

ATTENTION

IN-PERSON AUDIENCES AT HOUSING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

DRAFT MEETING MINUTES

**HOUSING COMMISSION
THURSDAY
August 27, 2020**

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

1. Call to Order

Chair Nicole Ellman called meeting to order at 1:05pm.

Vote: 11 - 0 - Unanimously

Vote: 11 - 0 - Unanimously

2. Roll Call

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

ROSS ALTENBAUGH - Present
KAIJAYLAAN BEATTIE - Absent
ERIC DAVIS - Present
MELINDA DEBOER-AYREY - Present
NICOLE ELLMAN - Present

CATHERINE ESQUIVEL - Absent
KAREN FLORES - Present, Left at 2:35pm
KHARA HOUSE - Present
CHRIS KEMMERLY - Absent
DEVONNA MCLAUGHLIN - Present

MOSES MILAZZO - Present
ERIN O'LOUGHLIN - Present
TAD RIGGS - Present

COUNCIL LIAISON PRESENT: Councilmember Jim McCarthy – Arrived at 1:10pm

OTHERS PRESENT: Affordable Housing Project Manager Leah Bloom, Housing Director Sarah Darr, Comprehensive Planning Manager Sara Dechter, Deputy City Manager Shane Dille, Housing Specialist Adriana Fisher, Housing Analyst Jennifer Mikelson, Community Development Block Grant Administrator Kristine Pavlik, Zoning Code Manager Dan Symer.

Vote: 10 - 0 - Unanimously

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.

Sent via email to Leah Bloom, Affordable Housing Project Manager:

Housing Commission Members - Thank you for taking the time to serve on this important commission that is tasked with finding solutions to one of the largest issues facing Flagstaff. I am a member of the Flagstaff Shelter Services Board of Directors, but am writing today to

express my own opinions. I have seen a great deal of conversation as of late about the city-owned Schultz parcel that is home to a field of invasive weeds that occasionally bloom for about two weeks a year. Those voices are loud, but I want you to know that there are many voices out there that support this parcel as a site for affordable housing, as it was originally intended. Our teachers, first responders, grocery store workers, medical professionals, and many others who have been deemed "necessary" during this pandemic, are priced out of Flagstaff's housing market. The City has invested a significant amount of money in preparing this site to house our neighbors and that plan should not be altered. Protecting a field of invasive weeds surrounded by private property that will likely be developed at some point is not going to serve anyone. This parcel is ready to provide much-needed housing and I encourage you to stay the course and bring this project to reality. Thank you for your consideration.

Jacki Lenners

4. **APPROVAL OF MINUTES**

- A. **Consideration and Approval of Minutes:** Housing Commission Meeting, June 25, 2020
Approve the minutes of the June 25, 2020 Housing Commission Meeting.

Moved by Ross Altenbaugh, **seconded by** Khara House to approve the June 25, 2020 minutes as presented.

Vote: 11 - 0 - Unanimously

5. **GENERAL BUSINESS**

- A. City of Flagstaff, Recovery Roundtable - Update and Resources Regarding Arizona's Eviction Moratorium. Please see video at <https://youtu.be/t3Lpq-MYqhc>.

Ms. Leah Bloom played the City of Flagstaff's Recovery Roundtable video for Commissioners.

Ms. Sarah Darr provided updates about resources from the Recovery Roundtable video and indicated a packet will soon be distributed to the public both electronically and physically. Follow up questions and comments were provided by Commissioners and City Staff, which were well received and answered by Ms. Darr.

6. **DISCUSSION ITEMS**

- A. **Discussion and Input: Review of Flagstaff's Regional Plan**
Discussion and Input

Ms. Sara Dechter, Comprehensive Planning Manager, provided broad overview of Regional Plan. Follow-up questions asked by Commissioners, answered by Ms. Dechter.

Ms. Dechter welcomed additional questions by email.

B. Discussion and Input: Review Incentive Policy for Affordable Housing

Discussion and Input

Ms. Jennifer Mikelson, Housing Analyst, provided an overview of the Incentive Policy for Affordable Housing (IPAH), explaining we will be revising the current 11-year-old document and examining possibilities.

Commissioners and Council Liaison made comments and asked follow-up questions relating to:

- Who's leading the rewrite effort?
- Who will be involved?
- The importance of involving the public and experts in the field.
- If other incentive policies offered by the City of Flagstaff can be examined.
- When the working groups will be established.

Questions answered collaboratively by Ms. Mikelson, Ms. Darr, Zoning Code Manager Dan Symer, Housing Manager Justyna Costa.

Ms. Mikelson welcomed questions by email. Ms. Bloom asked Commissioners to please copy her in the email so the information could be shared with all Commissioners.

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

- Ms. Bloom apologized for not including the web link to the meeting in her meeting appointment for Commissioners, but indicated the link will always be provided in the Agenda packet, which is most important. Council Liaison Jim McCarthy gave Ms. Bloom a thumbs up in the chat regarding her comment.
- Commissioners brought up that some Housing Commission term agreements are ending soon and inquired about how to renew their term and/or refer others to apply to be on the Commission. Ms. Darr and Council Liaison McCarthy indicated that anyone interested, whether already on the Commission or not, would have to submit an application to the City Clerk for Council review. Council Liaison McCarthy encouraged individuals to include a couple of paragraphs about why they're qualified and interested to serve on the Commission. Ms. Bloom indicated there is already a potential vacant seat that can be filled pending Ms. Catherine Esquivel's, who is a community member, resignation.

8. ADJOURNMENT

Meeting adjourned at 3:05pm by Chair Ellman.