

HOUSING COMMISSION
THURSDAY
JUNE 26, 2025
1:00 PM

NOTICE AND AGENDA

VIRTUAL MEETING
[MICROSOFT TEAMS MEETING](#)
CITY OF FLAGSTAFF

ATTENTION
JOIN VIRTUALLY BY CLICKING ON THE LINK BELOW:
[Click here to participate in the online meeting](#)

The public can submit comments to AFisher@Flagstaff.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.

Kevin Bond
Eric Brownfield
Tyler Denham
Kevin Dobbe

Karen Flores
Sandi Flores, Vice Chair
Jacquie Kellogg
Devonna McLaughlin, Chair
Moses Milazzo

Cory Runge
Ross Schaefer
Glenn Slivers
Hayley Zoroya

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.

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.

5. **APPROVAL OF MINUTES**

- A. Consideration and Approval of Minutes: Housing Commission Meeting - May 22, 2025
Approve the minutes from the May 22, 2025 Housing Commission meeting.

6. **ACTION ITEMS**
NONE

7. **PRESENTATION AND DISCUSSION ITEMS**

- A. Bond-Funded Homebuyer Assistance Program Update
- B. Flagstaff Fire Department's Wildland Fire Management Program Update

Informational item only.

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

- A. Update from Housing Authority Liaison
- B. Update from Housing Commissioners and Other Informational Items
- C. Update from Housing Staff

9. **ADJOURNMENT**

<p><u>CERTIFICATE OF POSTING OF NOTICE</u></p> <p>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.</p> <p>Dated this _____ day of <u>June</u>, 2025.</p> <p>_____ Adriana Fisher, Housing Program Manager</p>



Housing Commission

5. A.

From: Adriana Fisher, Housing Program Manager

DATE: 06/26/2025

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting - May 22, 2025

STAFF RECOMMENDED ACTION:

Approve the minutes from the May 22, 2025 Housing Commission meeting.

Executive Summary:

Minutes of Commission meetings 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 HC Minutes - 5.22.2025

DRAFT

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY
MAY 22, 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 1:02 pm.

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, in person	Cory Runge - Absent
Eric Brownfield - Present, virtually	Sandi Flores, Vice Chair - Present, virtually	Ross Schaefer - Absent
Tyler Denham - Present, in person	Jacquie Kellogg - Present, in person	Glenn Slivers - Present, virtually, arrived at 1:10 pm, left at 1:40 pm
Kevin Dobbe - Absent	Devonna McLaughlin, Chair - Present, in person	Hayley Zoroya - Absent
	Moses Milazzo - Present, virtually	

OTHERS PRESENT:

Adriana Fisher, Housing Program Manager
Jennifer Mikelson, Housing Planning Manager
Marissa Molloy, Housing Specialist
Kristine Pavlik, Housing and Grants Administrator
Justyna Costa, Assistant Housing Director
Aidan Rutledge, Housing Intern
Ms. Tiffany Antol, Zoning Code Manager
Christina Rubalcava, Senior Assistant City Attorney
Gracie Martinez, City Manager Office Intern

3.

LAND ACKNOWLEDGMENT

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Read by Commissioner Tyler Denham.

4. Public Comment

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at the time the item is heard.

None.

5. APPROVAL OF MINUTES

- A. Consideration and Approval of Minutes: Housing Commission Meeting - April 24, 2025
Approve the minutes from the April 24, 2025 Housing Commission meeting.

Moved by Karen Flores, **seconded by** Jacquie Kellogg to approve the minutes from the April 24, 2025 regular Housing Commission meeting.

Vote: 7 - 0 - Unanimously

6. ACTION ITEMS

None

7. PRESENTATION AND DISCUSSION ITEMS

- A. 10-Year Housing Plan Update
This agenda item is informational only.

Ms. Adriana Fisher, Housing Program Manager, presented an update on the 10-Year Housing Plan. There were no questions.

- B. Staff is requesting feedback from the Commission on a zoning code text amendment updating High Occupancy Housing standards that are tied to designations within the current Regional Plan that are not proposed to be carried over into the new Regional Plan.
No recommendation.

Ms. Tiffany Antol, Zoning Code Manager, presented on the High Occupancy Housing Zoning Code Requirements.

Commissioners asked questions and provided feedback about the following:

- Prop 207 Waivers
- Form-based code
- Density requirements and definitions
- Timeline

Ms. Antol answered.

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

- A. Update from Housing Authority Liaison

There were no updates.

- B. Update from Housing Commissioners and Other Informational Items

Commissioner Denham informed the Commissioners about a meeting on June 13 hosted by the City that will solicit feedback for the Code Analysis Project.

- C. Update from Housing Staff

Ms. Kristine Pavlik, Housing and Grants Administrator, gave an update on Housing's CDBG allocation amount and funding recommendations, as well as the Consolidated Plan. Commissioners asked questions about Affirmatively Furthering Fair Housing requirements for the Consolidated Plan. Ms. Pavlik answered.

Ms. Marissa Molloy, Housing Specialist, gave an update on Owner Occupancy Verifications.

Ms. Jennifer Mikelson, Housing Planning Manager, gave an update on the open Housing Planner position and the approved amendment to the Incentive Policy for Affordable Housing. Commissioners requested that the link for the Housing Planner position be sent to them.

Ms. Adriana Fisher, Housing Program Manager, gave an update on the ranking committee's recommendations for the Bond-funded Homebuyer Assistance and Education Program.

9. **ADJOURNMENT**

Chair Devonna McLaughlin adjourned the meeting at 2:06 pm.



