

## NOTICE AND AGENDA

HOUSING COMMISSION  
THURSDAY, DECEMBER 4, 2025  
1:00 PM

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](mailto: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 - October 23, 2025  
Approve the minutes from the October 23, 2025 Housing Commission meeting

6. **ACTION ITEMS**

None.

7. **PRESENTATION AND DISCUSSION ITEMS**

- A. Legislative Priorities Overview  
For information only

- B. Presentation on Flagstaff's Affordable Housing Developments since 2020  
Informational 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**

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](http://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:** 12/04/2025

**SUBJECT:** Consideration and Approval of Minutes: Housing Commission Meeting - October 23, 2025

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**STAFF RECOMMENDED ACTION:**

Approve the minutes from the October 23, 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.

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**Attachments**

HC Draft Minutes - 10.23.2025

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**DRAFT MEETING MINUTES**

**HOUSING COMMISSION  
THURSDAY, OCTOBER 23, 2025  
1:00 PM**

**VIRTUAL MEETING  
MICROSOFT TEAMS MEETING  
CITY OF FLAGSTAFF**

**1. Call to Order**

Chair Moses Milazzo 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 - Absent	Sandi Flores - Present	Sarah Miles - Present
Tyler Denham, Vice Chair - Present	Jacque Kellogg - Present	Cory Runge - Present
Kevin Dobbe - Absent	Devonna McLaughlin - Present, arrived at 1:06 pm, left at 2:21 pm	Jennifer Vargas - Present
Karen Flores - Present	Sarah Meyer - Present	Hayley Zoroya - Present
	Moses Milazzo, Chair - Present	

**OTHERS PRESENT:**

Adriana Fisher, Housing Program Manager  
Marissa Molloy, Housing Specialist  
Kristine Pavlik, Housing and Grants Administrator  
Jennifer Mikelson, Housing Planning Manager  
Sullivan Moore, Housing Planner  
Justyna Costa, Assistant Housing Director  
Aidan Rutledge, Temp Administrative Specialist  
Grace Orr, a representative from CIVITAS  
Khara House, Council Liaison  
Sarah Rendon, Senior Program Manager from Catholic Charities

**3. LAND ACKNOWLEDGMENT**

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Read by Commissioner Sarah Miles.

**4. Public Comment**

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No public comment.

**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.

**Moved by Karen Flores, seconded by Hayley Zoroya** to approve the minutes from the September 25, 2025 regular Housing Commission meeting.

**Vote: 10 - 0 - Unanimously**

**6. ACTION ITEMS**  
NONE

**7. PRESENTATION AND DISCUSSION ITEMS**

- A. Welcome of Newly Appointed Commissioner & Brief Introductions

Chair Moses Milazzo and Ms. Adriana Fisher, Housing Program Manager, welcomed Commissioner Sarah Meyer, who introduced herself. The other Housing Commissioners, Housing Staff, and Council Liaison Khara House then introduced themselves.

- B. Presentation and Input: 2026 -- 2030 Community Development Block Grant (CDBG) Consolidated Plan  
Informational item with an opportunity to provide input.

Ms. Kristine Pavlik, Housing & Grants administrator, introduced Grace Orr, a representative from CIVITAS. Ms. Orr presented on the Consolidated Plan process.

Commissioners asked questions and made comments about the following

- Usage of CDBG funds for construction of affordable housing
- Acronyms
- If it was possible for a city to not receive a grant award and how updates and corrections are made
- Median income increase data
- Lead based paint
- Homeowner vs renter cost burden
- Identifying target neighborhoods and revitalization areas

Ms. Orr, Ms. Pavlik, Ms. Justyna Costa, Assistant Housing Director, and Ms. Jennifer Mikelson, Housing Planning Manager answered.

- C. Informational Presentation -- Catholic Charities Overview and Services

Ms. Sarah Rendon, Senior Program Manager from Catholic Charities, presented an overview of the services they offer.

Commissioner Sandi Flores said that she also works at Catholic Charities, and noted that federal funding for the Housing First model as well as permanent supportive housing is threatened right now.

Council Liaison Khara House suggested that the Housing Commission participate in a re-entry simulation.

Attachment: [Catholic Charities of NAZ Presentation](#)

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

**A. Update from Housing Authority Liaison**

Chair Moses Milazzo said that the most recent Housing Authority Board meeting had been postponed.

**B. Update from Housing Commissioners and Other Informational Items**

None.

