

HOUSING COMMISSION
THURSDAY
MAY 27, 2021

VIRTUAL MEETING
MICROSOFT TEAMS MEETING
1:00 P.M.

NOTICE AND AGENDA

ATTENTION

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

[Click here to participate in the online meeting](#)

The public can submit comments to LBloom@FlagstaffAZ.gov. Public comment will be emailed to Housing Commissioners and will be read at the meeting by a staff member.

1. Call to Order

2. Roll Call

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

| | | |
|---------------|--------------------|--------------------------|
| ERIC DAVIS | CHRIS KEMMERLY | TAD RIGGS |
| NICOLE ELLMAN | DEVONNA MCLAUGHLIN | ROSS SCHAEFER ALTENBAUGH |
| KAREN FLORES | MOSES MILAZZO | JOANNA WHEATON |
| SANDI FLORES | ERIN O'LOUGHLIN | |
| KHARA HOUSE | ADRAH PARAFINIUK | |

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.

4. APPROVAL OF MINUTES

- A.** Consideration and Approval of Minutes: Housing Commission Meeting, April 22, 2021
Approve the minutes of the April 22, 2021 Housing Commission Meeting

5. **DISCUSSION ITEMS**

A. Discussion and Input: Bonding for an Alternative Response Model

Discussion and input regarding bonding for an Alternative Response Model:

1. Answer questions from Commission Members.
2. Gain an understanding about how a care center may align with the components of the housing bond measures the Commission is considering.
3. Continue conversations about potential collaboration.

B. Discussion and Input: Update regarding Flagstaff's 10 Year Housing Plan

A presentation by Leah Bloom, Affordable Housing Advancement Project Manager.

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

A. Update from Housing Authority Commission Member

B. Update from Housing Commissioners and other informational items

C. Update from Housing Staff

7. **ADJOURNMENT**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. This notice has been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

Dated this _____ day of _____, 2021.

Leah Bloom, Housing Section



Housing Commission

4. A.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 05/27/2021

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting, April 22, 2021

STAFF RECOMMENDED ACTION:

Approve the minutes of the April 22, 2021 Housing Commission Meeting

Executive Summary:

Minutes of Commission meeting are the requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions taken by the Housing Commission.

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Not applicable.

Previous Council Decision on This:

Not applicable.

Attachments

DRAFT MEETING MINUTES

**HOUSING COMMISSION
THURSDAY
April 22, 2021**

**VIRTUAL MEETING
MICROSOFT TEAMS MEETING
1:00 P.M.**

1. Call to Order

Chair Ellman called the meeting to order at 1:03pm.

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 - Arrived at 1:11pm
SANDI FLORES - Present
KHARA HOUSE - Present

CHRIS KEMMERLY - Arrived at 1:04pm
DEVONNA MCLAUGHLIN - Present
MOSES MILAZZO - Present
ERIN O'LOUGHLIN - Present
ADRAH PARAFINIUK - Present

TAD RIGGS - Arrived at 1:42pm
ROSS SCHAEFER ALTENBAUGH - Present
JOANNA WHEATON - Present

STAFF PRESENT: Leah Bloom, Justyna Costa, Adriana Fisher, Jenny Niemann

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, March 25, 2021
Approve the minutes of the March 25, 2021 Housing Commission Meeting.

Moved by Khara House, **seconded by** Erin O'Loughlin to approve the Housing Commission's March 25, 2021 meeting minutes.

Vote: 10 - 0 - Unanimously

5. DISCUSSION ITEMS

A. **Discussion and Input:** Arizona Housing Coalition's Presentation Regarding Federal, State & Local Advocacy on Affordable Housing & Homelessness.

An informational presentation by Joan Serviss, Executive Director of Arizona Housing Coalition.

Ms. Joan Serviss, Arizona Housing Coalition's Executive Director, presented on homelessness and affordable housing in Arizona, and provided information about federal, state, and local advocacy.