Housing Commission

7. B.

Co-Submitter: Neil Chapman, Wildland Fire Captain

From: Adriana Fisher, Housing Program Manager

DATE: 06/26/2025

SUBJECT: Flagstaff Fire Department's Wildland Fire Management Program Update

STAFF RECOMMENDED ACTION:

Informational item only.

Executive Summary:

Flagstaff Fire Department has had a Wildland Fire Management (WFM) Program for nearly 30 years. While the natural environment has been a focus of wildfire risk reduction investments for many years, with collaborative implementation accelerated via efforts like the Flagstaff Watershed Protection Project and the Four Forest Restoration Initiative, built environment actions are equally important. This presentation will discuss the latest partnerships, codes, models, and strategies to scale up wildfire risk reduction inside our community.

Attachments

Fire Department Presentation



Neil Chapman
Wildland Fire Captain
Flagstaff Fire Department
928-213-2512
neil.chapman@flagstaffaz.gov





Neil Chapman
Wildland Fire Captain
Flagstaff Fire Department
928-213-2512
neil.chapman@flagstaffaz.gov

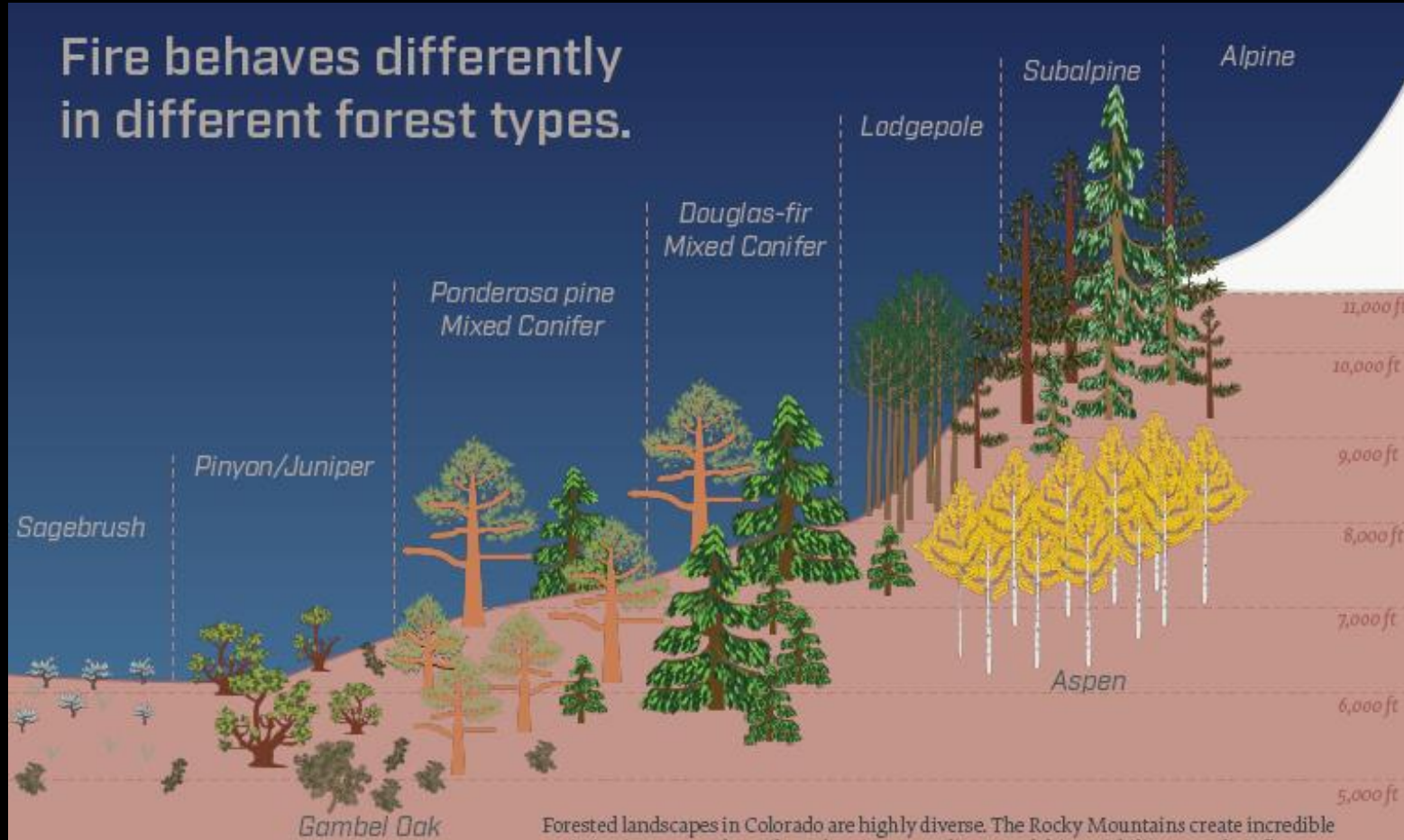


Fire Behavior
Where is the risk
Best available science
What are we doing in Flagstaff
Call to Action



"Fire is Local"

Fire behaves differently
in different forest types.



COLORADO FOREST
RESTORATION INSTITUTE

COLORADO STATE UNIVERSITY

Forested landscapes in Colorado are highly diverse. The Rocky Mountains create incredible variation in topography, soils, and moisture gradients, and this variability strongly influences the enormous diversity of understory and forest vegetation that grows in different places. Even with all this diversity, Colorado's forests can be divided into several major forest types distributed across elevation gradients, as illustrated above. Fire is a necessary component of all these vegetation types and is an important force in shaping the forests we see today. Fire provides crucial ecosystem services to these forests, such as nutrient cycling, clearing out dead or diseased trees or accumulated fuel, and creating opportunities for new trees to grow. Each of these forest types responds differently to fire; read on for more details.



