

CITY COUNCIL REPORT

DATE: November 26, 2019

TO: Mayor and Councilmembers

FROM: Dan Folke, Community Development Director
Sarah Darr, Housing Director

CC: Greg Clifton, Shane Dille, Leadership Team, Housing Commission

SUBJECT: Update on New Housing Commission and the Path Forward

In the interest of transparency and an effort to be proactive with information sharing this document has been prepared to provide multiple audiences with information relative to the new Housing Commission (HC).

Housing Staff is being inundated with ideas and recommendations from many sources for what the HC should be doing, how often they should be meeting and other thoughts about the future work program for staff and the HC. Given there are lot of ideas and questions about the path forward for the HC's immediate task of making a recommendation to Council one way or the other on a bond measure for 2020, the following information is provided.

Based on the availability of the members of the HC, the first meeting was on November 13, 2019. This was a six-and-a-half-hour meeting covering community housing information, group dynamics, the creation of the HC's operational ground rules and open meeting law/conflict of interest information.

In follow-up to the first meeting, additional resources were provided via email: the ECONA Workforce Housing Report, the annual affordability study conducted by Housing Solutions of Northern Arizona (HSNA), a link to HSNA's pre-purchase programs and information on the Flagstaff Tax Credit Coalition.

As the Housing Commission is brand new and not part of the established commission schedule for Council Chambers, open time slots are very limited. Based on availability, the HC has chosen to have its regular meeting on the fourth Thursday of the month from 1-3pm. December presents a challenge because the fourth Thursday is December 26, the day after Christmas. In lieu of having a meeting with more information presented in a narrative way, staff is preparing a white paper to be sent to commissioners covering topics such as:

- What is municipal bonding?
- How do General Obligation bonds work?
- What are the bonding sources and capacity?
- Analysis of previous Prop. 422 effort in 2018.
- What types of activities could bond funding support?
- What are the deadlines to put a measure on the 2020 general election?

Additionally, when the white paper is sent, staff will request that members of the HC email any questions they have related to the material so that staff can be as prepared as possible with answers.

Staff is working to determine if it is possible to pull a quorum together for a second meeting in January. The goal is for the Commission to arrive at a base recommendation of moving forward, or not, regarding a 2020 Affordable Housing ballot measure. If the decision is to move forward, the HC will identify priorities.

Housing staff is aware of the timeline associated with Council receiving recommendations in a timely manner and is targeting the March 3rd, 2020 Council meeting to coincide with the bond recommendations coming from the joint Parks and Open Spaces Commission.

RECOMMENDATION / CONCLUSION

This report is for information only.