Commissioners asked questions and provided input regarding eviction protections, the resources available in rural Arizona, if and how the coalition advocates for those outside of Maricopa County, and asked for suggestions about how to show legislators and directors that Flagstaff is broader than Phoenix. Ms. Serviss answered all Commissioner questions.

Commissioners thanked Ms. Serviss for the presentation and all she does for the community.

B. **Discussion and Input:** Introducing the Flagstaff Sustainability Program and the Carbon Neutrality Plan

A presentation by Jenny Niemann, Climate and Energy Specialist, City of Flagstaff
-Sustainability Section

Ms. Jenny Niemann, Climate and Energy Specialist for the City of Flagstaff's Sustainability Section, provided a presentation about the Carbon Neutrality Plan and requested input from Commissioners.

Commissioners asked questions about how the County is involved, the costs of electrification, the need for electrification considering the impact of trees in the removal of carbon dioxide, and how the plan addresses affordability while achieving sustainability milestones. Ms. Niemann answered all questions.

Commissioners provided input to:

- highlight that electrification is more expensive than fossil fuels;
- encourage language in the plan about how affordability will be achieved with the cost of carbon neutrality;
- suggest addressing equity and housing first since they are vital to achieving sustainability;
- encourage the involvement of the Zoning Commission in housing concerns;
- propose education expansion to provide residents with tips on how to make small sustainable changes in their daily lives;
- recommend having a bicycle registration fee to generate income for this effort;
- suggest addressing the size of homes by a reasonable amount first to reduce the square footage that needs to be lit and heated.

Ms. Niemann thanked Commissioners for their input.

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

A. 10 Year Housing Plan and Informal Working Group Update

Informal working group liaisons provided their updates and Chair Ellman facilitated a thorough discussion about the progress made and methods utilized.

Ms. Bloom thanked all informal working group volunteers for their time, provided additional comments, and provided her updates as informal working group facilitator.

B. Update from Housing Authority Commission Member

Commissioner Milazzo provided a brief verbal update about the most recent Housing Authority Board meeting.

C. Update from Housing Commissioners and other informational items

Commissioners requested a chalkboard/Jamboard brainstorming session to obtain ideas for the creation of affordable housing.

While Ms. Bloom indicated in-person meetings are not yet an option, she would like to find out what Commissioners' preferences about the format of the Housing Commission Meetings. Chair Ellman obtained the following votes from Commissioners:

- Hybrid: Chair Ellman, Vice Chair House, and Commissioners Davis, K Flores, McLaughlin, Parafiniuk, Riggs, S Flores, Milazzo, O'Loughlin.
- In person: Chair Ellman and Commissioners Davis, K Flores, McLaughlin, Parafiniuk, and Riggs.
- Virtual: Vice Chair House and Commissioners S Flores, Milazzo, and O'Loughlin.

Commissioners Kemmerly, Schaefer Altenbaugh, Wheaton did not vote as they were absent for this item.

Votes: 10 of 10 Hybrid; 6 of 10 In Person; 4 of 10 Virtual

D. Update from Housing Staff

Ms. Costa, Housing Manager, provided a brief update about the a Housing bond.

Commissioners requested an update on Council's decision to move forward a Housing bond and information about what other bond items are being considered.

Commissioner S Flores indicated Vice Chair House was nominated by the Arizona Multihousing Association for corporate employee of the year.

Commissioner McLaughlin shared that two proposed Flagstaff Low Income Tax Credit applications were received by the Department of Housing for consideration for award year 20-21.

7. ADJOURNMENT

Meeting was adjourned at 2:57pm by Chair Ellman.



Housing Commission

5. A.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 05/27/2021

SUBJECT: Discussion and Input: Bonding for an Alternative Response Model

STAFF RECOMMENDED ACTION:

Discussion and input regarding bonding for an Alternative Response Model:

1. Answer questions from Commission Members.
2. Gain an understanding about how a care center may align with the components of the housing bond measures the Commission is considering.
3. Continue conversations about potential collaboration.