Photos taken at the same location





Table 1.—Composite fire intervals, Chimney Spring

Period	Time span ¹	Number of years	Number of recorded fires	Interval years
1	1540-1876	336	68	4.9
2	1754-1876	122	50	2.4
3	1800-1876	76	37	2.1
4	1820-1876	56	30	1.9
5	1824-1869	45	26	1.7
6	1850-1865	15	12	1.25

¹Dates between first and last fire scar. Includes all material.

As progressively shorter periods are selected for computing fire frequency, the interval becomes even shorter. For period 6, a 15-year period (1850-1865), fires were occurring on the Chimney Spring area at 1- to 2-year intervals (average 1.25 years).

Fire-scar data from specimens 2 and 3, only 20 feet (6 m) apart, show why a single tree does not necessarily reveal the true fire interval for a particular area. Whereas tree 2 had an average interval of 7.6 years for 18 fires, and tree 3 had an interval of 5.9 years for 16 fires, the CFI is 5.3 years based on 11 fires that were common to both trees and 12 fires that affected one specimen and not the other.

Discussion

Two factors extremely sh

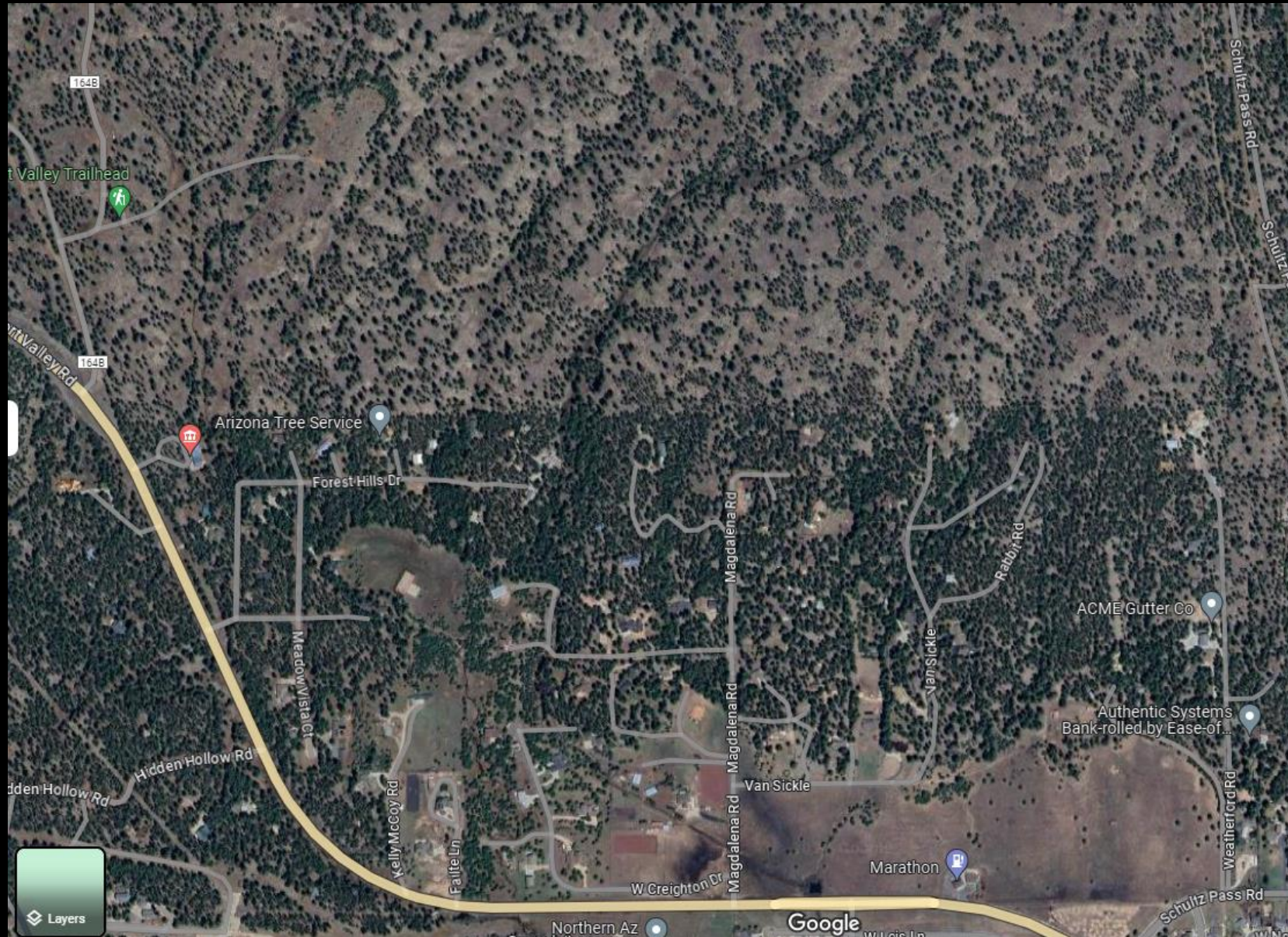
site: (1) the presence of reliable ignition sources (lightning



Where is the uncontrollable wildfire risk?



Where is the uncontrollable wildfire risk?



