

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY
FEBRUARY 25, 2021

CITY OF FLAGSTAFF
MICROSOFT VIRTUAL MEETING
1:00 P.M.

1. Call to Order

Chair Nicole Ellman called the meeting to order at 1:01pm.

2. Roll Call

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

ERIC DAVIS - Present
NICOLE ELLMAN - Present
KAREN FLORES - Present
SANDI FLORES - Present
KHARA HOUSE - Arrived at 1:44pm

CHRIS KEMMERLY - Absent
DEVONNA MCLAUGHLIN - Present
MOSES MILAZZO - Present
ERIN O'LOUGHLIN - Present
ADRAH PARAFINIUK - Arrived at 1:29pm

TAD RIGGS - Present
ROSS SCHAEFER - Present
JOANNA WHEATON - Absent

COUNCIL LIAISON PRESENT: Vice Mayor Becky Daggett

STAFF PRESENT: Justyna Costa, Sarah Darr, Adriana Fisher, Jennifer Mikelson, Kristine Pavlik, Dan Symer

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.

None.

4. APPROVAL OF MINUTES

- A. Consideration and Approval of Minutes:** Housing Commission Meeting, January 28, 2021
Approve the minutes of the January 28, 2021 Housing Commission Meeting.

Moved by Karen Flores, **seconded by** Eric Davis to approve the minutes from the regular meeting of January 28, 2021 as presented.

Vote: 9 - 0 - Unanimously

5. **DISCUSSION ITEMS**

A. **Discussion and Input:** A presentation on Rental Assistance Demonstration Discussion and Input

Ms. Sarah Darr, Housing Director, gave a presentation on the Rental Assistance Demonstration (RAD) and answered questions from Commissioners.

Commissioner Devonna McLaughlin expressed her excitement for this strategy to increase permanent, affordable housing units.

Commissioner Moses Milazzo expressed agreement that the greater risk is to not proceed with RAD.

B. Case No. PZ-21-00019 Zoning Code Text Amendment - 2021: Affordable Housing Modified Development Standards. A request by the City to amend the Zoning Code to amend the Zoning Code to incorporate provisions into the Affordable Housing Incentives and the Parking Adjustments.

Staff is requesting the Housing Commission provide a recommendation to the City Council for approval of the City's request for a Zoning Code Text Amendment to incorporate provisions into the Zoning Code's Affordable Housing Incentives and the Parking Adjustments.

Mr. Dan Symer, Zoning Code Manager, provided a brief overview of the proposed Zoning Code Text Amendment - 2021, and requested input and a recommendation from the Housing Commission. Commissioners asked clarifying questions, expressed their concerns, and provided feedback.

Moved by Ross Schaefer, **seconded by** Erin O'Loughlin to recommend the City Council approves the Case No. PZ-21-00019 Zoning Code Text Amendment - 2021.

Abstain - Khara House

Vote: 9 - 1

NAY: Adrah N. Parafiniuk

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

A. Update from Housing Authority Commission Member

Commissioner Milazzo, Housing Authority Liaison, provided a brief update, with supporting information from Ms. Darr.

B. Update from Housing Staff

Ms. Justyna Costa, Housing Manager, provided a brief update about volunteer working groups and items on the March meeting agenda.

Ms. Jennifer Mikelson, Housing Analyst, updated Commissioners about the Incentive Policy for Affordable Housing (IPAH).

Ms. Kristine Pavlik, Community Development Block Grant (CDBG) Administrator, provided an update about the 2021 CDBG applications received.

Ms. Costa, Ms. Mikelson, Ms. Pavlik, and Ms. Darr answered Commissioner questions and indicated a specific question regarding the Crestview development will be addressed at a future meeting.

c. Other Informational Items

Commissioners requested the following topics be added to future agendas:

- Discussion on how to make all housing more affordable in Flagstaff;
- Update on state legislative activities that could impact affordable housing or housing efforts in our community;
- Information about Low Income Housing Tax Credits and how the Flagstaff Housing Authority and Housing Commission work with them.

Ms. Darr acknowledged all requests, provided goals for this section of the agenda in future meetings, and thanked Commissioners for their commitment and participation.

Chair Ellman expressed appreciation for the opportunity to address specific topics and for the comprehensive presentations provided by or arranged by City staff.

7. ADJOURNMENT

Meeting adjourned at 2:53pm by Chair Ellman.