

HOUSING COMMISSION
THURSDAY, OCTOBER 23, 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@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**

2. **Roll Call**

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

Kevin Bond
Tyler Denham, Vice Chair
Kevin Dobbe
Karen Flores

Sandi Flores
Jacquie Kellogg
Devonna McLaughlin
Sarah Meyer
Moses Milazzo, Chair

Sarah Miles
Cory Runge
Jennifer Vargas
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 - September 25, 2025
Approve the minutes from the September 25, 2025 Housing Commission meeting.

6. **ACTION ITEMS**
NONE

7. **PRESENTATION AND DISCUSSION ITEMS**

- A. Welcome of Newly Appointed Commissioner & Brief Introductions
- B. Presentation and Input: 2026 -- 2030 Community Development Block Grant (CDBG) Consolidated

Plan

Informational item with an opportunity to provide input.

C. Informational Presentation -- Catholic Charities Overview and Services

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**

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 _____, 2025.

Adriana Fisher, Housing Program Manager



Housing Commission

5. A.

From: Adriana Fisher, Housing Program Manager

DATE: 10/23/2025

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting - September 25, 2025

STAFF RECOMMENDED ACTION:

Approve the minutes from the September 25, 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 Minutes - September 25,2025

DRAFT

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY, SEPTEMBER 25, 2025
1:00 PM

VIRTUAL MEETING
MICROSOFT TEAMS MEETING
CITY OF FLAGSTAFF

1. Call to Order

Chair Devonna McLaughlin called the meeting to order at 1:01 pm.

2. Roll Call

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

Kevin Bond - Present	Sandi Flores, Vice Chair - Present, left at 1:55 pm	Sarah Miles - Present
Tyler Denham - Present	Jacquie Kellogg - Present	Cory Runge - Absent
Kevin Dobbe - Absent	Devonna McLaughlin, Chair - Present	Jennifer Vargas - Present
Karen Flores - Present	Moses Milazzo - Present	Hayley Zoroya - Present, arrived at 1:39 pm
		VACANT

OTHERS PRESENT:

Adriana Fisher, Housing Program Manager
Marissa Molloy, Housing Specialist
Kristine Pavlik, Housing and Grants Administrator
Jennifer Mikelson, Housing Planning Manager
Justyna Costa, Assistant Housing Director
Aidan Rutledge, Temp Administrative Specialist
Georganna Staskey, Deputy City Clerk
Khara House, Council Liaison
Joanne Keene, Deputy City Manager
Anja Wendel, Senior Assistant City Attorney

3. LAND ACKNOWLEDGMENT

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Read by Chair Devonna McLaughlin

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 - August 28, 2025
Approve the minutes from the August 28, 2025 Housing Commission meeting.

Moved by Sandi Flores, **seconded by** Tyler Denham to approve the minutes from the August 28, 2025 regular Housing Commission meeting.

Vote: 9 - 0 - Unanimously

6. PRESENTATION AND DISCUSSION ITEMS

- A. Welcome and Introduction of Newly Appointed Commissioners

Chair Devonna McLaughlin welcomed the new Housing Commissioners. Commissioners Sarah Miles and Jennifer Vargas introduced themselves.

- B. Boards and Commissions Training & Open Meeting Law Refresher
Informational only.

Ms. Georganna Staskey, Deputy City Clerk, presented a training on Boards and Commissions and Open Meeting Law.

7. ACTION ITEMS

- A. Election of Commission Chair and Vice Chair for One-Year Terms (Term Ending September 2026)

Chair Devonna McLaughlin clarified that she would complete this meeting as chair and the new chair would run the next meeting. She also noted that she is ineligible to run for chair. Ms. Adriana Fisher, Housing Program Manager, noted that it was a great opportunity.

Moved by Moses Milazzo, **seconded by** Sandi Flores to elect Moses Milazzo as Chair of the Housing Commission.

Vote: 9 - 0 - Unanimously

Moved by Tyler Denham, **seconded by** Karen Flores to elect Tyler Denham as Vice Chair of the Housing Commission.

Vote: 9 - 0 - Unanimously

- B. Review and Recommendation: Community Homebuyer Assistance Program (CHAP) Bond-Funded Expansion
Forward to City Council with a recommendation for approval.