The key questions

Understanding the relationship between wildfire risk modeling, data, and insurer decisions



- Why is wildfire risk so hard to measure?
- Why is measuring the impact of mitigation even harder?
- What will it take to close the gap between
effective risk reduction actions by homeowners and communities
and
information visible to and useable by insurers for pricing and underwriting?

Best Available Science Guides Our Mitigation Efforts

Flagstaff City Codes

Building, WUI, Resource Protection Standards, Landscaping

Home Ignition Zone, Home and Business Hardening

National Fire Protection Association Firewise USA

Insurance Institute for Business and Home Safety

National Institute of Standards and Technology

Natural & Built Environment Fire Pathways

Structure Fire Spread & Vulnerability Model

ON FIRE: The Report of the
Wildland Fire Mitigation and
Management Commission



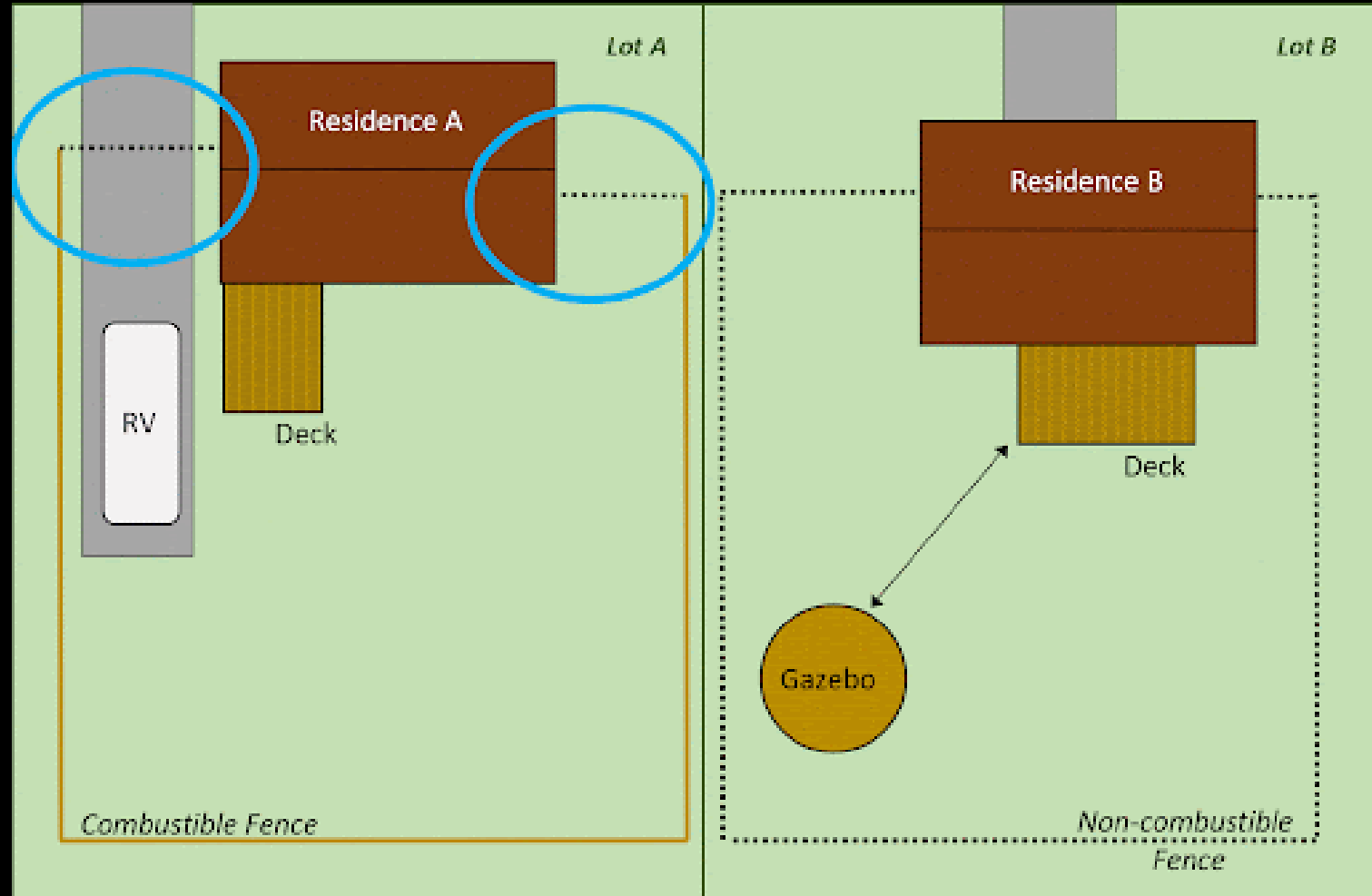
September 2023

HAZARD MITIGATION METHODOLOGY (HMM)

- Exposures During WUI Fires
- HMM vs Traditional Hazard Mitigation
- WUI Definitions
- Structure Survivability in the WUI
- Community Survivability in the WUI
- Paths forward: Implementing HMM
- Communities already implementing HMM
- How Fire Spreads in the WUI
- Community-Wide Structure- and Parcel-Level Hardening Actions
- Hardening Actions: Construction
- Guidance

