

## Commissioner Ross Altenbaugh, Low Income Housing Expert



In August of 2014, Ross Altenbaugh moved from Richmond, Virginia to Flagstaff, Arizona. In Richmond, Ross was the Executive Director of Housing Families First, a multi-dimensional housing program for families experiencing homelessness. Ross' work at Housing Families First involved a three year process of moving the agency's mission from transitional shelter to a housing first approach.

Virginia Housing Coalition named Ross as one of the top 40 under 40 in Housing in Virginia in 2013. Additionally, Ross was chosen by The Greater Richmond Community Foundation as a 2014 recipient of the Stettinius Awards for Nonprofit Leadership. The Flagstaff Chamber of Commerce and the Arizona Daily Sun named Ross one of 2017's Top 20 Under 40.

Ross began her work as the Executive Director of Flagstaff Shelter Services in August 2014 and is working to bring housing strategies to clients that are experiencing homelessness. In August 2015, the Arizona Department of Housing named FSS the 2015 Housing Hero for Innovative Supportive Housing in Arizona. Since then, Flagstaff Shelter Services has permanently housed over 500 individuals and is in the process of expanding its physical campus and service provision to work with more individuals and families experiencing homelessness in Northern Arizona. I applied to be on the Housing Commission because if firefighters and social workers cannot afford housing in this town, then people experiencing homelessness will never be able to access a permanent home.

## Eric Davis, Building and Real Estate Professional



Eric Davis is a lifetime resident of Flagstaff. He is an Associate Broker with the Elite Team at RE/MAX Peak Properties and has been a real estate agent for over 15 years. He is currently serving on the Board of Directors with Northern Arizona Association of REALTORS® as well as the family selection committee for Habitat for Humanity in 2019.

Throughout his career Eric's passion has been assisting home buyers purchase their first home. While helping them pursue the American dream he has witnessed firsthand the affordability struggles buyers encounter trying to purchase a home in the Flagstaff area. This is the number one issue facing many Flagstaff residents and the reason Eric applied for the Housing Commission. His roots in the community and Flagstaff real estate industry will provide a valuable pulse on the housing issues our residents face daily.

## Commissioner Nicole Ellman, Low Income Housing Expert



In 2004, Nicole moved to Flagstaff to attend college at Northern Arizona University. Shortly thereafter, she found herself working full time at a bank and the interest in school took a backseat. In 2006, Nicole met her now husband and soon they were wed. While contemplating starting a family, the discussion of owning their own home was always top priority. That is when they discovered the high price of housing in Flagstaff and Nicole developed a passion for understanding the drivers of the high prices and finding a solution for affordable housing.

Nicole joined Soroptimist International of the Arizona Peaks in 2009, chaired 4 of the 5 annual fundraisers during her tenure. With those fundraisers she raised over \$100,000 for women in need within the Flagstaff community. These funds were distributed as grants for furthering

education, to general assistance (typically living expenses).

Nicole is the Finance Manager at The Guidance Center where she oversees the housing program and manages the Move-In Assistance, Eviction Protection program that is funded through AHCCCS. Being in the healthcare industry, Nicole has gained an understanding of how the social determinants of health play an integral role in a persons physical and mental wellbeing. One of the social determinants of health is housing and economic stability.

I applied to be on the Housing Commission as a Low Income Expert because I have become very passionate about the cost of housing in Flagstaff. I have a long history of helping others that have not been as fortunate as some. Additionally, with the mental health crisis that is sweeping the country it is now more important than ever to be able to provide safe, affordable housing for our citizens at any socioeconomic status.

## Karen Flores, Building and Real Estate Professional



In 1993, a few years after graduating from NAU, Karen Flores started her career as a loan officer in the mortgage industry in Phoenix, AZ . In 1995 she got married and her new husband accepted a position as a Police Officer with the Flagstaff Police Department. After relocating back to Flagstaff, Karen continued her career in the mortgage business helping individuals and families realize the dream of homeownership. As the years passed, Karen noticed that it was becoming especially difficult for many Flagstaff residents to purchase a home, as the home values were quickly increasing. Programs that were designed to help first time home buyers with their down payment, were becoming obsolete due to the disparity between the program's income limit requirements and the cost of housing. Karen has served as a committee member on the Northern Arizona Housing Solutions HAP committee almost the entire time she has been in Flagstaff. This non-profit agency was developed to help first time home buyers within certain income brackets, find homeownership through down