This item took place after item 8.A. due to technical difficulties. Ms. Adriana Fisher, Housing Program Manager, presented on the Community Homebuyer Assistance Program Bond-Funded Expansion.

Commissioners asked questions about the following:

- Clarification on the options for different AMI limits
- The need for the program
- The remaining equity that stays with the home
- Minimum contributions from the buyer
- The background of the draft proposal

Ms. Fisher, Chair McLaughlin, and Jennifer Mikelson, Housing Planning Manager answered.

Moved by Moses Milazzo, seconded by Jacquie Kellogg to forward the Community Homebuyer Assistance Program (CHAP) Bond-Funded Expansion as written to City Council with a recommendation for approval.

Vote: 9 - 0 - Unanimously

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

A. Update from Housing Authority Liaison

Commissioner Moses Milazzo provided an update on the most recent Housing Authority Board meetings. Chair McLaughlin asked Fair Market Rents and subsequent payment standards. Commissioner Milazzo answered.

B. Update from Housing Commissioners and Other Informational Items

Chair Devonna McLaughlin informed the commission that the Bond-Funded Community Homebuyer Assistance Program has assisted three homebuyers so far and has spent \$150,000 since July and has two more under contract. Housing Solutions of Northern Arizona has helped 485 families since they began administering funds in 1999 and expect to hit 500 before the end of the fiscal year. Commissioner Moses Milazzo noted Housing Solutions' annual report and thanked Chair Devonna McLaughlin for her work as Chair.

C. Update from Housing Staff

Ms. Kristine Pavlik, Housing & Grants Administrator, gave an update on the Community Development Block Grant 5-Year Consolidated Plan. Commissioners asked questions about the survey. Ms. Pavlik answered.

Ms. Mikelson gave an update on the Adaptive Reuse Bond Program.

Mr. Aidan Rutledge, Temp Administrative Specialist gave an update on the recent Homeownership Event as well as Housing America Month.

Ms. Fisher acknowledged Commissioner Jacquie Kellogg for joining the Housing Commission for another term.

9. ADJOURNMENT

Chair Devonna McLaughlin adjourned the meeting at 2:27 pm.



Housing Commission

7. B.

Co-Submitter: Kristine Pavlik, Housing and Grants Administrator

From: Adriana Fisher, Housing Program Manager

DATE: 10/23/2025

SUBJECT: Presentation and Input: 2026 -- 2030 Community Development Block Grant (CDBG) Consolidated Plan

STAFF RECOMMENDED ACTION:

Informational item with an opportunity to provide input.

Executive Summary:

The City of Flagstaff Housing Office is initiating development of the 2026--2030 Consolidated Plan, a five-year strategic document required by the U.S. Department of Housing and Urban Development (HUD). The plan will guide the investment of Community Development Block Grant (CDBG) and other HUD resources to address housing, homelessness, poverty reduction, and community development needs. The Consolidated Plan process includes a comprehensive housing and community needs assessment and a public engagement strategy consistent with HUD's citizen participation requirements. This effort builds upon existing City initiatives such as the 10-Year Housing Plan and continues coordination with the Housing Commission, local service providers, and community partners.

During the meeting, the City's consultant will present an overview of the Consolidated Plan process, share preliminary data from the needs assessment, and facilitate discussion on community priorities. Input from the Housing Commission will help identify key needs and strategies for inclusion in the plan, shaping funding priorities for the next five years. Community participation through focus groups, stakeholder meetings, and public hearings will ensure that the final plan reflects Flagstaff's shared goals for affordable housing, equitable development, and strengthened neighborhood vitality.