**C. Update from Housing Staff**

Ms. Costa said that Flagstaff City Council recently approved the Housing Section becoming a division.

Ms. Fisher said that Council approved changes to the Community Homebuyer Assistance Program funded with bond funds. She also noted the election date for the Flagstaff Regional Land Use Plan. Commissioners asked about what would happen if voters do not approve the Plan. Ms. Fisher and Ms. Mikelson answered.

Ms. Pavlik outlined upcoming public participation opportunities for the CDBG Consolidated plan

Mr. Aidan Rutledge, Temp Administrative Specialist, gave an update on outreach activities. Ms. Fisher asked Commissioners to follow Housing's social media accounts.

**9. ADJOURNMENT**

Chair Moses Milazzo adjourned the meeting at 2:43 pm.



**Housing Commission**

7. A.

**From:** Sarah Langley, Public Affairs Director

**DATE:** 12/04/2025

**SUBJECT:** Legislative Priorities Overview

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**STAFF RECOMMENDED ACTION:**

For information only

**Executive Summary:**

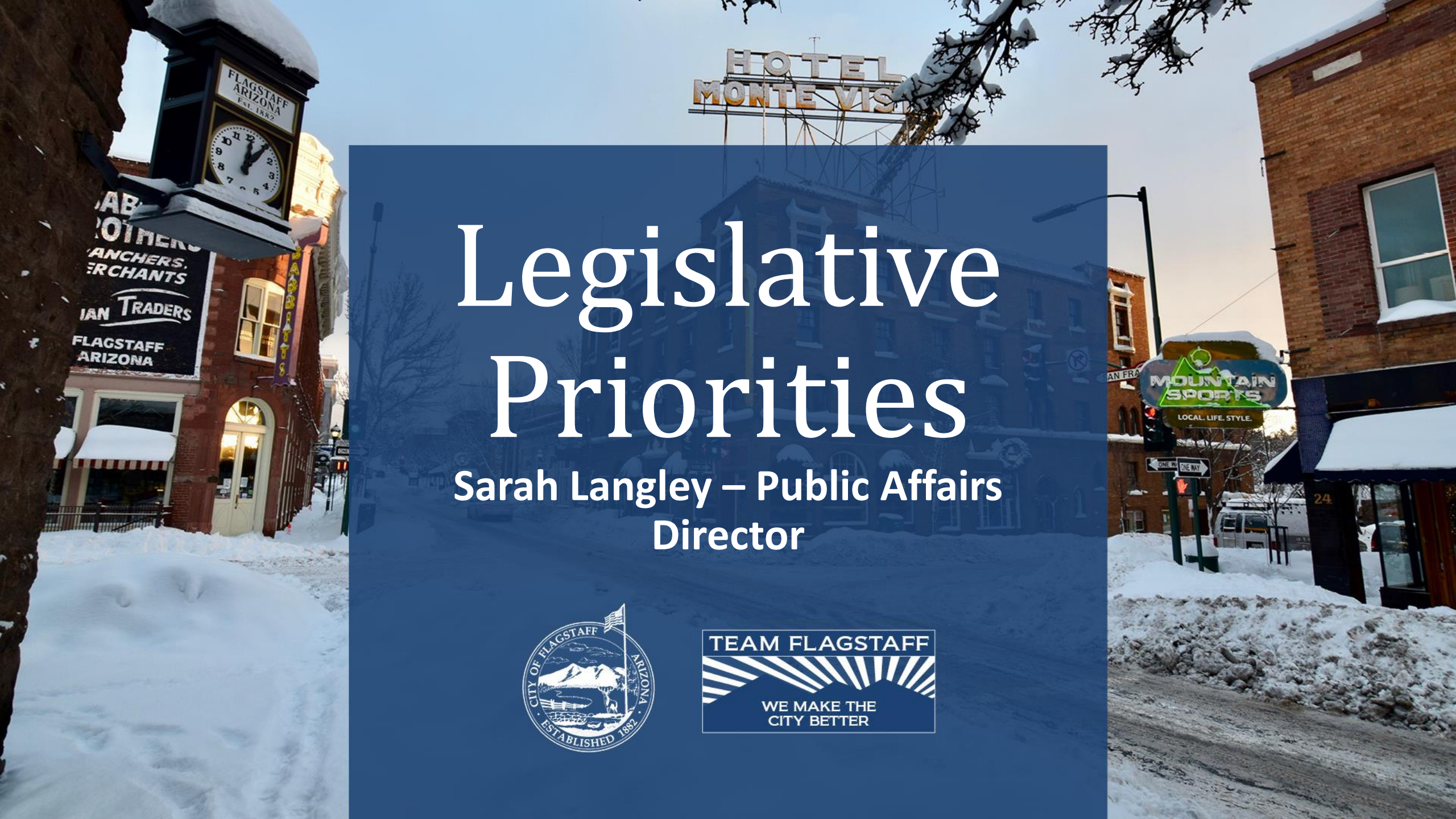
City staff will provide the Housing Commission with a brief overview of the purpose of the City's legislative priorities and how they are created and used each year.