Executive Summary:


See attached presentation.

Attachments

Alternate Response Model Presentation

May 27th, 2021

Bonding for an
Alternate Response
Model


 A circular logo with a white background and a grey border. The top half of the circle contains the text "Making Communities Safer" in blue, curved letters. The bottom half contains the text "Working Together" in black, curved letters. In the center, a blue hand is shown holding a stylized city skyline with various buildings and a central spire.

1

Welcome
Housing
Commission

Rose Toehe

***Building a Safer & Healthier
Community Together***

- Welcome by Rose Toehe, City Coordinator of Indigenous Initiatives
- The services our current social service agencies provide are of great value to the community, but we need additional services
- We want to share with you why the City believes an alternate response is needed
- What the model entails, and the services we believe may be important to address community needs

2

Welcome Housing Commission

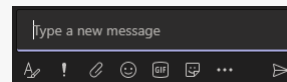
Shannon Anderson

***Building a Safer & Healthier
Community Together***

- Today the goal is to provide you with a quick overview of the model, answer questions and gain an understanding about how the model may align with the housing bond measures
- Please use a C for comment and Q for question in chat to share during the meeting today
 - Top right of the screen



- Type in text box and use arrow to send



3

CJCC & Diversion Programs

Shannon Anderson

***Building a Safer & Healthier
Community Together***

- CJCC and Coconino County sponsored a group of individuals to visit a Homeless and Jail Diversion Center in Clearwater, Florida in September 2019 & February 2020
- This center opened January 2011 to keep homeless population out of criminal justice system and provide for safe environment

4

CJCC & Diversion Programs

Shannon Anderson

Building a Safer & Healthier Community Together

- Services provided in Clearwater, FL
 - Common day time facilities
 - Separate housing units at night
 - 3 meals per day
 - Washer, dryer, showering facilities & lockers for valuables
 - Donations of clothing and toiletries accepted 24/7
 - Wi-Fi and television

5

CJCC & Diversion Programs

Shannon Anderson

Building a Safer & Healthier Community Together

- Based on ideas shared at CJCC and research completed on other diversion programs, the City created an Alternate Response Team
- The Team's focus has been to create a scope of work and conduct a solicitation process to offer a diversion program in Flagstaff
- Although the scope of work may be similar to some of the services in Florida a distinct difference is the City is contracting with a behavioral health service provider

6

CJCC & Diversion Programs

Shannon Anderson

Building a Safer & Healthier Community Together

- Need identified in ICF/City Forum on homelessness, housing and wellness
- Reviewed scope of work in Town Hall with community stakeholders to seek input
- Rose Toehe shared model with Indigenous Commission and have engaged in dialog through Q&A process
- City is partnering with NACA on RARE assessment to engage community population on needs
- Today presenting to you, the Housing Commission

7

Why consider an Alternate Response Model?

Adam Shimoni

Building a Safer & Healthier Community Together

- Opportunity to engages those in need with most the most appropriate services, keeping them safe, and out of the justice system
- Reduce the strain on emergency services
- Reduce return calls for service on same individuals
- Reduce the number of pedestrian fatalities (vehicle and train) involving alcohol consumption
- Reduce the number of exposure deaths

8

Why consider an Alternate Response Model?

Adam Shimoni

Building a Safer & Healthier Community Together

- Provide appropriate housing and wrap around services
- Continue investing in community services by selecting either existing service providers in the community or new providers depending on RFP responses
- Focus on Native American culture, healing and ceremonies in service delivery model to ensure comfort for all Flagstaff community members

9

What the Alternate Response Model Includes

Brent Harris

Building a Safer & Healthier Community Together

- Alternate Mobile Response Unit
- Care Center
 - Detox Center
 - Day Center

10

Why an Alternate Response Unit?