NIST

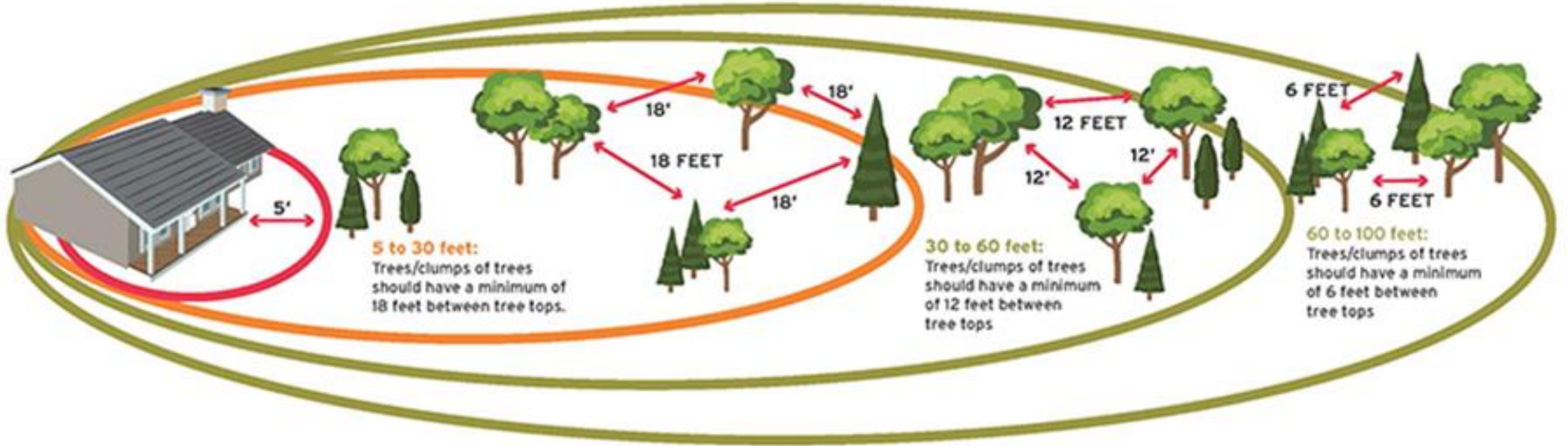
NATIONAL INSTITUTE OF
STANDARDS AND TECHNOLOGY
U.S. DEPARTMENT OF COMMERCE



Built Environment Desired Conditions

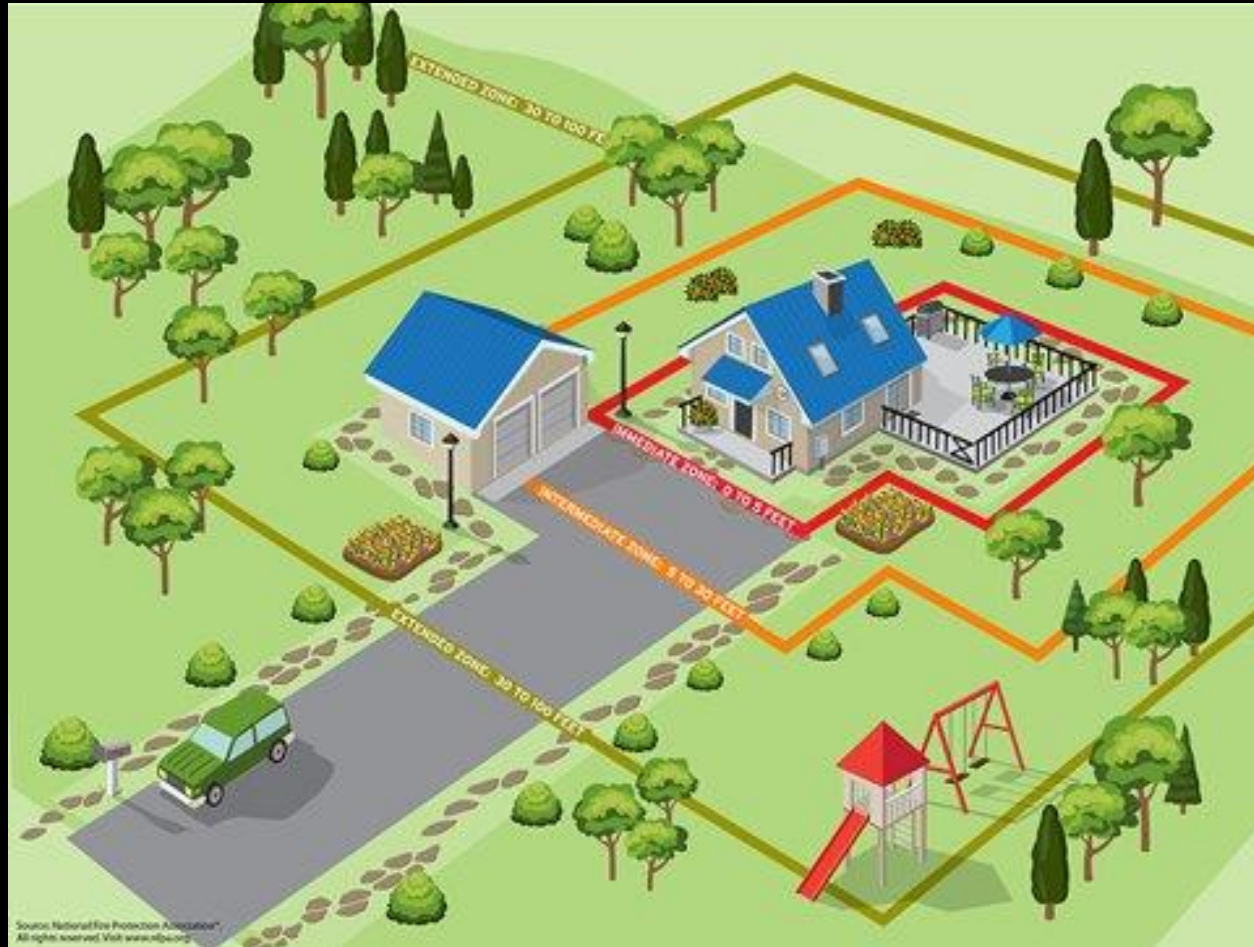
National Fire Protection Association Firewise USA Standards

TREE SPACING



Built Environment Desired Conditions

National Fire Protection Association Firewise USA Standards



Source: National Fire Protection Association
All rights reserved. Visit www.nfpa.org

Insurance Institute for Business and Home Safety Wildfire Prepared Home and Neighborhood

NEED HELP?