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**Attachments**

Presentation

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# Legislative Priorities

Sarah Langley – Public Affairs  
Director





# Legislative Priorities

- Approved every year by Council
- Broad, overarching positions on various issues
  - Infrastructure, housing, sustainability, etc.
- Not overly prescriptive or specific
- Guide staff and contract lobbyists throughout the year
- Succinct, easy to understand, & easy to communicate
- Strategic, unique to Flagstaff



# Legislative Priorities

## Flagstaff.az.gov/4800/Intergovernmental-Affairs



CITY OF  
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### 2025 State Legislative Priorities

#### GUIDING PRIORITIES

**Preserve Local Control** - Support legislation that preserves or enhances the City's ability to govern locally and oppose legislation that reduces or restricts the City's local authority.

**State Shared Revenues** - Protect (and recover) state shared revenues to municipalities and oppose new legislation seeking to divert shared revenues away from municipalities.

#### TRANSPORTATION & INFRASTRUCTURE

**Transportation** - Advocate for additional funding to plan, build, preserve, modernize, and expand transportation and infrastructure projects that impact northern Arizona and our tribal partners. Support investments in clean transportation infrastructure, including public transit, electric vehicle charging, and bicycle/pedestrian infrastructure.

**Resilience and Preparedness** - Advocate for assistance to upgrade infrastructure to withstand catastrophic events such as flooding, storms, and forest fires.

**Flagstaff Pulliam Airport** – Protect the State Aviation Fund (similar to HURF) and emphasize the need to use funds for airport maintenance and operations. Discourage transfers out of the fund for non-aviation expenditures.

#### COMMUNITY INFRASTRUCTURE

**Affordable Housing** - Support legislation and seek funding in support of affordable housing, including the renewal of the Arizona Department of Housing (ADOH), renewal of the State Affordable Housing Tax Credit program, and funding for the Arizona Housing Trust Fund. Join cities across the state in prioritizing the creation of housing units while retaining local control in areas related to housing development.



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### 2025 Federal Legislative Priorities

#### TRANSPORTATION & INFRASTRUCTURE

**Rio de Flag Flood Control Project** - Utilizing the \$52 million in secured funding, support expedited award and completion of the project while working with the Army Corps, BNSF Railway and the Arizona Dept. of Transportation to ultimately remove more than half of the City's residents, as well as the downtown and NAU areas, from the flood plain and protect more than \$1 billion in assets.

**Red Gap Ranch Regional Pipeline Project** – Advocate for the Northeastern Arizona Indian Water Rights Settlement Act (NAIWRSA) and for the Red Gap Regional Pipeline project that will assure a 100-year water supply for the City of Flagstaff while also providing important water quality and assurity for the surrounding tribal nations.

**Infrastructure Investment and Jobs Act (IIJA)** - Pursue competitive grants and formula funds from the IIJA to finance high-priority infrastructure projects within the City, while also working to reauthorize the important programs from the IIJA in the new surface transportation reauthorization bill.

**Transportation** - Advocate for projects, policies and legislation that strengthen multi-modal transportation systems and adopt a transformative transportation planning approach, in line with the City's Active Transportation Master Plan and the Carbon Neutrality Plan. Promote investments in clean transportation infrastructure, including public transit, electric vehicle charging, and bicycle/pedestrian infrastructure.

**Water and Stormwater Infrastructure** – Utilize funding dedicated by the IIJA and other legislation to complement and improve City water and stormwater infrastructure. Advocate for assistance to upgrade infrastructure to withstand catastrophic events such as flooding, storms, and forest fires.

**Flagstaff Pulliam Airport** – Advocate for funding for projects included in the Flagstaff Pulliam Airport five-year Capital Improvement Program, specifically the need for discretionary construction funding for the upcoming new Snow Removal Equipment (SRE) building.

