

NOTICE AND AGENDA

HOUSING COMMISSION
THURSDAY
MAY 26, 2022

IN PERSON & VIRTUAL MEETING
[MICROSOFT TEAMS MEETING](#)
1:00 P.M.

ATTENTION

ATTEND IN-PERSON MEETINGS AT THE AQUAPLEX, LOCATED AT 1702 N FOURTH ST OR JOIN VIRTUALLY BY CLICKING ON THE LINK BELOW.

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

The public can submit comments to AFisher@FlagstaffAZ.gov. Public comments 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	JACQUIE KELLOGG	VACANT - BUILDER
TYLER DENHAM	DEVONNA MCLAUGHLIN	VACANT - DEVELOPER
NICOLE ELLMAN	MOSES MILAZZO	VACANT - RESIDENTIAL
KAREN FLORES	ADRAH PARAFINIUK	MULTI/PROPERTY
SANDI FLORES	ROSS SCHAEFER	MANAGEMENT REP.

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 28, 2022.
Approve the minutes of the April 28, 2022, Housing Commission and Sustainability Joint Meeting.

5. **GENERAL BUSINESS**

- A. Elect a Commission Chairperson - 1 year term.
- B. Vacant Housing Commission Seats & Consideration of Quorum

6. **DISCUSSION ITEMS**

- A. City of Flagstaff Budget Update from the Housing Section.
- B. 2022 Bond Update from Housing Staff
- C. Formal Discussion about the 2045 Regional Plan Update
The City of Flagstaff's Comprehensive & Neighborhood Planning Manager, Sara Dechter, will present an update on the 2045 Regional Plan. Refer to the attached memo and PowerPoint presentation.

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

- A. Update from Housing Staff
- B. Update from Housing Authority Commission Member
- C. Update from Housing Commissioners and other informational items

8. **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 _____, 2022.

Adriana Fisher, Housing Section



Housing Commission

4. A.

From: Adriana Fisher, Housing Specialist

DATE: 05/26/2022

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting, April 28, 2022.

STAFF RECOMMENDED ACTION:

Approve the minutes of the April 28, 2022, Housing Commission and Sustainability Joint 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.

Attachments

Draft April 28, 2022 Commission Minutes

DRAFT MEETING MINUTES

**HOUSING COMMISSION
THURSDAY
APRIL 28, 2022**

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

1. Call to Order

The meeting was called to order at 1:02 pm by Chair Khara House.

2. Roll Call

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

ERIC DAVIS - Present - arrived at 1:05 pm
TYLER DENHAM - Present
NICOLE ELLMAN - Present - left at 1:27 pm
KAREN FLORES - Present

SANDI FLORES - Present
KHARA HOUSE - Present
DEVONNA MCLAUGHLIN - Present
JACQUIE KELLOGG - Present

MOSES MILAZZO - Present
ADRAH PARAFINIUK - Absent
ROSS SCHAEFER - Present

COUNCIL LIAISON PRESENT: None

STAFF PRESENT: Ramon Alatorre, Nicole Antonopoulos, Leah Bloom, Greg Clifton, Justyna Costa, Sarah Darr, Sara Dechter, Adriana Fisher, Dan Folke, Kristine Pavlik, 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 24, 2022. Approve the minutes of the March 24, 2022, Housing Commission and Sustainability Joint Meeting.

Moved by Karen Flores, **seconded by** Sandi Flores to approve the minutes from the March 24, 2022 Housing Commission and Sustainability Joint Meeting.

Vote: 10 - 0 - Unanimously

5. GENERAL BUSINESS

- A.** Update on hybrid (in-person and virtual option) for future Housing Commission Meetings

Ms. Leah Bloom provided a brief update on hybrid meetings and taking a Housing Commission photo at the next scheduled meeting.

6. DISCUSSION ITEMS

A. Housing and Sustainability Discussion Discussion item.

- i. Housing and Sustainability Discussion. This material is provided by Housing Commissioner Karen Flores.
Attached is research conducted by Commissioner Karen Flores. Please read both the email and article attached.

Commissioners asked clarifying questions, thanked their fellow Commissioners and staff for listening to their concerns and addressing problems, and had a thorough discussion about:

- the reason for a focus on electrification and startup and ongoing costs to achieve it;
- Flagstaff's impact on global warming if surrounding communities don't take action to reduce carbon emissions;
- reasons for taking action now to reduce carbon emissions;
- opportunities, steps, and changes needed for collaboration between the two sections;
- the status and priority of the Incentive Policy for Affordable Housing (IPAH) review now that there is a zoning code revision too;
- a review of High Occupancy Housing Standards including parking and density; and
- identifying shared goals for the advancement of both Commissions.

