arizona nonprofit corporation.
- ▶ Geographic service area: Coconino, Yavapai & Mohave counties.
- ▶ We have been providing one-on-one pre-purchase housing counseling since 1999, when we originally partnered with the City of Flagstaff to administer a down-payment assistance program, funded by City of Flagstaff general funds.
- ▶ We also offer:
  - ▶ Foreclosure mitigation counseling
  - ▶ Financial literacy/credit counseling
  - ▶ Rental counseling



# The Benefits of Housing Solutions of NAZ

- ▶ HSNA has a 22-year history of designing and administering down payment/closing cost assistance programs.
- ▶ Our model combines loan administration with individualized pre-purchase counseling, ensuring buyers make informed decisions about their home purchase and have resources to overcome barriers to homeownership such as high debt or poor credit.
- ▶ Volunteer Housing Assistance Programs committee oversees all loans and advises on program design.
- ▶ HSNA can layer City-funded assistance with other programs, such as WISH and State of Arizona funds (when those programs are available).
- ▶ HSNA staff work extensively with lenders to ensure assistance programs meet Fannie Mae, Freddie Mac and FHA guidelines. We've adjusted program design, assistance amount, repayment, etc. over time to meet lending guidelines.



# HSNA's Homebuyer Impact

- ▶ 426 households received financial assistance (City of Flagstaff, WISH/IDEA program, HSNA-funded, County EAH, or State funds administered by HSNA) to purchase a first home in Coconino, Yavapai or Mohave county.
  - ▶ 1,119 individuals (average household size of 2.6 people)
- ▶ 39% of homebuyers were female-headed households
- ▶ Average AMI served = 80.12%
  - ▶ Average AMI served in past two years = 101.98% (AMI has been increasing as lower-income households have gotten priced out of the market)
- ▶ Average household annual income = \$41,292
  - ▶ Average household income in past two years = \$65,376 (household incomes have been increasing)



# HSNA's Homebuyer Impact

- ▶ Administered funding from various sources:
  - ▶ \$3.67 million in City of Flagstaff funds
  - ▶ \$1.72 million in WISH/IDEA funds
  - ▶ \$1.12 million in HSNA grant funds
  - ▶ \$872,000 in State of AZ funds
  - ▶ \$204,000 in Coconino County EAH funds
- ▶ Leveraged \$2.65 million in client contributions
  - ▶ (average = \$6,236/household)
- ▶ Leveraged \$61.84 million in mortgage financing
  - ▶ Average household mortgage = \$170,197. Avg. mortgage amount last two years = \$232,265, as prices have increased.
- ▶ 2.2% foreclosure rate over the past 20 years – last time we assessed (3 yrs ago)



# The Data

The City's financial assistance program has really benefitted our local workforce. Buyers have been employed at the following companies:

Northern Arizona University (32)	Coconino County (27)
City of Flagstaff (40)	Restaurant/Hospitality (33)
WL Gore (33)	NAZ Healthcare (26)
Nonprofit (17)	Education (32)



# The Impact



- ▶ Purchasing a first home in Flagstaff enabled my family to...
  - ▶ “... have a place that we can call our own, to make memories, to build a family and to have roots in the city we love.” –Jamie & Eli
  - ▶ “... feel a sense of pride and belonging in Flagstaff and to become a member of the Flagstaff community.” – GR
  - ▶ “... establish a solid foundation in life, instead of constantly moving and living in other people’s homes and always having to move if things changed. We have been in the same home now for 17 years.” –Marjorie
  - ▶ “... stop renting and establish a more permanent presence in this community.” --Ron





# The Impact



- ▶ Without the City's down payment/closing cost assistance, I would have ...
  - ▶ "... never purchased a home here in Flagstaff, and [I] would have moved away." – GR
  - ▶ "... not been able to purchase a home at a price I could afford." – JJ
  - ▶ "... not been able to buy my house. As a single mother raising four children, I was unable to save enough money for a down payment toward a home." Debbi
  - ▶ "... not been able to purchase my home. I deeply appreciate that this service was available." –Rosalie
  - ▶ "... given up on finding a home and moved." -- Julia



# Purchase Scenarios:

Household income = \$55,000

- ▶ Max monthly housing costs @ 35% Housing Ratio: \$1,604/mo.
  - ▶ Estimate of \$250 monthly for taxes & insurance
  - ▶ Remaining available for mortgage costs = \$1,354/mo.
  