Attachments

Presentation



City of Flagstaff

Needs Assessment 2026 – 2030 Consolidated Plan

Housing Commission Meeting

October 23, 2025

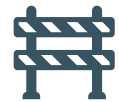


In Partnership with Civitas LLC



HUD Programs – Eligible Activities

Community Development Block Grant (CDBG)



Public Improvements



Public Facilities



Rehabilitation



Economic Development



Acquisition



Public Services

ConPlan - Major Components & Allocation

Five Major Components

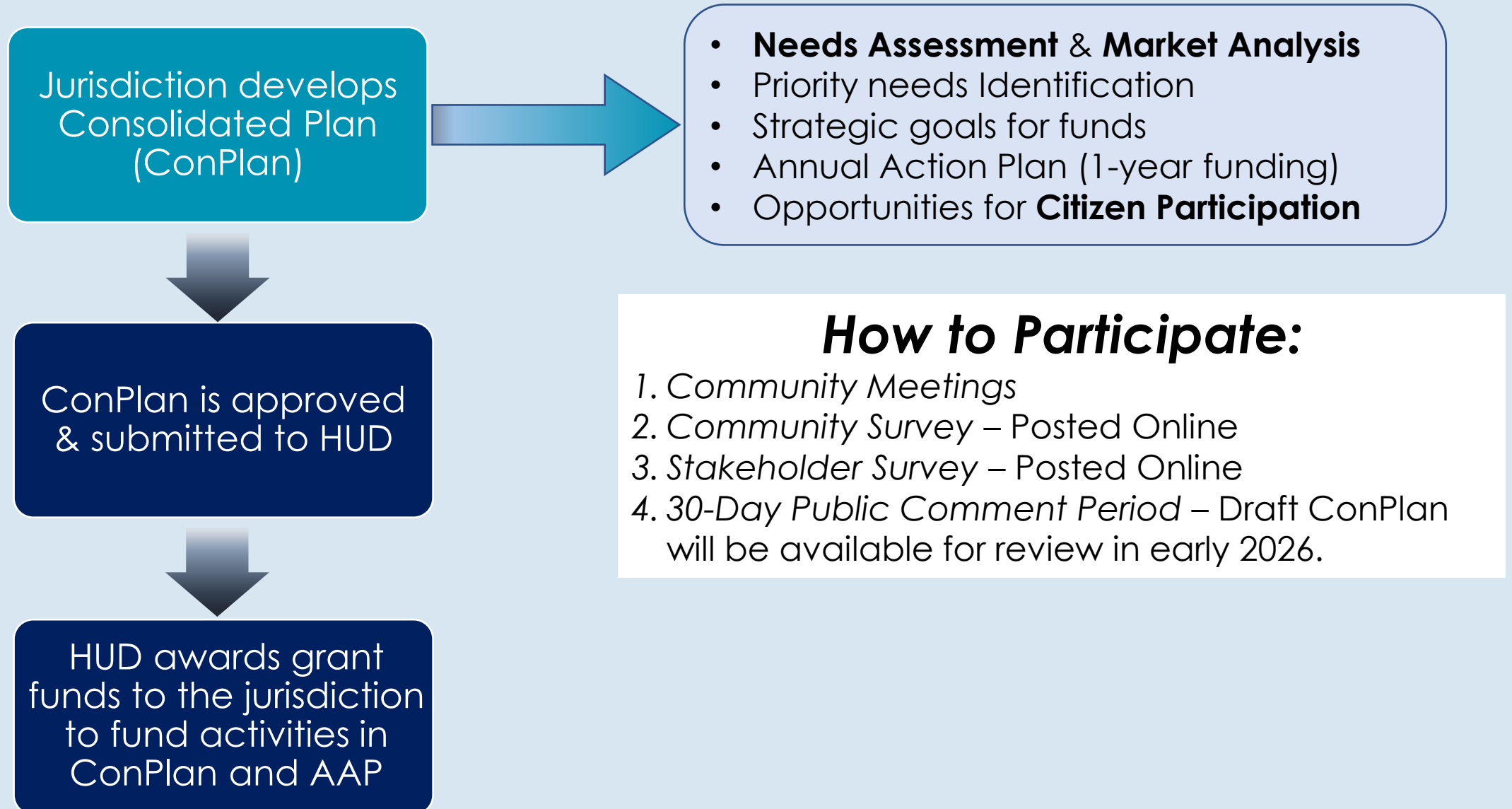
1. Needs Assessment
2. Housing Market Analysis
3. 5-Year Strategic Plan
4. Annual Action Plan
5. Citizen Participation

