

Establishing an Affordable Housing Commission/Committee

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Background



March 19, 2019 City Council discussed a Future Agenda Item Request (FAIR) to place a discussion regarding establishing the Affordable Housing Commission/Committee on a future Council agenda.

There was a Council majority to place the item on a future agenda and was also in favor of doing so in an expedited fashion.



During the FAIR conversation...

Council discussed multiple components of what the Committee could focus on:

- Determine whether to place a Housing Bond Proposition on the 2020 election
- Review Proposition 422 to learn why it failed
- Explore ideas of creating affordable market rate housing looking at zoning code changes, etc.
- Look for creative solutions to creating more affordable housing

In addition, the Committee could also serve as an advisory board to
City Council



Background - Existing Commission

Board of Commissioners of the City of Flagstaff Housing Authority

- Membership - 6 people and the Mayor
 - State law specifies the commission shall either be the City Council with a program representative **OR** be appointed by the Mayor, and that the Mayor shall automatically be and act as a commissioner
 - In either case, at least one member must be either a resident of Public Housing or a Section 8 voucher holder per federal requirements



Background – Scope of CFHA Board



Responsibilities are centered around Housing Authority programs, HUD functions and...

“Investigate living, dwelling and housing conditions and the means and methods of improving such conditions through public housing projects and make recommendations to the City Council regarding these matters including recommendations for increasing the number of low income housing opportunities and projects in the City.”



What we think we heard on March 19...



Short term body with focused limited scope mainly centered on funding identification for affordable housing, such as a possible bond ballot measure for 2020

Would like the body established ASAP

Council would like to appoint the members

Members would represent different areas of expertise



Options



Option A

- Affordable Bond Committee contained in Prop 422
 - “If the bonds are approved, the City Council will create and appoint a Housing Bond committee to advise the City Council on the use of the proceeds of the sale of the bonds and related matters.”

Option B

- Affordable Housing 2020 Election Commission
 - Similar to the Transportation Tax Commission in 2018



Option A



Affordable Bond Committee contained in Prop 422

- Need clarification on the scope and purpose of the Committee

Creation of a Housing Bond Oversight Committee

Element One

- Oversee bond programs / expenditures and report to City Council and the Community
- Possible committee membership
 - At large member
 - Realtor
 - Mortgage lender
 - Subject matter expert
 - Low income community member
 - Moderate income community member
 - Developer/builder
 - Flagstaff Housing Authority Commission member



Slide from April 2018 Council Presentation





Option B



- Affordable Housing 2020 Election Commission
 - 15 voting members
 - 14 appointed by Council and 1 from the CFHA Board

(Transportation Tax Committee had non-specific voting membership appointed by Council with the addition subject matter experts as non-voting participants in the process)



Option B



Possible Membership or Subject Matter Experts Representatives from the following areas

- Builders
- Developers
- Business Community
- Multi-Family
- Realtors
- Housing Non-Profits
- General Community Members
- Neighborhood
- Low/Moderate Income
- “Workforce”

Seeking Direction

Option A

Affordable Bond Committee
contained in Prop 422

Option B

Affordable Housing 2020
Election Commission

Something else?



Questions:

- Scope
- Short term or long term
- Membership
- Subject Matter Experts