



Housing Department

102 Roadrunner Dr.
Sedona, AZ 86336

September 19, 2024

To Whom it May Concern:

The City of Sedona's Housing Department is requesting a Development Review extension for Sunset Lofts, a 46-unit affordable housing development. The project was originally submitted for review in 2021 and approved by the Planning and Zoning Commission on September 6, 2022. An amendment to modify the roof lines was approved on July 18, 2023. A building permit for the project was issued on December 20, 2023, and was given an extension in June 2024, giving the building permit an expiration date of December 20, 2024.

The project has been delayed for several reasons, primarily related to the increase of labor and construction costs and increases in interest rates, and, due to the terms of an amended development agreement, the City took ownership of the land and architectural designs when the project did not break ground by April 2024.

As the City now owns the project, City staff has been working to begin development of the proposal, which requires issuance of an RFP (Request for Proposals) to secure a contractor. This RFP is anticipated to be issued in October 2024. Due to these time frames, it is unlikely that the construction will begin before the building permit expires in December 2024.

Without an extension to the Development Review approval, if the building permit expires in December, the permit would not be able to be extended again and the project would have to restart the Development Review/public hearing process, further delaying the beginning of construction. No changes to the approved plans are proposed and no change to the Land Development Code have occurred since the project approval that would impact the project.

Please let me know if you have further questions,

Jeanne Frieder, Interim Housing Manager

City of Sedona