

DRAFT

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY
APRIL 24, 2025
1:00 PM

HYBRID MEETING
MICROSOFT TEAMS MEETING
CITY OF FLAGSTAFF WATER SERVICES
BEARJAW TRAINING ROOM
2323 N WALGREENS ST, STE 1

1. Call to Order

Chair Devonna McLaughlin called the meeting to order at 1:01 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 - Present, virtually
Eric Brownfield - Present, virtually
Tyler Denham - Present, in person,
arrived at 1:16 pm
Kevin Dobbe - Absent

Karen Flores - Present, in person
Sandi Flores, Vice Chair - Absent
Jacquie Kellogg - Present, in
person
Devonna McLaughlin, Chair -
Present, in person
Moses Milazzo - Present, virtually

Cory Runge - Present,
in person
Ross Schaefer - Absent
Glenn Slivers - Present,
virtually
Hayley Zoroya -
Present, virtually

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
Justyna Costa, Assistant Housing Director
Tiffany Antol, Zoning Code Manager
Joanne Keene, Deputy City Manager
Aidan Rutledge, Housing Intern

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.

No public comment.

5. **APPROVAL OF MINUTES**

- A. Consideration and Approval of Minutes: Housing Commission Meeting - February 27, 2025
Approve the minutes from the February 27, 2025 Housing Commission meeting.

The motion for this item is included in the motion below.

- B. Consideration and Approval of Minutes: Housing Commission Meeting - March 27, 2025
Approve the minutes from the March 27, 2025 Housing Commission meeting.

Moved by Cory Runge, seconded by Karen Flores to approve the minutes from the February 27, 2025 and March 27, 2025 regular Housing Commission meetings.

Vote: 9 - 0 - Unanimously

6. **PRESENTATION AND DISCUSSION ITEMS**

- A. **PZ-25-00041 - Single Use Residential & Adaptive Reuse Incentive Zoning Code Amendment**

Staff is requesting feedback from the Commission on a zoning code text amendment allowing Single-Use Residential development in commercial zones as an affordable housing incentive and providing additional incentives for Adaptive Reuse projects. Both Single Use Residential and Adaptive Reuse become newly defined terms in the Zoning Code.

Ms. Tiffany Antol, Zoning Code Manager, presented on the Single Use Residential & Adaptive Reuse Incentive Zoning Code Text Amendment.

Commissioners asked questions and provided comments about the following.

- Mixed-Use Areas
- Support for By Right for Single-Use Residential and Adaptive Reuse
- Expected timeline
- The demand for Single-Use Residential for smaller scale housing projects
- Flexibility around Area Median Income (AMI)
- Ownership vs rentals

Ms. Antol answered.

7. **ACTION ITEMS**

- A. Technical Amendment to the Incentive Policy for Affordable Housing (IPAH)
Review and recommend approval for the May 20, 2025, Council meeting.

Ms. Jessica Donohoe, Housing Planner, presented on the changes in the technical amendment to

the Incentive Policy for Affordable Housing (IPAH).

Commissioners commented that the IPAH needs to be updated in a substantial way, but generally expressed support for the amendment going forward.

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

A. Update from Housing Authority Liaison

There was no update.

B. Update from Housing Commissioners and Other Informational Items

None.

C. Update from Housing Staff

Ms. Joanne Keene, Deputy City Manager, updated the Housing Commission on organizational changes to the City, including Housing staff reporting to the City Manager's office and transitioning to a Division next fiscal year. Commissioners expressed support.

Ms. Justyna Costa, Assistant Housing Director, gave an update on Community Development Block Grants (CDBG).

Mr. Aidan Rutledge, Housing Intern, and Ms. Costa discussed the Housing Section's Fair Housing Month activities and upcoming trainings.

Ms. Adriana Fisher, Housing Program Manager, mentioned the 10-Year Housing Plan's updated data.

Chair Devonna McLaughlin asked about updated AMI guidelines and the timeline for Adaptive Reuse zoning codes. Ms. Jennifer Mikelson, Housing Planning Manager, answered.

9. ADJOURNMENT

Chair Devonna McLaughlin adjourned the meeting at 2:16 pm.