LOGIN | CREATE ACCOUNT



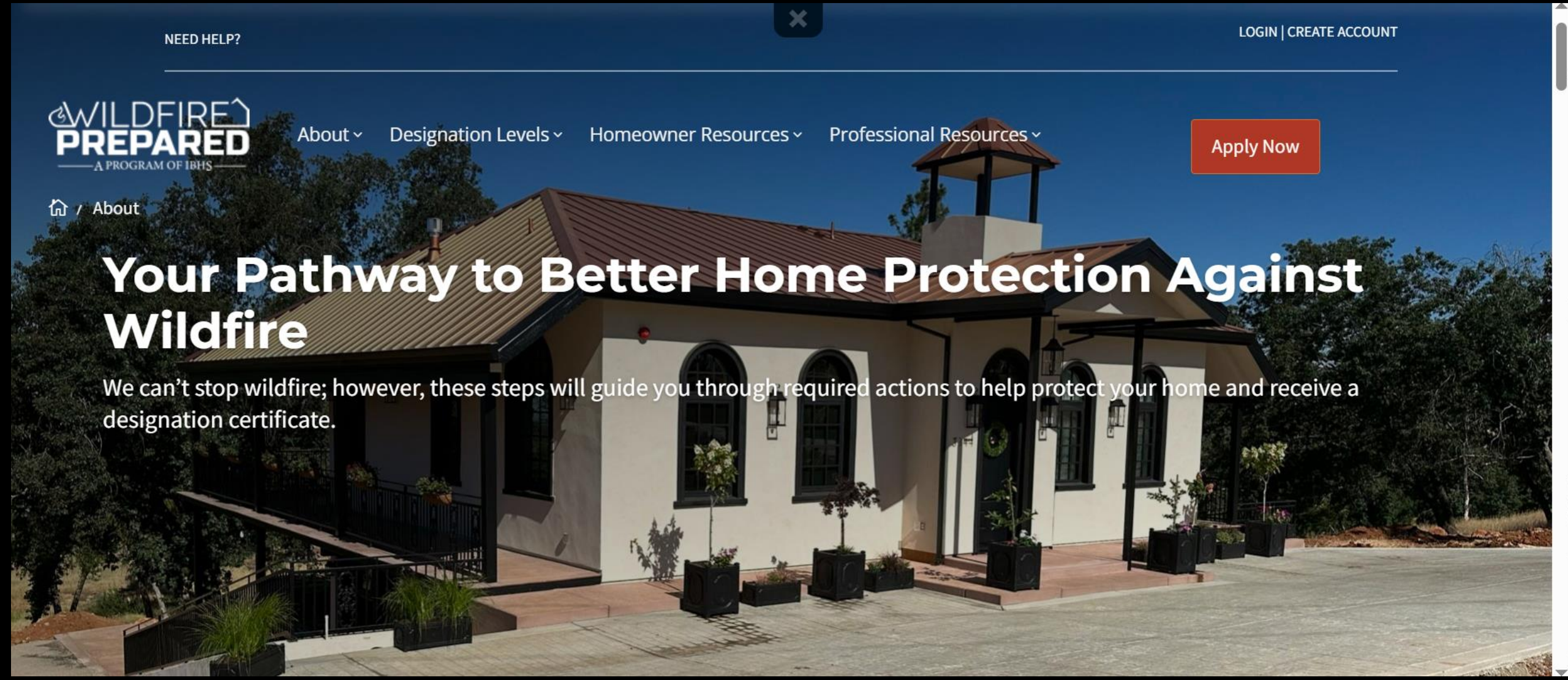
About ▾ Designation Levels ▾ Homeowner Resources ▾ Professional Resources ▾