Ms. Jenny Niemann, Mr. Ramon Alatorre, and Ms. Nicole Antonopoulos, from the Sustainability Section, and Mr. Dan Folke, Ms. Sarah Darr, and Ms. Bloom, from the Housing Section, were present to answer all questions.

B. 2045 Regional Plan Update - With formal discussion during May's Housing Commission Meeting.

If time allows during the April Housing Commission Meeting, the City of Flagstaff's Comprehensive & Neighborhood Planning Manager, Sara Dechter will present an update on the 2045 Regional Plan. Commissioners will be asked to provide their feedback for May's meeting on their own time. If time does not allow for this presentation, Commissioners will be emailed this information and will be asked to provide feedback before the next Housing Commission Meeting.

Refer to the attached memo and PowerPoint presentation.

Ms. Sara Dechter, Comprehensive & Neighborhood Planning Manager, delivered a thorough PowerPoint presentation on the Regional Plan and elaborated on the Housing Commission's impending role related to this item. Ms. Dechter answered all questions from Commissioners.

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

A. Update from Housing Staff

Ms. Kristine Pavlik, Housing & Grants Administrator, updated the Commission about the upcoming Community Development Block Grant (CDBG) Annual Action Plan (AAP), awarded funds, and the impending American Rescue Plan Act (ARPA) fund process.

B. Update from Housing Authority Commission Member

Commissioner Moses Milazzo, Housing Authority liaison, provided a brief update about the approval of the Housing Authority's Annual Plan and the unfilled two Board seats.

C. Update from Housing Commissioners and other informational items

None.

8. **ADJOURNMENT**

Chair House adjourned the meeting at 2:17 pm.



Housing Commission

6. C.

From: Adriana Fisher, Housing Specialist

DATE: 05/26/2022

SUBJECT: Formal Discussion about the 2045 Regional Plan Update

STAFF RECOMMENDED ACTION:

The City of Flagstaff's Comprehensive & Neighborhood Planning Manager, Sara Dechter, will present an update on the 2045 Regional Plan. Refer to the attached memo and PowerPoint presentation.

Executive Summary:

Refer to the attached information.

Attachments

Memo - Regional Plan

Regional Presentation PowerPoint

MEMORANDUM



Date: April 21, 2022

To: Housing Commission

Cc: Leah Bloom, Housing Project Manager

From: Sara Dechter, Comprehensive Planning Manager

Subject: Flagstaff Regional Plan Update Scoping

The Flagstaff Regional Plan is a policy guide, serving as the general plan for the City of Flagstaff and an amendment to the Coconino County Comprehensive Plan. The plan covers a range of topics with information on current conditions, our vision for the future carefully developed goals and policies to realize the future vision. The Flagstaff Regional Plan will be developed over four years, corresponding to four different phases of public participation and development (see slides for graphic).

At the May Housing Commission meeting, the project team will engage the Commission in a SWOT Analysis. SWOT stands for Strengths, Weaknesses, Opportunities, and Threats and during this exercise, the board members will be asked to enter in their assessment of the current Flagstaff Regional Plan 2030 related to housing affordability and neighborhoods and to consider what opportunities or threats could be foreseen in the update process.

To participate in this activity, members of the Housing Commission will need to fill out the digital whiteboard by May 16, 2022, at 5 pm. Staff will send the link to commissioners Monday, April 25 and will consolidate your input to prevent duplication. At the May meeting, staff will take you through a facilitated process of rating the ideas exchanged among members. We also ask that you have a laptop, tablet, or phone with internet access during the meeting. This activity will only be available during the meeting and members of the Commission can prepare by reviewing the attached slides and the chapters of the current Flagstaff Regional Plan provided. If you would like to review the entire Flagstaff Regional Plan 2030, it can be found online at www.flagstaff.az.gov/regionalplan.



If you would like to provide other comments to the Regional Plan Update team, you may email Sara Dechter at sdechter@flagstaffaz.gov.



1

Today's Presentation

- What is the Regional Plan?
- What is in the Flagstaff Regional Plan 2030?
- What is being done to update the Regional Plan?
- Strengths, Weaknesses, Opportunities, and Threats (SWOT)

2



3

Why is it a “Regional Plan”?