payment and closing cost assistance. In 2016 and 2017, Karen served as the Affiliate Director on the Board of the Northern Arizona Association of Realtors, and she has volunteered her time and served on various other Association Committees over the years. During her time on the board, the subject of affordability was a recurring subject. In 2016, Karen spearheaded the creation of Heroes Club of Northern Arizona. She saw that that our local teachers, fire fighters, police, veterans, current military personnel, and first responders needed financial help when it came to purchasing a home. She and a group of Realtors, a Title Company, and an Insurance agent are the main members of the Club. Each member offers discounts for their services which has further increased the ability for these members of our community to own a home. After the first year, the NAZHC group recruited other businesses in the community to join their club and now local businesses are offering discounts outside the home buying process to these wonderful heroes. Karen applied to be on the Housing Commission so that she could share her first-hand experiences with the challenges of affordability in Flagstaff. She deals daily with citizens of our community not being able to buy a home and she wants to be part of the solution.

## Commissioner Sandi Flores, Community Representative



Sandi is the Sr. Programs Director for Northern Arizona at Catholic Charities, overseeing Housing and Homeless Services. She has been with Catholic Charities for 15 years and a resident of Flagstaff for 33 years. Catholic Charities operates multiple housing programs including shelter, permanent supportive housing, rapid rehousing, affordable housing and housing for specialty populations, as well as is the owner and property manager of 5 affordable housing communities in the valley and is currently pursuing the development one here in downtown Flagstaff.

## Commissioner Khara House, Building and Real Estate Professional



Khara House came to Flagstaff, Arizona from Harrisburg, Pennsylvania to begin graduate studies at Northern Arizona University in 2009. In 2011, Khara relocated permanently to Flagstaff, serving as an Instructor in the University Writing Program; during this time, Khara taught both Composition and Poetry at the university level. Khara made the move to multifamily housing in 2013, serving as an Assistant Manager for Bella Investment Group, LLC before moving into a Manager position in 2014. As an onsite Property Manager, Khara was honored with the Arizona Multifamily Association's 2017 Tribute Award for Community Manager of the Year (Outside the Valley). During this time, Khara also became a

Board Member of NAMI Flagstaff and an AMA Committee Member serving with the AMA Autism Committee (now the Arizona Multihousing Charitable Foundation/Big Hearts).

In 2018, Khara was honored to be among the ATHENA Award Program Young Professional Nominees. She is engaged in numerous community organizations, including the Coconino County African American Advisory Council, The AMA Government Affairs Committee, the Southside Community Association, and other local, state, and national associations and organizations. Khara also currently serves as the Chairperson of the Bella Initiative of Grace Fund, an initiative that exists to extend grace to those in need especially in the areas of poverty, health and housing. Before coming to the Housing Commission, Khara served on the City's Commission on Diversity Awareness (CODA). Khara applied for the Housing Commission from a desire to make a lasting difference in the housing landscape of Flagstaff. As a multifamily housing provider, licensed Real Estate salesperson, and invested community manager, Khara sees the connection between Flagstaff's unique housing situation and the struggles of those most in need of an advocate within the Flagstaff community. She comes to the table with a focus on equity, cultural inclusion, diversity, affordability, and a desire to investigate and pursue unique solutions to the issues facing the people of Flagstaff.

## Chris Kemmerly, Building and Real Estate Professional



It may be hard to believe, but one of Arizona's largest builders literally began with a cardboard box and a pickup truck.

Chris Kemmerly, a third-generation homebuilder, received his bachelor's degree from the University of Arizona in 1982. After graduation, Chris moved to Chicago where he began working in real estate development and home building for Kennedy Brothers Construction.

However, it wasn't long before Arizona called to him. In 1992, Chris returned to Tucson and started his own building company.

Kemmerly and Miramonte have won many awards over the years. Some of those awards include:

- Winning the Southern Arizona Custom Home Builder of the Year award not just once, but twice.
- The National Association of Home Builders Best in American Living award.
- The Alliance of Construction Trades Excellence in Construction award.

Coming from humble beginnings, Chris continues to be the driver that makes Miramonte the premier builder it is today.

