

DRAFT

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY
MAY 28, 2020

VIRTUAL MEETING
211 WEST ASPEN AVENUE
1:00 P.M.

1. Call to Order

Chair Nicole Ellman called meeting to order at 1:00pm.

2. Roll Call

NOTE: One or more Commission Members may be in attendance telephonically or by other technological means.

ROSS ALTENBAUGH - ARRIVED 1:01PM
KAIJAYLAAN BEATTIE - ABSENT
ERIC DAVIS - ARRIVED 1:05PM
MELINDA DEBOER-AYREY - PRESENT
NICOLE ELLMAN - PRESENT

CATHERINE ESQUIVEL - ABSENT
KAREN FLORES - PRESENT
KHARA HOUSE - PRESENT
CHRIS KEMMERLY - PRESENT
DEVONNA MCLAUGHLIN - PRESENT

MOSES MILAZZO - PRESENT
ERIN O'LOUGHLIN - PRESENT
TAD RIGGS - ARRIVED 1:15PM

OTHER STAFF PRESENT: Planning Director Tiffany Antol, Affordable Housing Project Manager Leah Bloom, Housing Manager Justyna Costa, Housing Director Sarah Darr, Housing Specialist Adriana Fisher, Community Development Director Dan Folke, Housing and Grants Administrator Kristine Pavlik, Zoning Code Manager Daniel Symer
COUNCIL LIAISON PRESENT: Councilmember Jim McCarthy

Chair Ellman began by addressing important video meeting etiquette.

3. Public Comment

At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.

No members of the public present for public comment.

4. APPROVAL OF MINUTES

- A. **Consideration and Approval of Minutes:** Housing Commission Meeting, February 27, 2020. Approve the minutes of the February 27, 2020 Housing Commission Meeting

Moved by Khara House, **seconded by** Chris Kemmerly to approve minutes for the February 27, 2020 Housing Commission meeting as presented.

Vote: 11 - 0 - Unanimously

5. GENERAL BUSINESS

A. Recap and Debrief of 2020 Housing Bond

Ms. Leah Bloom provided a recap of Council's direction regarding the 2020 Attainable Bond Recommendations. During the March 31 Council Meeting, the majority of Council directed staff not to move forward with surveying 2020 ballot recommendations and to not put any ballot measures on the 2020 ballot while the City operates in emergency mode.

Commissioners debriefed and provided opinions and comments about:

- Disappointment, but understanding, as to why Council decided to not move forward with the bond.
- How to move forward with the next bond proposal and ensure its success.
- The effects of COVID-19 on our community and why bond funds would be helpful at this time.
- Flagstaff Shelter Services updates.
- Need for permanent affordable units.
- Current opportunity to eliminate non-monetary road blocks, such as zoning and codes for buildings.
- Discussion and questions on whether taxes will decrease without a bond.
- Other ways to raise funding for housing other than a bond.
- Importance of everyone working together to resolve housing issues in our community.

Staff, Council Liaison, and Commissioners thanked Housing Commission and staff for the work that went into bond proposal to Council.

6. DISCUSSION ITEMS

A. Flagstaff Zoning Code

Discussion and Input.

Mr. Dan Symer provided a detailed presentation about the City of Flagstaff's zoning code.

Commissioners asked questions and provided comments about incentives for resource protection vs. affordable housing, incentive policy, provisions of affordable housing zoning codes, list of affordable housing incentives provided in the past, and history of zoning in Sunnyside. Mr. Symer, Ms. Tiffany Antol, and Ms. Justyna Costa all provided answers to the questions asked.

Ms. Costa stated the Housing Commission will see a draft incentive policy in August and will be able to provide feedback. A working group will also be established to work on the document before it's presented to Council.

B. Discussion and Updates on Community Development Block Grant (CDBG) Resolutions Passed by City Council:

1. **Adoption of Resolution No. 2020-25:** A Resolution amending the 2019/2020 Annual Action Plan to reallocate 2019/2020 Owner-Occupied Housing Rehabilitation Program funds and allocate Community Development Block Grant Program COVID-19 (CDBG-CV) funds and authorizing submission of the amended 2019/2020 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD).

2. **Adoption of Resolution No. 2020-26:** A Resolution approving the City of Flagstaff 2020/2021 Annual Action Plan and authorizing its submission to the U.S. Department of Housing and Urban Development (HUD).
3. **Action on Reallocation of General Funds to Coconino County Health and Human Services Eviction Prevention Program :** Approval of the transfer of one-time general fund dollars in the amount of \$59,000 currently reserved for the Mobile Home Assistance for Displaced Residents Program to the Coconino County Health and Human Services Eviction Prevention and Housing Stabilization Program.

There are no recommended actions from staff and the presentation is informational only.

Ms. Kristine Pavlik provided a thorough CDBG overview and discussed the 2020 Annual Action Plan in detail, including a breakdown of initial CDBG entitlement, the Coronavirus Aid, Relief, and Economic Security (CARES) Act funds received, and waiver from HUD on the Public Service cap.

Commissioner Eric Davis asked if staff anticipated an increase in people considered to be low income, if grant funds are automatically increased based on those numbers, and how long it would take to obtain additional funds. Ms. Pavlik, Ms. Bloom, Ms. Costa, and Ms. Sarah Darr all provided answers.

7. **INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS**

Ms. Bloom informed Commission of housing plans. Next meeting, presentations will be informative. Anticipate break in July. In August, Housing Analyst will provide draft Incentive Policy for Commission review.

Other ideas and comments provided were:

- Speak to builders and developers to discuss reducing the cost of new housing without diminishing quality.
- Changing City Code to make it conducive for affordable housing.
- Replacing land lease programs.

Ms. Devonna McLaughlin asked for an update on RSOQ development partner for the City. Ms. Costa clarified this is for the three scattered site parcels put up for RFP and provided update that it's still ongoing.

8. **ADJOURNMENT**

Meeting adjourned by Chair Ellman at 2:49pm.