City of Flagstaff

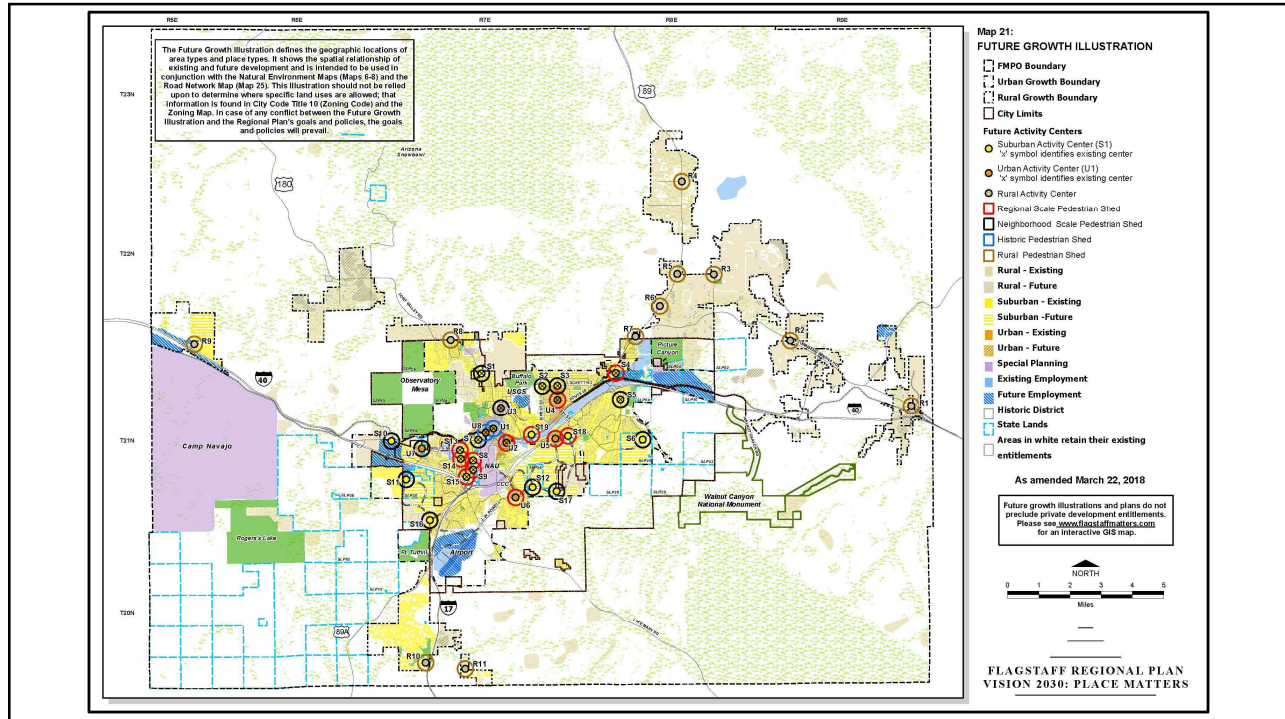
- Serves as the General Plan
- Must be ratified by voters every 10 years
- Supports land use decisions, policy making, the 100-year water supply designation and transportation planning plus many other efforts

Coconino County

- Is an amendment to the County Comprehensive Plan*
- Adopted by the Board of Supervisors as a Major Amendment
- Provides a map of area and place types that is further refined by area plans

*The Comprehensive Plan has no land use map.


4



5

What did the public want the Flagstaff Regional Plan 2030 to do?

- Hold government accountable for publicly derived policy outcomes and goals
- Guide physical and economic development
- Establish priorities for public action
- Direction for complementary private decisions
- Encourage predictable decision making




FRP30 p. III-1

6



Overview of Current Plan



Flagstaff Regional Plan 2030

- More emphasis on goals and policies than maps
 - 97 goals
 - 508 policies
- Generalized land use map with clearly identified activity centers based on scenario planning
- Robust basis for transportation modeling with Metroplan based on background data
- Multimodal transportation emphasis
- Foundation for 100-year water supply designation by Arizona Department of Water Quality

7



Related Vision and Goals



In 2030, we continue to build and improve healthy and diverse neighborhoods, while maintaining affordability and connectivity to the greater region.