HUD 2025 Fund Allocation

Source	Amount
CDBG	\$656,638



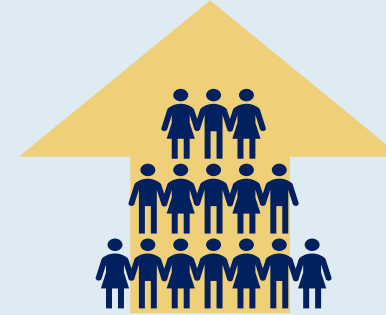
HUD Consolidated Plan Process



Data Snapshot

City Population Highlights

Population: 76,333
+14.7% over last 10 years



Total Households: 27,815
20.9% Increase



Median Income: \$68,041
36.7% Increase



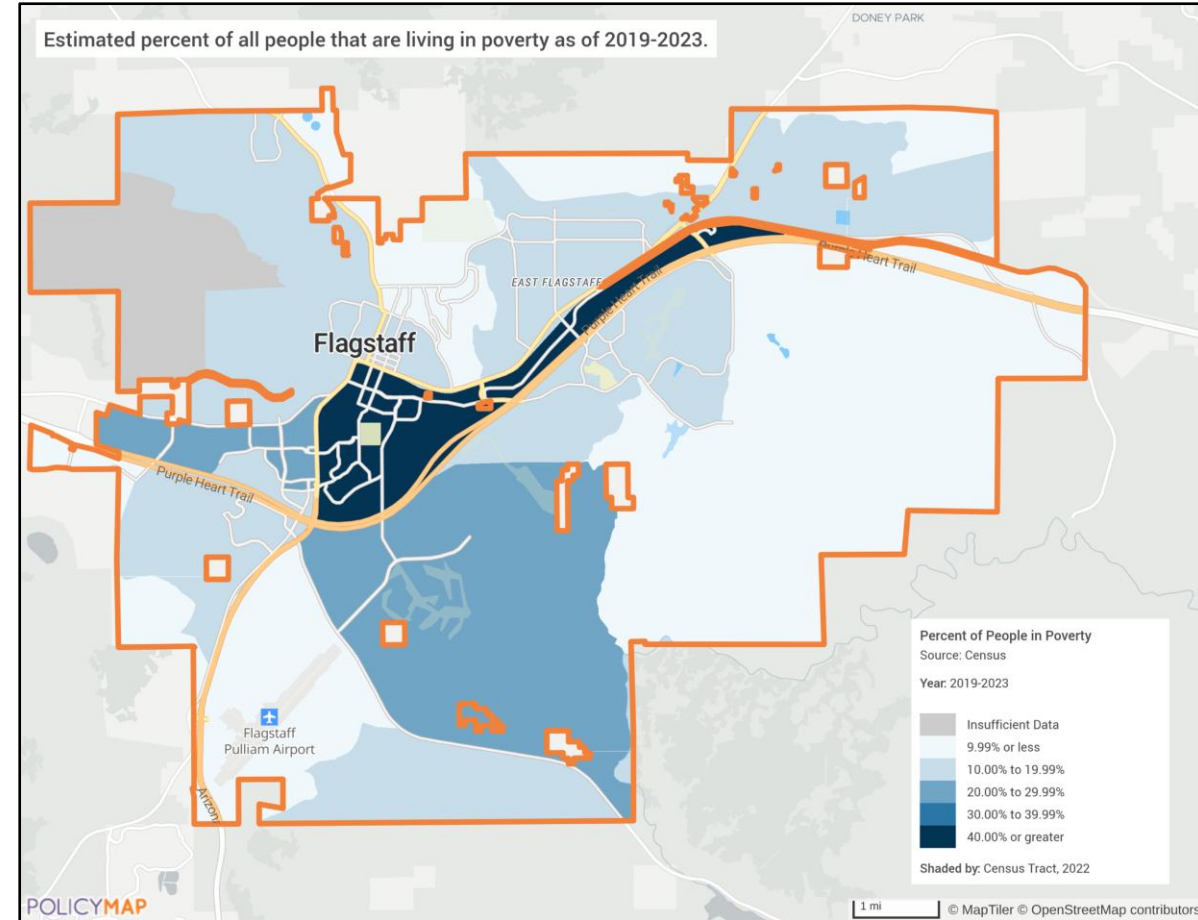
Needs Assessment – Data Sample

Table: Poverty Rate – 10-year Trend

	2013	2023
City of Flagstaff	24.6%	19.4%
Arizona (statewide)	17.9%	12.3%
Source: 2013 and 2023 American Community Survey Data		

