

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY
JUNE 24, 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

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

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 - Absent
KHARA HOUSE - Present

CHRIS KEMMERLY - Absent
DEVONNA MCLAUGHLIN - Present
MOSES MILAZZO - Present
ERIN O'LOUGHLIN - Absent
ADRAH PARAFINIUK - Present, Joined 1:21PM

TAD RIGGS - Absent
ROSS SCHAEFER ALTENBAUGH - Present

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 May 27, 2021
Approve the minutes of the May 27, 2021 Housing Commission Meeting.

Moved by Khara House, **seconded by** Eric Davis

Vote: 8 - 0 - Unanimously

5. GENERAL BUSINESS

A. July's Housing Commission Meeting

The July 22, 2021 Housing Commission Meeting is canceled. The meeting scheduled for August 26, 2021 will occur and may include a hybrid meeting option.

6. DISCUSSION ITEMS

A. Discussion and Input: General Obligation Bond Basics

An informational presentation by Rick Tadder, Management Services Director and Sarah Darr, Housing Director.

Mr. Rick Tadder presented on General Obligation Bonds, the process for bonding, bonding capacity, historical bonds, and considerations when crafting bonds. Commissioners Devonna McLaughlin and Adrah Parafiniuk asked about timeline and planned bonding projects, to which Mr. Tadder, Vice Mayor Becky Daggett, and Ms. Sarah Darr answered.

B. Discussion and Input: National Association of REALTORS - Flagstaff, Arizona Housing Affordability Survey

An informational presentation regarding the National Association of REALTORS - Flagstaff, Arizona Housing Affordability Survey.

Mr. Rick Lopez presented on the history of development and building code and Flagstaff planning documents, followed by Mr. Tad Moore presenting on the Flagstaff, Arizona Housing Affordability Survey results. Attention was placed on respondents concerned about housing affordability/cost of rent, the valuation of new construction, and the cross-demographic details of the results.

Commissioners Parafiniuk, McLaughlin, and Moses Milazzo asked about pricing and supply, home price targets, further access to the data, and periodic repeat of the survey; to which Mr. Lopez and Mr. Moore responded adding that periodic surveys may be possible based on funding.

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

A. Update from Housing Authority Commission Member

Mr. Milazzo presented on the June 17, 2021 Housing Authority meeting, citing the approval of the 5 Year Capital Plan. Ms. Sarah Darr added details about the two Rental Assistance Demonstration (RAD) RSOQ responses and upcoming evaluation.

B. Update from Housing Commissioners and other informational items

Ms. Justyna Costa spoke on behalf of Ms. Bloom that four commissioner terms are expiring with follow up coming regarding reapplication by August 20, 2021 and appointment on September 7, 2021.

Commissioners McLaughlin, Ross Schaefer Altenbaugh, and Parafiniuk requested additions to the written report on new developments.

Commissioner House extended an invitation to the League of Neighborhoods meeting held at 6:00 pm, June 24, 2021.

Commissioner Parafiniuk requested a future agenda item to examine the survey and factors relating to sale price of housing units and relevant public education on housing costs.

Ms. Darr provided detail on Aura Flagstaff affordable units, which was affirmed by Commissioner Moses Milazzo. Mr. Eric Davis added details about Miramonte affordable housing units, on which Mr. Parafiniuk and Ms. McLaughlin commented.

C. Update from Housing Staff

Ms. Costa and Ms. Darr stated that all updates were previously addressed in the meeting.

8. **ADJOURNMENT**

Meeting was adjourned at 2:28 pm by Chair Ellman.