Mark Gaillard

Building a Safer & Healthier Community Together

- Benefit citizens and most vulnerable
- Emergency responders need more options to take people so they can get appropriate services
- Supports both alcohol and behavioral health related calls (statistics from 2020 calls for service)
 - FPD 2,896 mental health related calls
 - FPD 3,318 lowest priority alcohol related calls
 - FPD spent 649 hours at hospital with 1,021 arrestees mostly due to intoxication
 - FFD 2,438 public intoxicant (man down responses)
 - FFD 426 behavioral health type responses

11

What is an Alternate Response Unit?

Mark Wilson

Building a Safer & Healthier Community Together

- Mobile Unit staffing
 - EMT Firefighter
 - Behavioral Health Specialist
- Available for response to:
 - Public intoxication related calls for service
 - Non-emergency mental health related calls
 - Minor law violations with victim approval
- The right tool at the right time for the right reasons

12

Why a Day Center

Brent Harris

- An alternate care center for First Responders to take individuals in need
- One location to provide and connect individuals to services
- Community drop offs and those who self-report would be accepted

Building a Safer & Healthier Community Together

13

What services will a Day Center provide?

Brent Harris

- Reception Area
- Focus on Native American culture, healing and ceremonies
- Food service
- Personal Care facilities
 - Showers
 - Laundry
- Lounge space
 - Television
 - Games
 - Art
 - Computer access
 - Reading

Building a Safer & Healthier Community Together

14

What services will a Day Center provide?

Brent Harris

Building a Safer & Healthier Community Together

- Provide or coordinate substance use and mental health treatment
- Employment services
 - Coordinates community service opportunities
 - Day Labor opportunities
- Housing coordination
- Workstations for community partners to help coordinate services
- Connection to transportation
- Staging area for Mobile Response Unit

15

Why a Detox Center?

Jonathan Yellowhair

Building a Safer & Healthier Community Together

- Allows people to self report
- Benefits citizens and most vulnerable
- Emergency responders need more options to take people so they can get appropriate services
- Provides needed services rather than putting people in jail for misdemeanor crimes
- Reduces strain on Criminal Justice and Emergency Response systems

16

What services will a Detox Center provide?

Jonathan Yellowhair

- Reception Area
- Intake Screening
- 20 beds for overnight medical detox and stabilization 24/7
- Ideally the Detox Center and Day Center will be on one campus or connected

Building a Safer & Healthier Community Together

17

Cost Estimates for the Alternate Response Model

Shannon Anderson

- Mobile Response Unit
 - 3 Firefighter/Emergency Medical Technicians*: \$232,798
 - Behavioral Health personnel and management of mobile response unit: \$563,000 - \$776,000 per year
 - Purchase of vehicle: \$40,000 - \$65,000
 - Specialized equipment*: \$40,000
- Care Center
 - Behavioral Health personnel and management of Alternate Care Center: \$300,000 - \$4,600,000 per year
 - Alternate Care Center Facility of 26,000 to 60,000 square feet
 - Lease: \$248,000 - \$431,200
 - Purchase: \$12,000,000 - \$21,000,000

Building a Safer & Healthier Community Together

18

Funding of the Alternate Response Model

Shannon Anderson

Building a Safer & Healthier Community Together

- Mobile Response Unit included in General Fund budget for FY21-22
 - Vehicle
 - Supplies for vehicle
 - 3 Firefighter/EMTs
 - Service provider contract
- Funding needed for Care Center
 - 2022 Bond Ballot Measure
 - Grants
 - Partnerships
 - Legislative allocations such as HB2141 for alternate prosecution and diversion programs
 - Billable services offset

19

Discussion

Shannon Anderson

Building a Safer & Healthier Community Together

Thank you for your time and attention today

Next Steps:

- Answer questions from Commission members
- Gain an understanding about how a care center may align with the components of the housing bond measures the Commission is considering
- Continue conversations about potential collaboration

20



Housing Commission

5. B.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 05/27/2021

SUBJECT: Discussion and Input: Update regarding Flagstaff's 10 Year Housing Plan

STAFF RECOMMENDED ACTION:

A presentation by Leah Bloom, Affordable Housing Advancement Project Manager.