Apply Now

Home / About

Your Pathway to Better Home Protection Against Wildfire

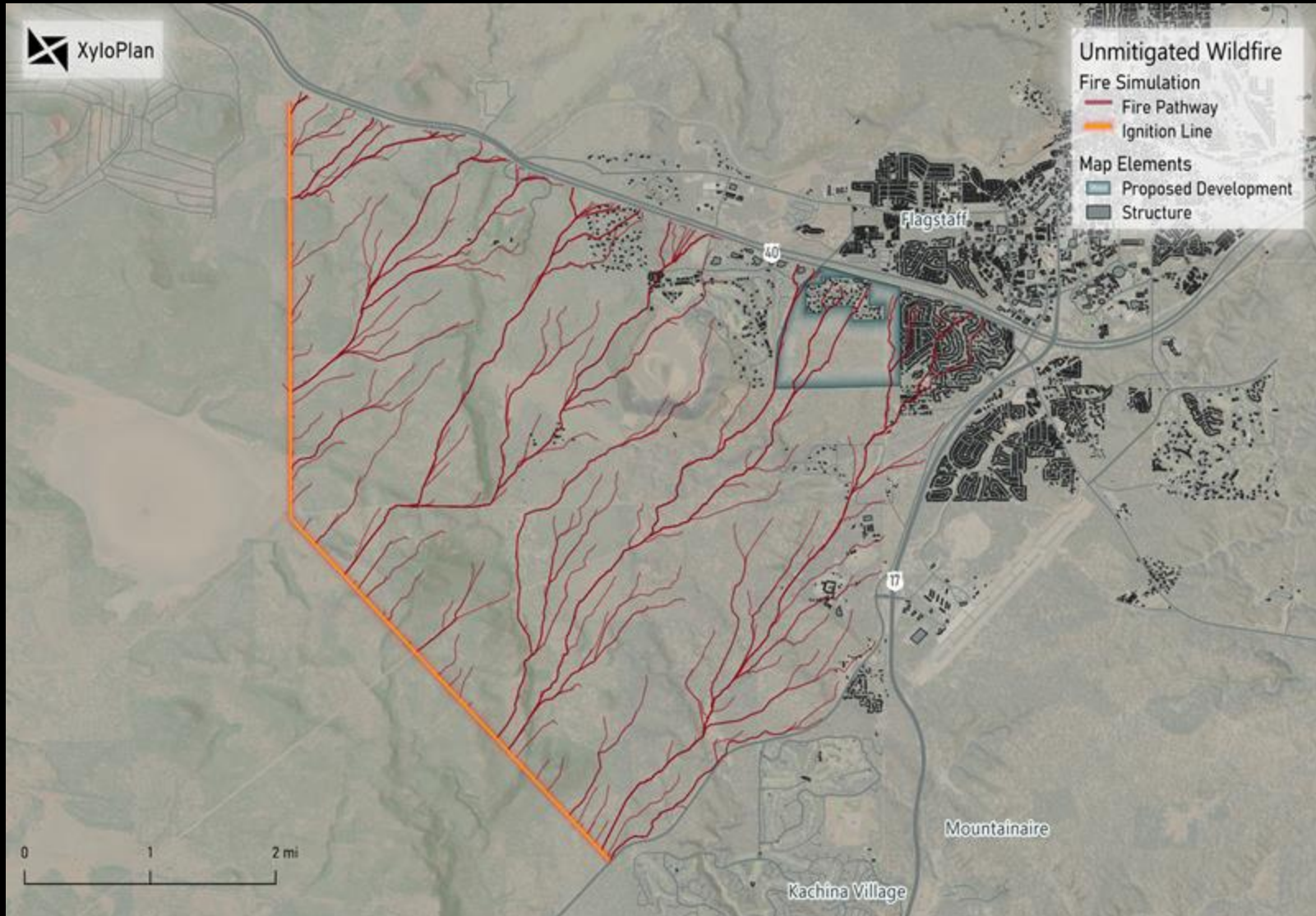
We can't stop wildfire; however, these steps will guide you through required actions to help protect your home and receive a designation certificate.