8



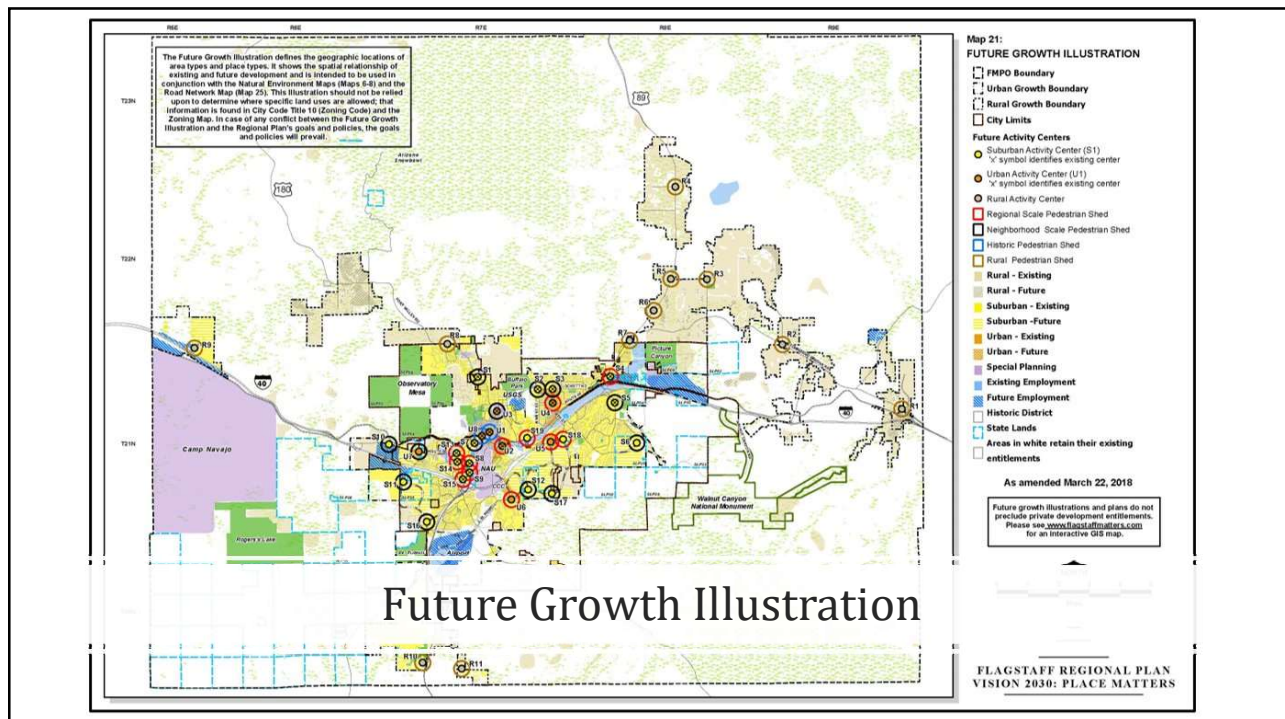
Key policies



NEIGHBORHOODS, HOUSING, AND URBAN CONSERVATION

- Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region
- Goal NH.2. Look to downtown Flagstaff as the primary focal point of the community character.
- Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors
- Goal NH.4. All housing is safe and sanitary
- Goal NH.5. Eliminate homelessness
- Goal NH.6. Neighborhood conservation efforts of revitalization, redevelopment, and infill are compatible with and enhance our overall community character.

9



10



Flagstaff's 10-Year Housing Plan



Create housing options for households at all income levels and family sizes occupied by local residents.

- **Create 2:** Ensure that the Flagstaff Regional Plan includes robust affordable housing goals and policies.
 - Update the Regional Plan policies to support increased density related to affordable housing.
 - Identify suburban areas to support greater density and intensity of development
 - During the update of the Flagstaff Regional Plan, revise the Community Character chapter for goals and policies to include cost saving methods that reduce the conflict between affordable housing, historic preservation, and urban design.