Executive Summary:

See attached presentation

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

- Foster a safe, secure, and healthy community (SP)3.4/ 4.1/ (RP)PF.1/ PF.3
- Advance social equity and social justice in Flagstaff (SP) 3.4/ 4.1/ 4.2/ 4.4/ (RP)PF.2-3/ NH.3-5/ LU.18/ T.5-7/ ED.2/ REC.1
- Support the development of attainable and accessible housing (RP)LU.2/LU.4/ LU.6/ LU.11-13/ LU.18/ NH.1/ NH.3-5
- Implement, maintain and further the Climate Action and Adaptation Plan (CAAP) (RP) E&C.2-4

Regional Plan

- NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.
 - Policy NH.1.1. Preserve and enhance existing neighborhoods.
- NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.
 - Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.
 - Policy NH.3.2. Promote accessory dwelling units, where appropriate.
 - Policy NH.3.3. Increase the availability of affordable housing for very low-income persons, through innovative and effective funding mechanisms.
 - Policy NH.3.4. Reuse former brownfield, vacant buildings, and commercial buildings to provide new mixed-use and/or housing options.
 - Policy NH.3.5. Encourage and incentivize affordable housing.
- LU.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting.

- LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.

Previous Council Decision on This:

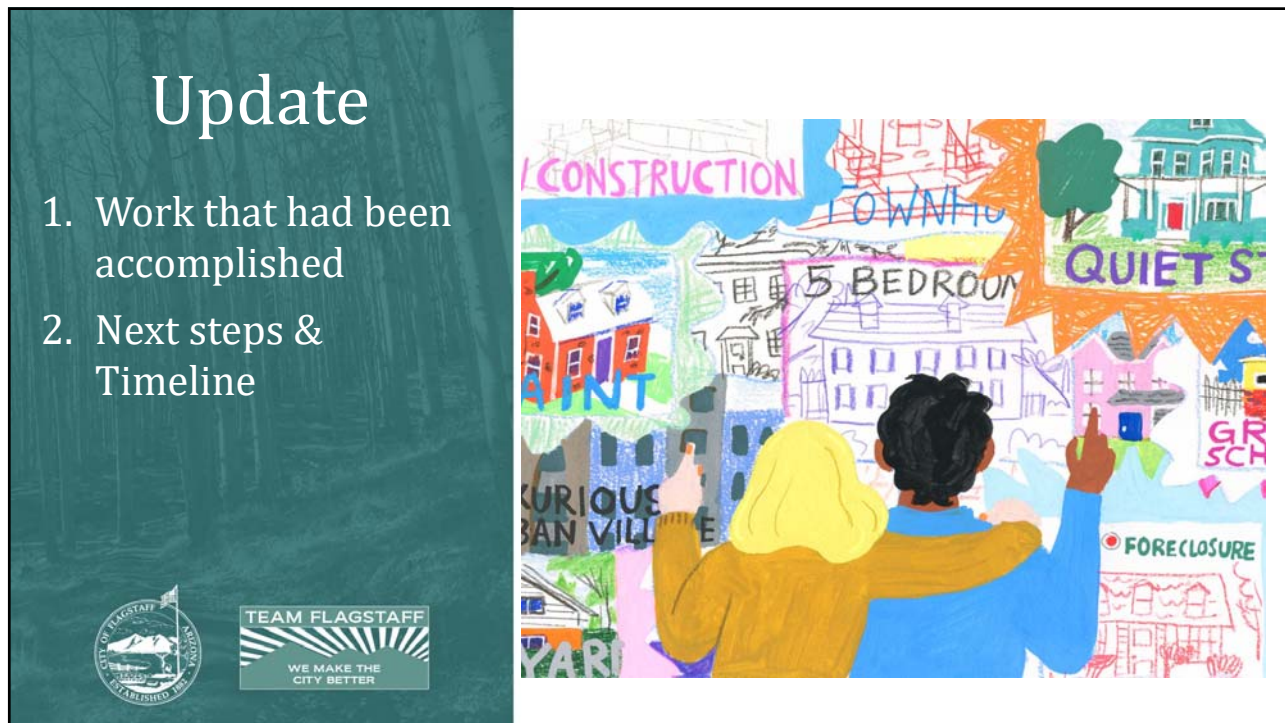
Flagstaff City Council declared a Housing Emergency through Resolution 2020-66 on December 1, 2020.