# Creation of Legislative Priorities

- Now
  - Staff updates priorities
  - Lobbyists add input
- Dec. 9
  - Council discusses priorities, hears input from public, and requests edits or additions
- Dec 16
  - Staff updates priorities as requested by Council
  - Council approves final priorities for use in 2026



# 2026 Legislative requests



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## LIHTC Funding for Affordable Housing in Flagstaff

Housing developments built with the assistance of the Low-Income Housing Tax Credit (LIHTC) play a critical role in Flagstaff's goal to create more affordable housing. Since the creation of LIHTC, over 885 units have been built in Flagstaff for residents making up to 60% of the Area Median Income. This means more housing units available for Arizona teachers, police officers, firefighters and others who work to meet important needs in our communities.

One of the newest LIHTC developments in Flagstaff, Sierra on 66, offers over 221 one-, two-, and three-bedroom apartments. Flagstaff seniors also benefit from the LIHTC program. Last year, the Flagstaff City Council allocated bond funding for the development of the San Francisco Square Apartments, which will create over 70 apartments for lower-income seniors.

The lack of funding for LIHTC in Arizona's current state budget represents a significant setback in building the affordable housing units our state's residents need. **The City of Flagstaff is requesting that funding be allocated to Arizona's LIHTC program in the FY2027 state budget.**



Sierra on 66 LIHTC development in Flagstaff, AZ



HOTEL MONTE VISIT

# Questions?





**Housing Commission**

7. B.

**From:** Adriana Fisher, Housing Program Manager

**DATE:** 12/04/2025

**SUBJECT:** Presentation on Flagstaff's Affordable Housing Developments since 2020

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**STAFF RECOMMENDED ACTION:**

Informational only.

**Executive Summary:**

An overview of affordable housing developments supported by City of Flagstaff programs, such as the Incentive Policy for Affordable Housing (IPAH), and its partners over the last five years.

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**Attachments**

Presentation

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# 5-YEAR DEVELOPMENT SHOWCASE

An overview of affordable housing developments supported by the City of Flagstaff and its partners in the last five years.



# Partnerships - To Name a Few



# Incentive Policy for Affordable Housing (IPAH)

Adopted: 2009

Amended: 2025

The IPAH policy is one of the City's main tools to encourage the development of affordable housing. It provides financial and regulatory support to make projects more feasible.

Two main types of incentives:

1. **Fee Incentives** – Payment or reduction of development-related fees.
2. **Zoning Incentives** – Flexibility in the Flagstaff Zoning Code, such as density bonuses or reduced parking requirements.

INCENTIVE POLICY FOR AFFORDABLE HOUSING



PREPARED BY:  
CITY OF FLAGSTAFF'S HOUSING SECTION  
COMMUNITY DEVELOPMENT DIVISION  
AMENDED MAY 2025

211 West Aspen Ave. • telephone: 928.779.7650 ext.7231 • fax: 928.779.7684 • [www.flagstaff.az.gov](http://www.flagstaff.az.gov)

# Incentive Policy for Affordable Housing (IPAH)

## In-lieu of Attainable Housing Contribution

- Allows developers to contribute funds instead of constructing affordable units. These funds are used to support future affordable housing efforts.