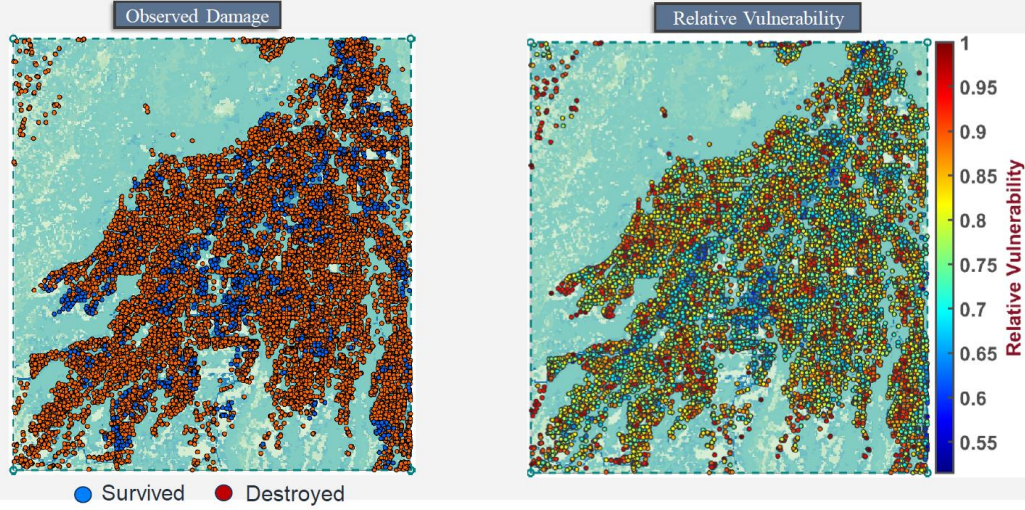


Three types of Fire Spread Pathways



Local Fire Spread Pathways



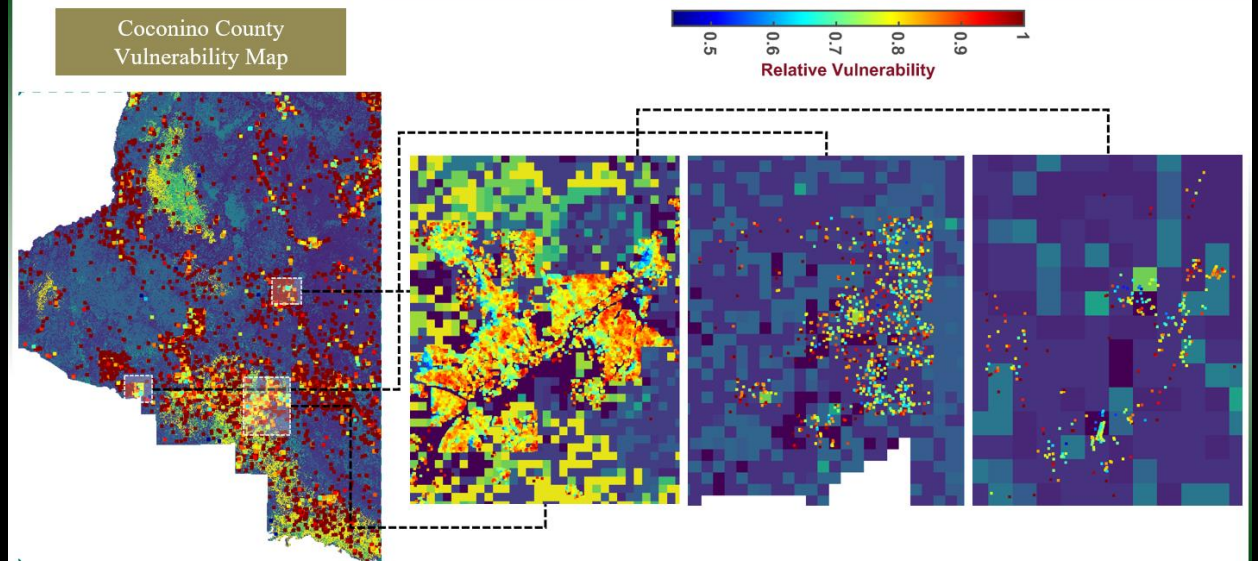


Chulahwat and Mahmoud et al. (2022) *Sci. Rep.*

Structure Vulnerability Models

Avoid Random Acts of Mitigation

Relative Vulnerability Map





FFD Current Efforts



Updates planned for:

- International Code Council Building Code (ICC)
- International Wildland Urban Interface Code (IWUIC)
- Resource Protection Standards
- Landscaping

Inspection Software: WUUII

AZ DIFI

Western Fire Chiefs

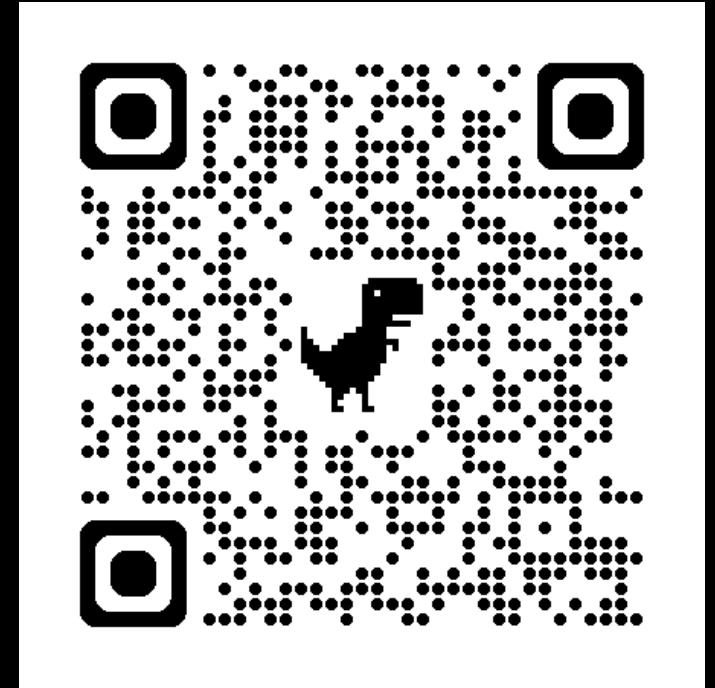
Local, State, and National Policy Collaboratives

AZ Department of Insurance and Financial Institutions Resiliency and Mitigation Council

Investigate the availability and affordability of homeowners insurance in forested areas and wildland-urban interface areas of Arizona

Investigate the impact that natural disasters have on the availability and affordability of homeowners insurance in these areas

Investigate strategies that local communities in these areas may adopt to mitigate the risk of property loss due to natural disasters



Western Fire Chiefs Association Multi-State WUI Mitigation Alignment Project with Arizona Fire Chiefs Association

Five Enabling Tasks:

- Core set of “mitigations-that-matter”
- Structure to structure spread modeling with structures as a new and distinct fuel type
- WUI Response rating
- WUI data commons
- Barriers to social support for implementation and maintenance of parcel level mitigations

What Action is Needed?

- **National Policy**

- Unprecedented investments in the Built Environment

- WFMCC Recommendation #1: Fire Environment Center (FOFA)
- WFMCC Recommendation #56: US Fire Administration Expansion

- **Support Beneficial Wildfire across Federal Lands**

- 700K acres across 4FRI since 2010
- AZ: 74% of all wildfire 2010 – 2020 = Good Fire (Balch, Jennifer & McIntosh, Tyler & Ilangakoon, Nayani & Cummins, Karen & Varner, J. & Hansen, Winslow & Marquis, Kate & Raymond, Crystal & Harvey, Brian & Platt, Rutherford. (2024). Good fire: quantifying the beneficial ecosystem work of western U.S. wildfires (2010-2020). 10.1101/2024.12.06.627082.)

What Action is Needed?

- **State Policy – ENABLE RISK REDUCTION**

- Mitigations that Matter
- Avoid policy that disrupts insurance markets

- **Local action – BE PROACTIVE!!**

- CWPP's that Matter
- Codes – WUI, Development, Vegetation, HVAC
- LOTS more beneficial fire
- LOTS more smoke mitigation investments (hepa filters for all!)
- Create opportunities to test "Alternative Risk Transfer Approaches"

**Resilient Landscapes
Fire Adapted Communities
Safe & Effective Wildfire Response**

Neil Chapman

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