Attachments

10 Yr Housing Plan Presentation



1



2



Housing Emergency Declaration



The Plan

- Council declared a housing emergency in December 2020
- A Plan focused on housing development & preservation within the City for the next 10 years – 9-month timeline
- Requires Housing Commission input
- Present to City Council for consideration

Public Participation Plan & Project Timeline

- Working document, guiding our process.
- Commission approved on January 28

3



Public Participation Plan




Objectives of groups


- Identify Quantitative Need.
- Reach as many diverse stakeholders as possible to create an inclusive environment for dialogue.
- Educate community about affordable housing needs and impacts.
- Gather quality feedback and input from stakeholders and the public throughout the region.
- Endorse possible solutions through the creation of specific goals to reduce Flagstaff's housing emergency.



4




Informal Working Groups



Included Commissioners, City Staff, Community Members

Policy Working Group

1. Affordable Housing **Gap Analysis**
2. **Neighborhood Context & Equity**– Neighborhood and opportunity mapping.
3. Connection between **Housing and Sustainability**
4. Connection between **Health and Affordable Housing**
5. **Zoning and Land Use**



5

Volunteer Time in 4 Months



6

Informal Working Groups Created

35

Productive Meetings

80

Individuals Involved

600

Volunteer Hours




6

Next Steps (June – September)

Quantitative Results
 Gap Analysis

Statistically Valid Data
 Housing Survey, Opportunity Mapping

Internal Staff & Legal Review
 Feasibility and Viability Assessment

Additional Public Outreach
 Commissions, Community & Public Comment Period

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

7

Overarching Draft Goals

Goals

Strategies

Objectives

MANY

Feasibility

Viability

Legal

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

8



Shared Goals - Draft



- Create a dedicated funding source for affordable housing in Flagstaff.
- Create a groundswell of support for affordable housing and implement a public outreach campaign to educate the community about the critical role affordable housing plays in a thriving community and combating not in my backyard (NIMBY) opposition to housing and affordable housing.
- Implement a framework for centering equity on proposed and existing housing policies and programs.



9



Shared Goals - Draft




- Continue commitment to further Federal and Arizona Fair Housing laws in all housing-related services and programs, valuing the efforts of those who seek to reduce barriers to full and equal access to housing opportunities, and providing Fair Housing education and resources to the community.




- Continue to lobby and support federal and state legislation to increase the amount of funding available for the preservation and construction of affordable housing.

10




Neighborhood & Equity Draft Goals





- Address disparate Impact when new housing development is proposed.
- Encourage the distribution of affordable housing in neighborhoods throughout Flagstaff.
- As a community, remove barriers to housing advancement.


11



Housing & Sustainability Draft Goals



- All Affordable Housing Units will strive to be net-zero ready to stabilize and reduce living cost.
- Expand efforts to preserve existing housing stock.
- Encourage and incentivize adaptive reuse.



12



Housing & Healthcare Draft Goals



- Reduce homelessness in the Flagstaff community & overcome cost barriers for households to obtain stable housing.
- Seek creative solutions to foster housing permanency for all.
- Integrate healthcare into housing programs and housing into healthcare programs as appropriate.



13



Zoning & Land Use Draft Goals



- Explore building innovation and cost saving practices.
- Establish an expedited development (site plan, building permit, civil plan) review process.
- Amend current Zoning Code Ordinance to facilitate or enhance permitted housing options.
- Ensure that the Regional Plan and Zoning Code includes robust affordable housing goals and policies.



14



15



16