Pinehaven –  
Red Oak Development Group



\$1.8 million contribution

Canyon Del Rio –  
Capstone Homes



\$600,000 contribution

Elara at the Sawmill –  
McGrath Real Estate Partners

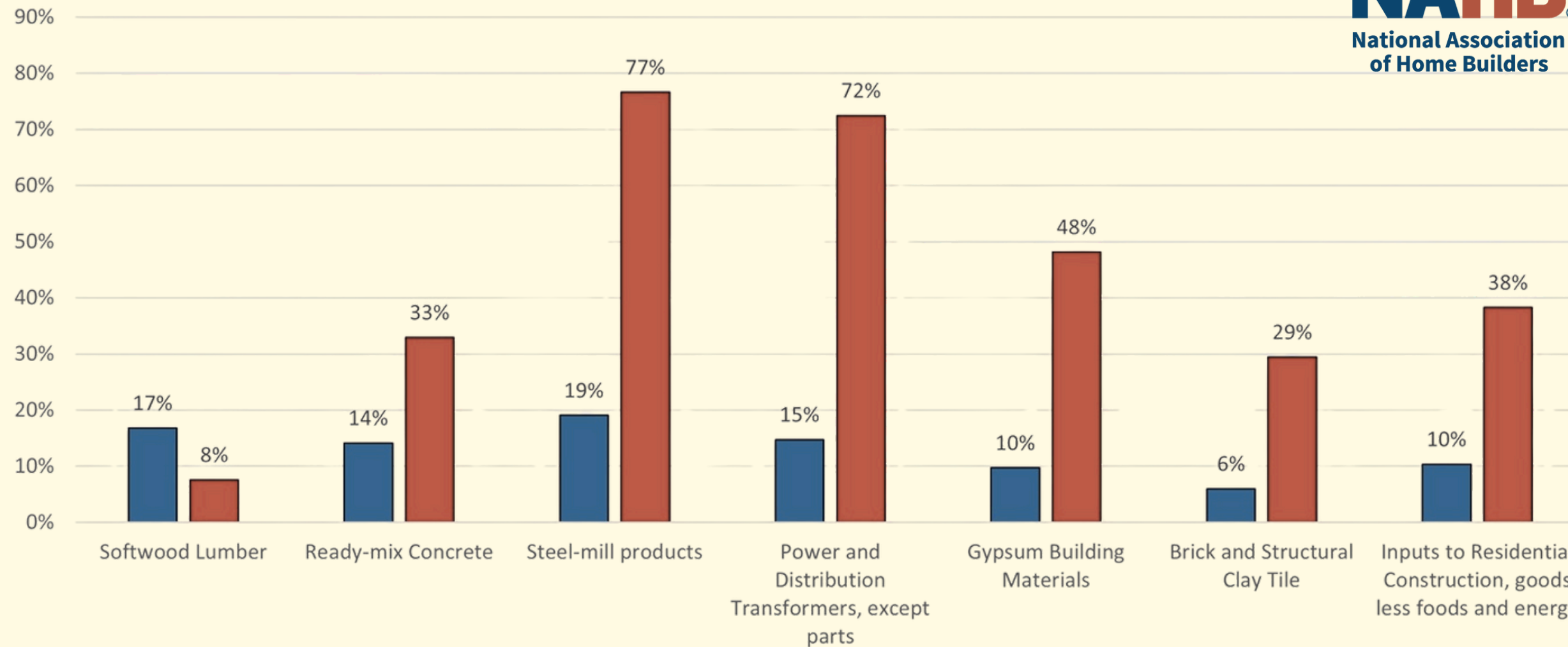


\$500,000 contribution

# Why Incentives Have Become Necessary

Rising material costs + supply chain delays + construction labor shortages + higher, unpredictable project budgets = increasing difficulty producing affordable units

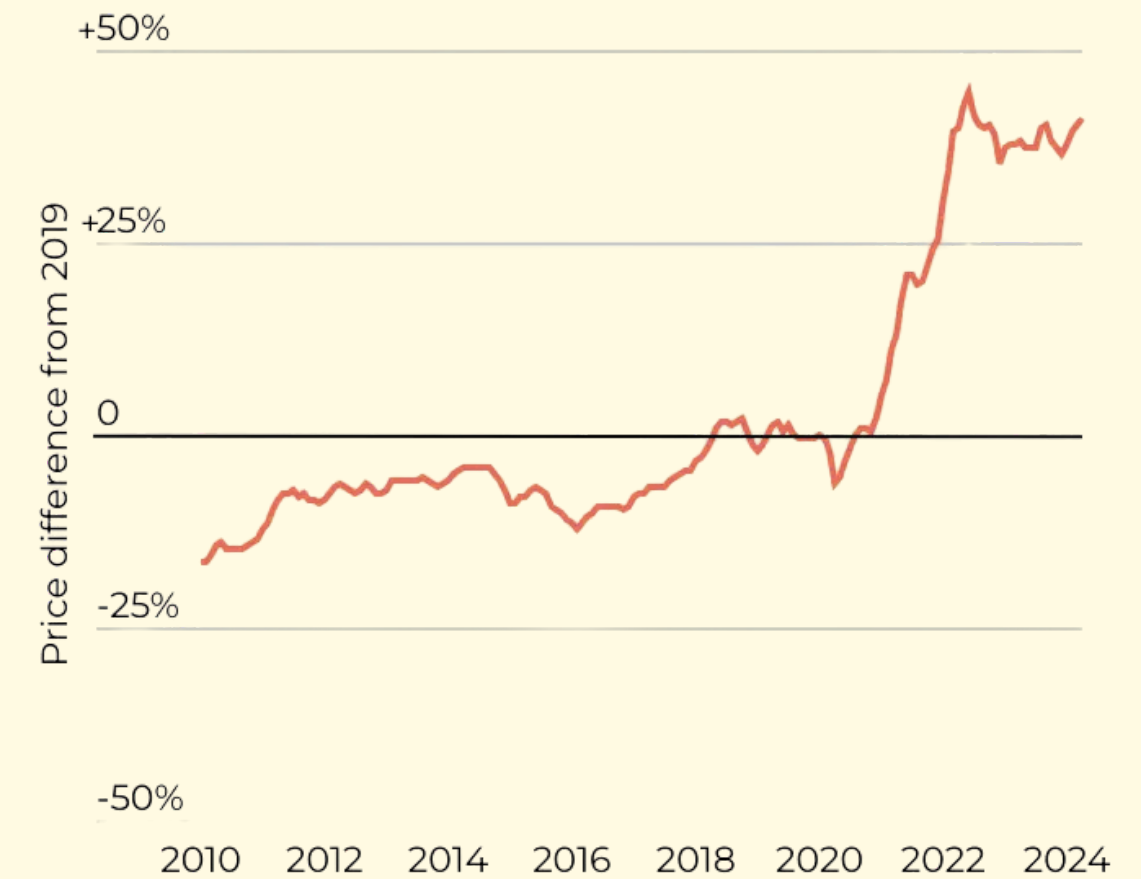
Costs of Building Materials Have Surged Since the Pandemic  
Four-year Price Percentage Change