- ▶ Max Affordable Purchase Price = \$300,000
  - ▶ Assumptions:
    - ▶ 5% Down Payment
    - ▶ Loan Amount = \$285,000
    - ▶ 3.5% interest rate
    - ▶ PI (principal & interest) payment = \$1,279
    - ▶ MI of 0.29% = \$68.88/mo.
    - ▶ Total Payment Estimate = \$1,597.88
  
- ▶ Total estimated up-front costs to purchase = \$23,550
  - ▶ Down payment @ 5% = \$15,000
  - ▶ Estimated closing costs @ 3% of mortgage = \$8,550



# Purchase Scenarios:

Household income = \$75,200

- ▶ Max monthly housing costs @ 35% Housing Ratio: \$2,193/mo.
  - ▶ Estimate of \$280 monthly for taxes & insurance
  - ▶ Remaining available for mortgage costs = \$1,913/mo.
  
- ▶ Max Affordable Purchase Price = \$425,000
  - ▶ Assumptions:
    - ▶ 5% Down Payment
    - ▶ Loan Amount = \$403,750
    - ▶ 3.5% interest rate
    - ▶ PI (principal & interest) payment = \$1,813
    - ▶ MI of 0.29% = \$97.57/mo.
    - ▶ Total Payment Estimate = \$2,190.57
  
- ▶ Total estimated up-front costs to purchase = \$33,362
  - ▶ Down payment @ 5% = \$21,250
  - ▶ Estimated closing costs @ 3% of mortgage = \$12,112



# Purchase Scenarios:

Household income = \$100,000

- ▶ Max monthly housing costs @ 35% Housing Ratio: \$2,917/mo.
  - ▶ Estimate of \$250 monthly for taxes & insurance
  - ▶ Remaining available for mortgage costs = \$2,667/mo.
  
- ▶ Max Affordable Purchase Price = \$577,000
  - ▶ Assumptions:
    - ▶ 5% Down Payment
    - ▶ Loan Amount = \$548,150 (max loan before moving to jumbo financing)
    - ▶ 3.5% interest rate
    - ▶ PI (principal & interest) payment = \$2,461
    - ▶ MI of 0.29% = \$132.47/mo.
    - ▶ Total Payment Estimate = \$2,843.47
  
- ▶ Total estimated up-front costs to purchase = \$45,294
  - ▶ Down payment @ 5% = \$28,850
  - ▶ Estimated closing costs @ 3% of mortgage = \$16,444



# Proposal for Sedona Housing Assistance Program

- ▶ Proposal to create two separate Housing Assistance Programs: (1) Employer-Assisted Housing Program for Sedona employees & (2) an essential workers program for employees working within the City of Sedona city limits.
- ▶ Proposed Program Guidelines for both programs:
  - ▶ Matching programs, providing a 2.5 to 1 match of client contributions toward purchase.
  - ▶ Maximum assistance per household is \$25,000
  - ▶ All clients would benefit from one-on-one housing counseling (following HUD guidelines for evaluating household finances, action plans, etc.)
  - ▶ Home must be located in Verde Valley area
  - ▶ Must be first-time Sedona-area homebuyer, having not owned a home in Yavapai or Coconino counties in the past three years
  - ▶ Household housing ratio not to exceed 35% of gross monthly income and combined debt-to-income ratio not to exceed 45% of gross monthly income (exceptions only with compensating factors)
  - ▶ Home must be owner-occupied, verified annually