Low to Moderate Income (LMI)

- LMI = Less than 80% of Area Median Income (AMI)
 - Based on 2025 HUD income limits for the **Flagstaff, AZ MSA**
- Household of 1: \$61,100
- Household of 2: \$69,800
- Household of 3: \$78,550
- Household of 4: \$87,250
- Household of 5: \$94,250



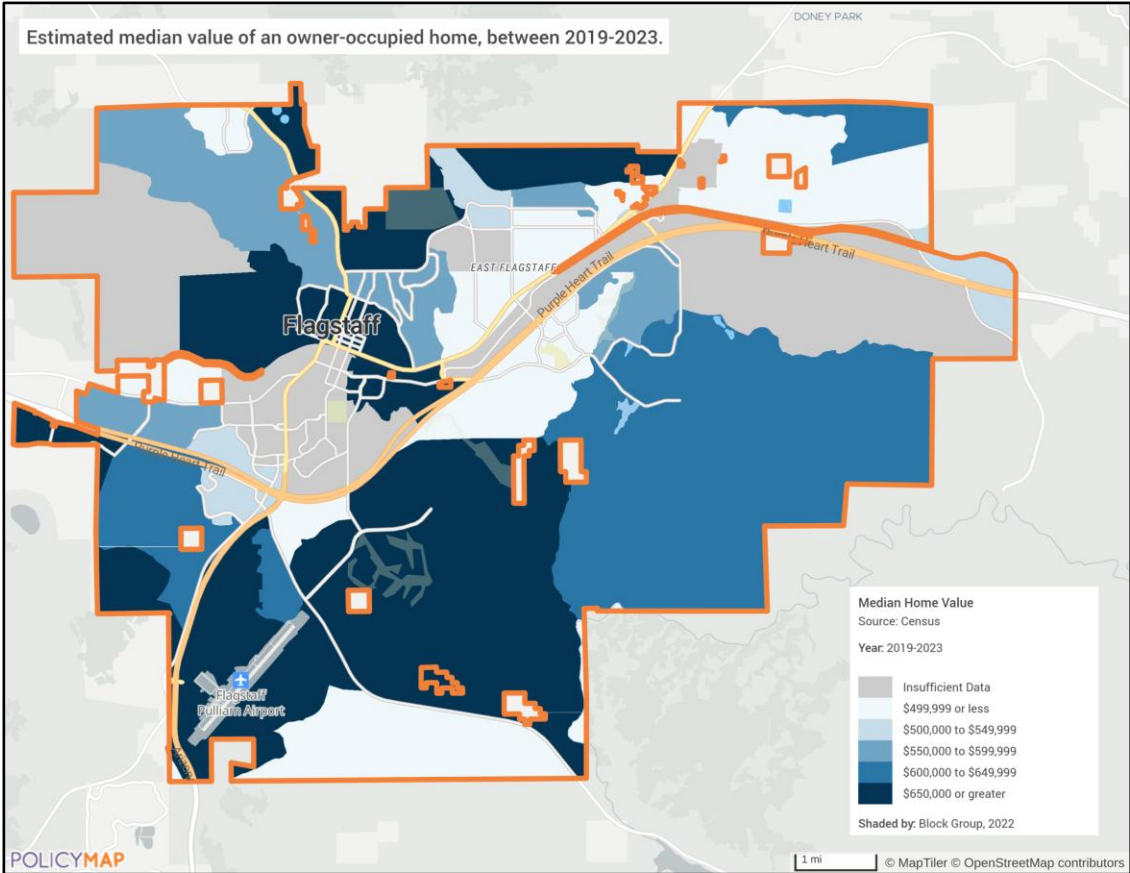
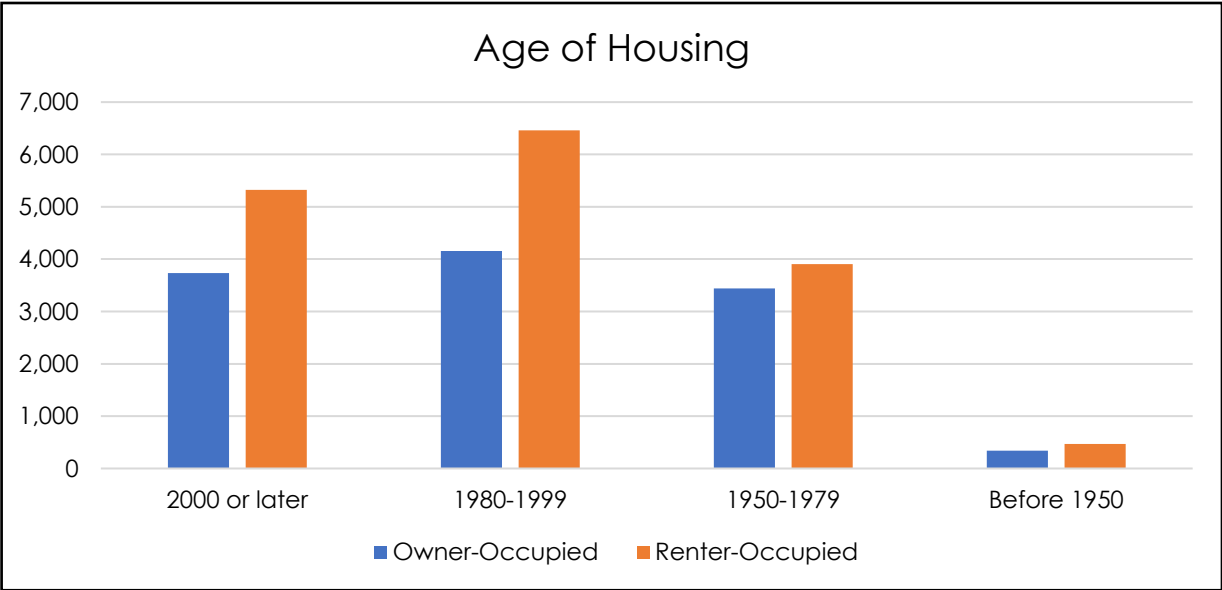
Poverty Rates by Census Tract
Source: 2019-2023 ACS via PolicyMap

