

DRAFT MEETING MINUTES

HOUSING COMMISSION
MONDAY
FEBRUARY 10, 2025

VIRTUAL MEETING ONLY
MICROSOFT TEAMS MEETING
1:00 PM

1. **Call to Order**

Commissioner Tyler Denham called the meeting to order at 1:05 pm

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Commission and to the general public that, at this regular meeting, the Commission may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. **Roll Call**

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

Kevin Bond - Absent	Karen Flores - Present	Cory Runge - Present
Eric Brownfield - Present	Sandi Flores, Vice Chair - Present	Ross Schaefer - Present
Tyler Denham - Present	Jacquie Kellogg - Present, arrived at 1:10 pm	Glenn Slivers - Absent
Kevin Dobbe - Absent	Devonna McLaughlin, Chair - Absent	Hayley Zoroya - Present
	Moses Milazzo - Present	

OTHERS PRESENT:

Adriana Fisher, Housing Program Manager
Jennifer Mikelson, Housing Planning Manager
Marissa Molloy, Housing Specialist
Jessica Donohoe, Housing Planner
Kristine Pavlik, Housing and Grants Administrator
Sarah Darr, Housing Director
Justyna Costa, Assistant Housing Director
Dan Folke, Community Development Director
Khara House, Council Liaison
Christina Rubalcava, Senior Assistant City Attorney
Anthony Garcia, Councilmember
David Spence, Councilmember
Sarah Langlely, Public Affairs Director

3. **LAND ACKNOWLEDGMENT**

The Housing Commission humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

Read by Commissioner Cory Runge

4. 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.

David Spence, as an individual, asked about co-housing. Ms. Sarah Darr, Housing Director, noted that she would be in contact after the meeting.

5. APPROVAL OF MINUTES

None.

6. ACTION ITEMS

- A. Discussion and consideration of recommendation to City Council for approval of A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL RECOGNIZING THE HOUSING EMERGENCY DECLARED BY RESOLUTION NO. 2020-66 IS EXACERBATED BY THE PROLIFERATION OF SHORT-TERM RENTALS LIMITING HOUSING STOCK AVAILABLE TO FLAGSTAFF RESIDENTS; AND URGING THE STATE LEGISLATURE OF THE STATE OF ARIZONA TO ADDRESS THE IMPACTS OF SHORT-TERM RENTALS ON THE SUPPLY OF HOUSING FOR ARIZONA RESIDENTS
Discuss the proposed resolution and recommend approval for City Council meeting on March 4, 2025.

Ms. Justyna Costa, Assistant Housing Director, and Ms. Sarah Langley, Public Affairs Director, gave an introduction to the discussion: </flagsshareddocs/file/2.10.25 PowerPoint.pdf>

Commissioners made comments and asked questions on the following topics:

- The percentage of Short-Term Rentals (STRs) in Flagstaff's housing stock
- Generation of tax revenue from STRs and economic risks on regulating STRs
- Other ways to address noise and disorderly conduct
- Regulations on second homes
- How the administration of this resolution will work
- HOA involvement
- Affordability of homes being used as STRs
- The potential growth of STRs in the future
- Where the request came from
- The effectiveness of the resolution
- The ability to regulate STRs locally instead of at the State level

Ms. Langley and Ms. Darr answered questions. Christina Rubalcava, Senior Assistant City Attorney, provided clarification on the legality of HOA STR restrictions.

Moved by Sandi Flores, seconded by Moses Milazzo to forward the resolution to City Council with a recommendation for approval.

Vote: 5 - 4

NAY: Cory Runge
Eric Brownfield
Jacquie Kellogg
Karen Flores

AYE - Hayley Zoroya
Moses Milazzo
Ross Schaefer
Sandi Flores
Tyler Denham

Commissioner Cory Runge noted, in discussion after the motion and a second was made to forward the resolution with a recommendation to approve, that he would have recommended forwarding the resolution to the City Council with a recommendation for denial. He said he did not believe that imposing further regulations on STRs would benefit the City and that there are other avenues to regulate potential impacts STRs may have on neighborhoods.

Council Liaison Khara House invited Commissioners to come as individuals to the Council Meeting where this resolution will be discussed.

7. PRESENTATION AND DISCUSSION ITEMS

None.

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

A. Update from Housing Authority Liaison

This item was deferred to the next regular Housing Commission meeting.

B. Update from Housing Commissioners and Other Informational Items

Commissioner Tyler Denham requested to give a presentation on development regulations at the Housing Commission's regular February meeting. Ms. Darr said the February meeting was already heavily booked, but that they could schedule it for a future meeting.

C. Update from Housing Staff

This item was deferred to the next regular Housing Commission meeting.

9. ADJOURNMENT

Commissioner Tyler Denham adjourned the meeting at 1:58 pm.