## Commissioner Devonna McLaughlin, Low Income Housing Expert



Devonna McLaughlin is the CEO of Housing Solutions of Northern Arizona, a local nonprofit housing organization, serving Flagstaff and Northern Arizona. Devonna works with staff and volunteers to increase access to decent, safe and affordable housing for low- and moderate-income households in Coconino, Yavapai and Mohave counties. She has worked for Housing Solutions for the past 15 years, serving as the organization's Development Director and Assistant Director prior to becoming the CEO in 2010. Housing Solutions is a HUD-approved housing counseling agency. It also provides scattered-site affordable permanent rental housing and operates Sharon Manor transitional housing facility, benefitting homeless survivors of domestic violence.

Prior to joining Housing Solutions, Devonna worked for the American Red Cross in Flagstaff and the White Mountain Independent Newspaper in Show Low. She is a former AmeriCorps volunteer and holds a bachelor's degree in Journalism and a master's degree in English from Northern Arizona University. Devonna is an alum of the Flagstaff Leadership Program and currently serves on the board of directors for the Arizona Housing Coalition. Devonna has called Flagstaff home since 1999, when she moved to Flagstaff from California to attend NAU. She lives in Flagstaff with her husband & two sons, ages 8 and 9.

Devonna is a strong advocate for affordable housing, having worked directly with families trying to purchase a first home and homeless households fleeing domestic violence. She understands housing is a family's largest monthly expense and that the disconnect between housing costs and income strain many local families, stretching budgets and putting families at risk when there are unexpected expenses or a disruption to household income.



Moses Milazzo (he, him, his) was born and raised on a ranch east of Flagstaff near the Diné (Navajo) Nation. Moses attended Leupp Elementary school in Leupp, and Sinagua High school in Flagstaff.

After graduating from high school, Moses attended Northern Arizona University for a short time before moving to Tucson to finish his BS in Mathematics at The University of Arizona. After

earning his BS, Moses stayed at The University of Arizona to work on a PhD in Planetary Sciences, which he earned in 2005. Moses has worked on several of NASA's planetary spacecraft missions, including missions to Earth, Mars, Jupiter, Asteroids, Venus, and Saturn.

In 2008, Moses and his family moved home to Flagstaff. In Flagstaff, Moses has worked at the U.S. Geological Survey (USGS) as a geophysicist, physical scientist, educator, and curriculum developer. During the 2013–2014 school year, Moses took a short time off from science to be a mathematics, computer science, and robotics teacher at BASIS Flagstaff. He returned to Earth and planetary science in late 2014. During his time at the USGS, Moses helped bring a portfolio of science, education, and community outreach funding to the Flagstaff area. In April 2019, Moses left Civil Service to found a scientific consulting, field work logistics, and pro-social program development business.

Moses has been on the Board of Directors of the Flagstaff Shelter Services since November 2017. He joined the Flagstaff Housing Authority Board in March 2019. Moses cares deeply about housing affordability, housing equity, and making Flagstaff a home for people from all backgrounds and for people of all income levels.

## Commissioner Erin O'Loughlin, Architect



Originally native to California, Erin has spent the last seven years in Arizona, of which, the last three were in Flagstaff. She earned a Bachelor of Architecture at California Polytechnic State University Pomona, and has worked at architecture firms in California and Arizona. Currently, she is a Project Architect at PWMA working on residential and commercial projects. On the side of her normal job, she is also a member of The Artist Gallery Coop at their downtown shop where she displays her architectural ceramic jewelry.

She originally moved out to Arizona in 2013 to work and live at Arcosanti: an ever-growing prototype of Italian architect Paolo Soleri's solution to suburban sprawl called an "arcology" which blends architecture with the surrounding ecology. Her time there was devoted to working in planning and eventually managing the ceramics studio. After business hours, she served multiple community council terms and was voted onto the Arcosanti Leadership Team where she spearheaded writing multiple site-wide policies that were voted into action. Living and working there gave her extensive experience in working with large groups of people with differing opinions, while still being able to make positive change for a community. Soleri's ideas about density, complexity, and miniaturization influenced her architecture, and the way she thinks about how people could live. Housing has been the focus of her current architectural interests, and this commission allows her to serve a wider group of people looking for reasonable housing in Flagstaff.

When she first moved to Flagstaff, the cheapest available rent she found was a 420 SF studio apartment for \$1250/month. Ever since, she has been scouring the city looking for better living accommodations for young professionals, and keeping tabs on residential development within the city. She believes that unique and creative, while realistic, solutions will be the way forward for Flagstaff's housing.