Housing Profile – Data Sample

Table: Cost of Housing – 10-year Trends

	2013	2023	Rate
Median Home Value	\$266,200	\$503,400	+89.1%
Median Contract Rent	\$925	\$1,415	+53.0%
Median Income	\$49,771	\$68,041	+36.7%

Source: 2013 and 2023 American Community Survey Data



Home Values by Census Block Group
Source: 2019-2023 ACS via PolicyMap

Homeowner Housing Cost Burden

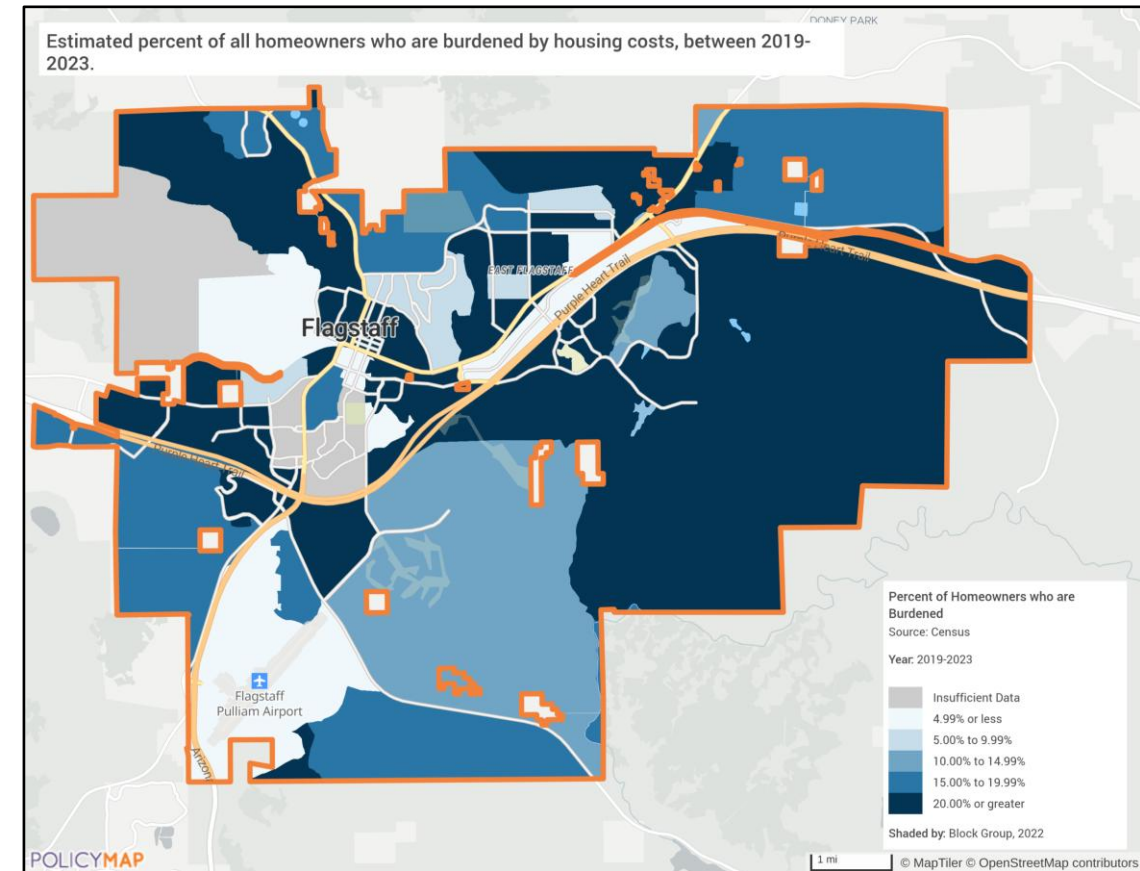
- Median Home Value: **89.1% increase** in last decade
- **9.6%** Severe cost burdened (>50%)
- **10.0%** between 30% and 50%
- **19.6%** Total **cost burdened homeowners** (>30%)

Impacts of Housing Cost Burden

- Financial Strain: Reduced available income for essentials such as food, healthcare, and transportation
- Risk of Foreclosure: Homeowners facing a housing cost burden are at an increased risk of foreclosure
- Reduced Savings and Investments: Limits the ability to save for retirement