# Proposal for Sedona Housing Assistance Program

- ▶ Proposed Program Guidelines for City of Sedona Workforce Homeownership Assistance Program:
  - ▶ At least one borrower must be employed within the City of Sedona City Limits. This includes government employees and essential workers, such as employees of the Sedona Fire District, Sedona Oak Creek Unified School District & NAZ Healthcare.
  - ▶ Gross household income cannot exceed 150% of the area median income for Coconino County, adjusted for household size.
  - ▶ If household consists of more than one eligible employee, max household assistance is \$25,000.00
  - ▶ Repayment is triggered when one of the following occurs: (1) sale of home; (2) refinance for cash out; (3) non-owner occupancy; (4) change in title; or (5) employment outside City of Sedona city limits during “retention period” which is defined as the first seven years of ownership
  - ▶ Proposed repayment based on equity-share model

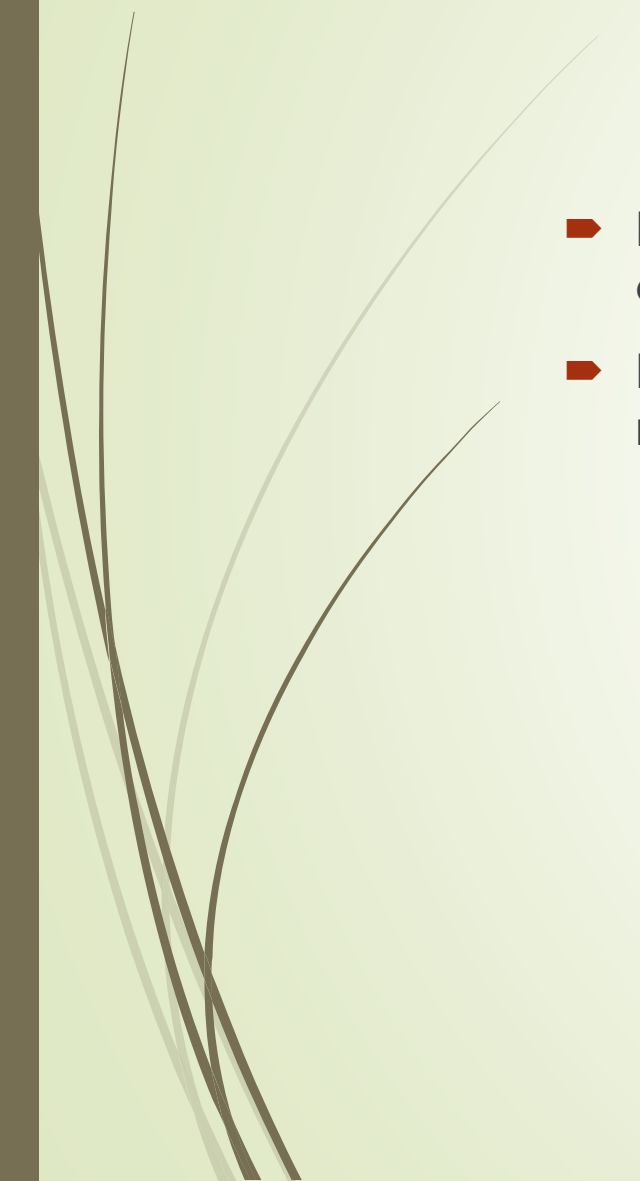


# Proposal for Sedona Housing Assistance Program

- ▶ Proposed Program Guidelines for City of Sedona EAH Program:
  - ▶ Employees must have worked for the City for at least one year to be eligible
  - ▶ Must be a permanent position with the City
  - ▶ Most recent performance evaluation demonstrates work meets or exceeds expectations
  - ▶ Must not be on a performance work plan
  - ▶ If household consists of more than one eligible employee, max household assistance is \$25,000.00
  - ▶ Repayment is triggered when one of the following occurs: (1) sale of home; (2) refinance for cash out; (3) non-owner occupancy; (4) change in title; or (5) separation of employment with the City of Sedona during “retention period” which is defined as the first seven years of ownership
  - ▶ Repayment based on equity-share model



# Adjustments & Changes?

- ▶ Program Guidelines are proposed, based on feedback from City staff & community, as well as past experience in administering such programs.
  - ▶ Happy to discuss and receive direction from Council on program design to meet community goals.
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# Questions?

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