## Commissioner Adrah Parafiniuk Community Representative



Adrah moved to Flagstaff in 1993. He graduated from NAU with a bachelor's degree in History and Minor Spanish. He also graduated with two children. He, his wife, and his children moved to Boulder, CO where they worked for the Boulder Housing Authority (the kids didn't work though.) After obtaining a Master's of Arts in Teaching (MAT) degree and doing his student teaching in inner city Chicago, the family moved out to Tuba City on Navajo lands and across the street from Hopi. Adrah taught at the high school there, while his wife

Diana commuted to NAU, working on her Master's in Speech Pathology.

The whole family (now 5 strong) moved back to Flagstaff in 2004, where they struggled to find affordable housing. Fortunately for the Parafiniuks, NACOG (Northern Arizona Council of Governments) was able to offer 1<sup>st</sup> time home buyer assistance. With zero-interest down payment loans in hand, they were able to buy a manufactured home in town. Adrah taught in Northern Arizona for 10 years. He first helped to create Ponderosa High School, an alternative school for older students that had struggled to graduate. He worked for 3 years at Coconino County Jail, teaching children who were charged as adults. In the afternoons he taught Spanish at NPA and FJA. He then taught US history, world history, and social studies for FUSD at Flag High and Sinagua Junior High for 3 years. He then started his Master's in Sustainable Communities, while teaching Spanish at the Mountain School.

This varied experience in Flagstaff brought Adrah into contact with almost every conceivable group of people living in Flagstaff. He has seen how difficult it is for working families to find quality affordable housing. Adrah is currently working on his PhD in Politics and International Affairs program. He focuses on what motivates people to act sustainably. He fulfilled one of the program requirements of writing a publishable paper by writing a comparison of affordable housing programs in Flagstaff, AZ, Bend, OR, and Boulder, CO. It is Adrah's hope is that his plethora of experiences in town, his personal experience with affordable housing, and his previous work in public and private housing will allow him to bring knowledge and understanding to the Flagstaff Housing Commission.

## Commissioner Tad Riggs, Building and Real Estate Professional



Tad first moved to Flagstaff in 1977 to attend Northern Arizona University. After graduating from NAU and spending four years in the US Air Force he moved to Dallas Texas to start his career in construction management. Tad worked for three production home builders in sales, customer service and construction management. Tad and his family returned to Flagstaff in 1996 to establish Riggs Homes. Tad has served on the Board of Directors for Northern Arizona Building Associates. He has also been an Arizona Realtor. Tad has served the Flagstaff community as a member of the Coconino County Sheriff's Search and Rescue and President of the Flagstaff Youth Alliance. Tad chose to be a Commissioner to help minimize unintended consequences of city housing decisions.

# Commissioner Joanna Wheaton, Community Representative



I applied to be on the Housing Commission because housing security seems to underpin so many other difficult issues, from systemic challenges facing low-income and minority households to climate change. I hope to make a meaningful contribution to the Commission through my technical skills as a data scientist, my job in the rental housing space, my educational background, and my nerdy enthusiasm for ad hoc research projects.

## **Education**

### Northern Arizona University

- Graduated summa cum laude in 2020 with a B.S. in Data Science + Mathematics minor + Economics minor

### UCLA

- Graduated summa cum laude in 2013 with a B.S. in Political Science + Environmental Systems & Society minor + Urban & Regional Studies minor

## **Career**

### RentLab

- Lead Data Scientist for RentLab, a small start-up partnered with the City of Flagstaff through the Sustainability Program. RentLab's mission is to drive sustainability and affordability in the rental housing sector using data transparency and customized community analytics.
- I wrangle spatial and utility data, maintain databases for our partner cities, produce reports analyzing relationships between utility costs/usage and physical/spatial building characteristics, and build interactive web-tools as internal and external references.

## **Activism**

### FlagStats

- Some friends and I created the FlagStats project over this past summer. FlagStats is a data-driven, citizen journalism collective that seeks to further progressive efforts to explain and address systemic issues in Flagstaff. Accordingly, we build interactive tools, produce reports, promote data transparency, and collect user-submitted data related to our primary focus areas—housing and policing.
- Our website and first report (which is about the looming eviction crisis in Flagstaff should the CDC eviction moratorium not be extended at the end of the year) will go live next week!