*Cost Burdened: Spending over 30% of income on housing expenses

**Severe Cost Burdened: Spending over 50% of income on housing expenses



Cost Burdened Homeowners

Source: 2019-2023 ACS via PolicyMap

Rental Housing Cost Burden

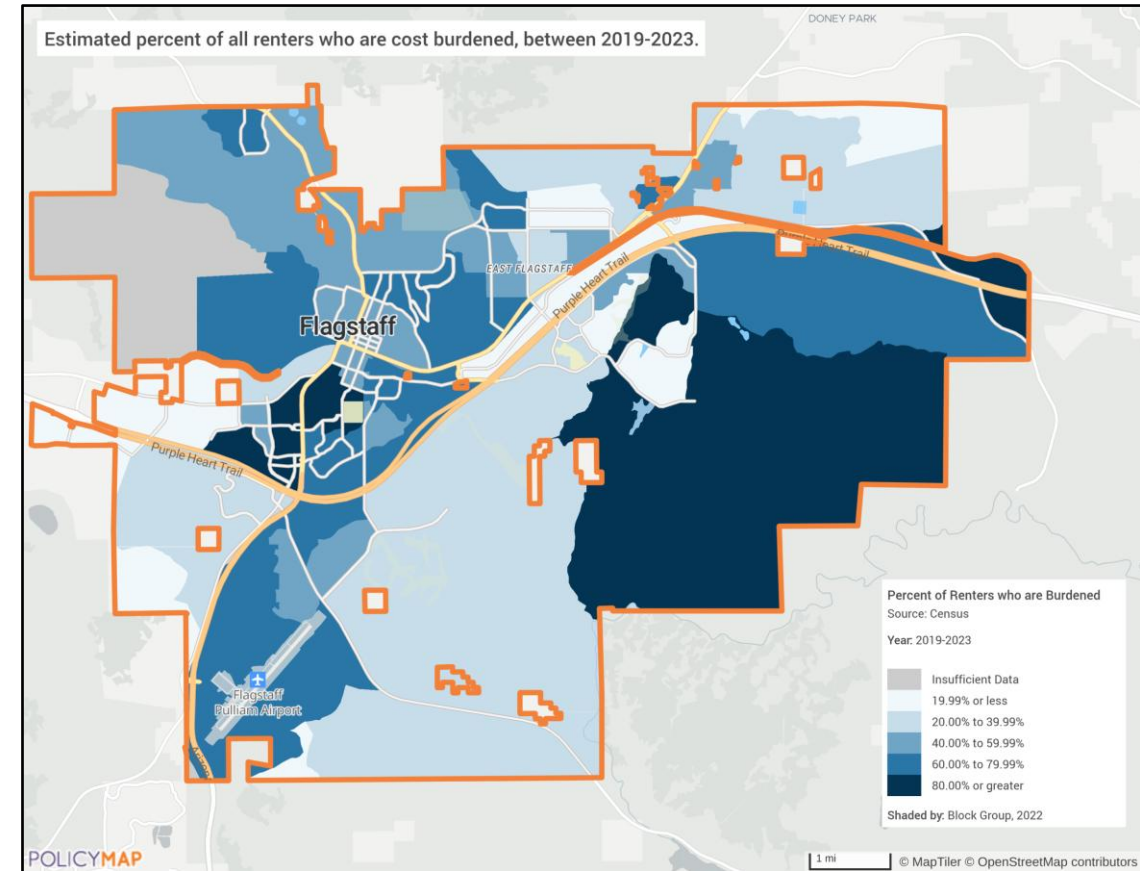
- Median Rent Contract **increased 53%** over 10 years
- **31.0%** Severe cost burdened (>50%)
- **25.3%** between 30% and 50%
- **56.3%** Total **cost burdened renters** (>30%)

Impacts of Housing Cost Burden

- Financial Strain: Reduced available income for essentials such as food, healthcare, and transportation
- Risk of Eviction: Higher risk of eviction and displacement
- Inability to Save for Homeownership: Limit the ability to save for a downpayment

*Cost Burdened: Spending over 30% of income on housing expenses

**Severe Cost Burdened: Spending over 50% of income on housing expenses



Cost Burdened Renters

Source: 2019-2023 ACS via PolicyMap

Community Input

How do you prioritize these **community needs?**



Affordable
Housing



Economic
Development



Supportive
Services



Public Facilities



Home Repairs

What are the **major housing** issues?



Lack of
Available Units



Location



Mismatch of
housing
type/size



Rental Costs



Cost of Repairs

Community Survey

<https://www.research.net/r/Flagstaff-Community>



Encuesta comunitaria

<https://www.research.net/r/Flagstaff-Community?lang=es>



Stakeholder Survey

<https://www.research.net/r/Flagstaff-Stakeholder>



Upcoming Outreach Events

CDBG Public Hearing

City Staff & Residents/Organizations

- Wednesday, October 29, 2025 4-7pm
- Market of Dreams 2532 E 7th St, Flagstaff, AZ 86004

Stakeholder Focus Groups (Invite Only)

- October 29 and 30, 2025
- Council Chambers

<https://www.flagstaff.az.gov/4372/Housing>

Kristine Pavlik
Housing and Grants Administrator
City of Flagstaff

Mailing Address

2323 N. Walgreens Street, Suite 2, Flagstaff, AZ 86004

Physical Address

3481 N Fanning Drive, Flagstaff, AZ 86004

928-213-2749

Kristine.Pavlik@flagstaffaz.gov

Next Steps

- Needs Assessment (In development)
- Market Analysis (In development)
- Priority Needs & Strategic Plans (December 2025)
- Annual Action Plan (December 2025)
- 30-day Comment Period – Early 2026
- HUD submission (May 15, 2026)
- Program year start date (July 1st, 2025)

<https://www.flagstaff.az.gov/4372/Housing>

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