11

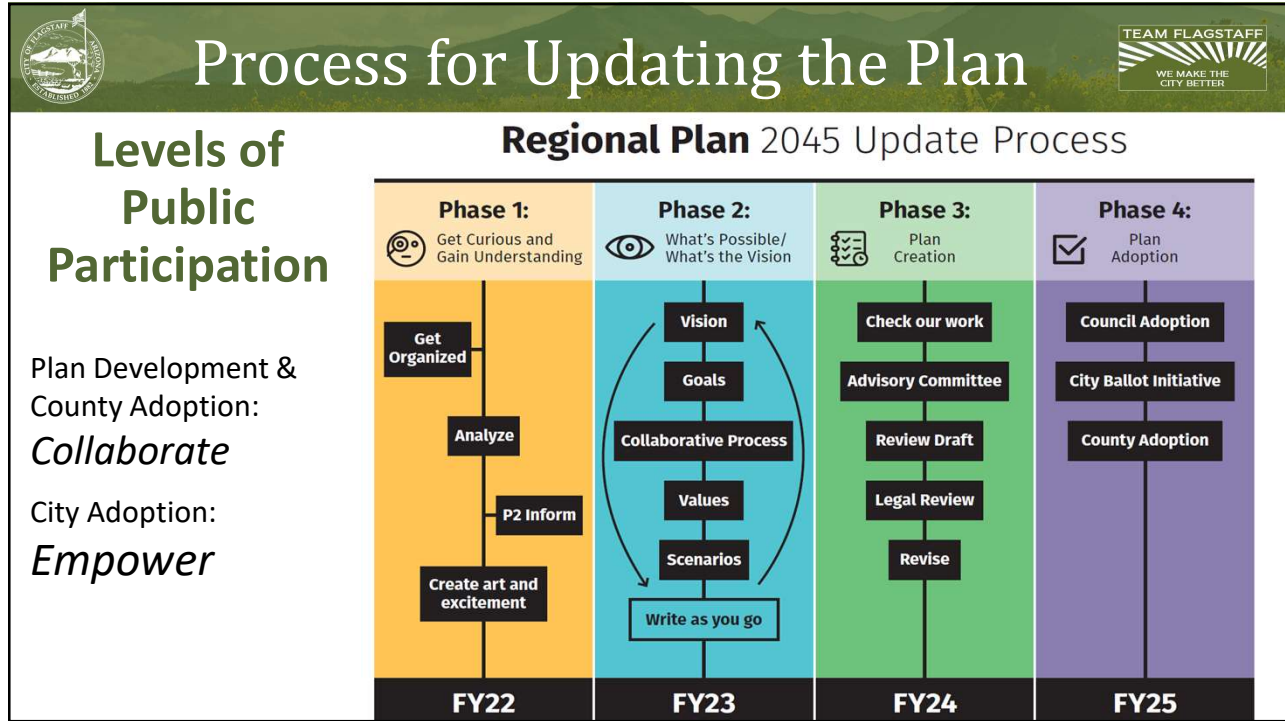


Flagstaff's 10-Year Housing Plan



- **Preserve 1:** Encourage the adaptive reuse of buildings
 - Review the Land Use Goals and Policies in the Regional Plan, Specific Plans, and City code to remove barriers to adaptive reuse for the creation of affordable housing.
- **Protect 2:** Ensure affordable housing is a part of every Flagstaff neighborhood and work to address disparate impact as part of any development or redevelopment.
 - Encourage diversity in housing options in all neighborhoods, understanding that exclusive communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all.

12



13



14



The Next Regional Plan



Guiding Process Principles

Based on:

- *Lessons Learned*
- *Practice from specific and area plans*
- *Feedback from partners and staff*

- Right People, Right Agenda, Right Timing
- Experts and Public Work Together
- Need for Outside Facilitation
- Equity and Inclusion
- Clear Expectations for Endorsement

15

Project Team Contacts

City of Flagstaff Contact
Sara Dechter, (928) 213-2631
sdechter@flagstaffaz.gov

Coconino County Contact
Melissa Shaw, (928) 679-8868
mshaw@coconino.az.gov




Commission SWOT Analysis

Strengths - What are the strengths of the Flagstaff Regional Plan 2030?

Weaknesses - What are the weaknesses of the Flagstaff Regional Plan 2030?

Opportunities - As we are revising the Flagstaff Regional Plan, what opportunities do we have that we did not in the past?

Threats - What could negatively impact the creation or implementation of an updated Regional Plan?

Link to Digital Whiteboard in the meeting chat. **For Commissioners only.**

16

Data Analysis and Forecasting

- Requires managing and analyzing over 180 data metrics
- Looking within and beyond the plan area
- Scenario planning and sensitivity testing ensure longevity and flexibility of plan



17



Emerging Issues



Carbon Neutrality

- Stronger emphasis on bicycle, pedestrian and transit
- More integration of climate change into land use, economic development and housing

Equity and Inclusion

New Housing Affordability strategies

Public Health

- Food Systems
- Health resources and accessibility
- Health system capacity and resiliency

Emerging Technology

- Vehicle Automation and transportation electrification
- Broadband as an essential utility

18