Source: U.S. Bureau of Labor Statistics; Producer Price Index

■ Feb 2016-2020 ■ Feb 2020 - 2024

All building supplies



● PPI: Net inputs to construction industries (goods)

# Crestview

First Unit Sold: 2020

Project Type: Single-family ownership

Affordable Units: 12 out of 119 (10% contribution)

Income Limit: 100% AMI

Zoning Code Incentives Used:

- Reduced setbacks
- Height increase
- Expedited review
- Resource Protection Overlay (RPO) reduction





# Elara at the Sawmill

Opened: 2022

Project Type: Multifamily Rentals

Affordable Units: 34 out of 333 (10% contribution)

Income Limit: 80% AMI

Additional Contributions from Developer:  
\$500,000 and new beds for Flagstaff Shelter  
Services' emergency shelter on Huntington Dr.



# Miramonte at Ponderosa Parkway

First Unit Sold: 2022

Project Type: Ownership condos and affordable rentals

Affordable Units: 17 out of 169 (10% contribution)

Income Limit: 100% AMI ownership, 80% AMI rental

Zoning Code Incentives Used:

- Sustainable building density bonus





# Starpoint (LIHTC)

Opened: 2022

Project Type: Multifamily rentals

Affordable Units: 68 out of 77 (88% contribution)

Income Limit: 60% AMI

Zoning Code Incentives Used:

- Parking reduction
- Landscape reduction



# Woodshire

First Unit Sold: 2023

Project Type: Ownership condos

Affordable Units: 5 out of 50 (10% contribution)

Income Limit: 125% AMI

The developer purchased City-owned property in exchange for affordable ownership units





# Aura Flagstaff

Opened: 2024

Project Type: Multifamily rentals

Affordable Units: 32 out of 160  
(20% contribution)

Income Limit: 70% AMI & 80% AMI

Zoning Code Incentives Used:

- Density bonus
- Parking reduction
- Sustainable building density bonus
- RPO reduction





# Villas on Lake Mary (LIHTC)

Opened: 2024

Project Type: Multifamily rentals

Affordable Units: 76 out of 76 (100% contribution)

Income Limit: 60% AMI

Financial Support:

\$325,000 in IPAH Funds & \$397,000 in ARPA Funds

Zoning Code Incentives Used:

- Density bonus
- Parking reduction
- Landscape reduction



# Habitat for Humanity - Starter Homes on O'leary

Opened: 2023

Project Type: Starter homes

Affordable Units: 2 out of 2  
(100% contribution)

Income Limit: 80% AMI

Financial Support: \$19,000 in IPAH funds





# Sierra on 66 (LIHTC)

Opened: 2025

Project Type: Multifamily rentals

Affordable Units: 221 out of 221  
(100% contribution)

Income Limit: 60% AMI

Financial Support: \$1.1 million in IPAH funds





# Habitat for Humanity - Starter Homes at Timber Sky

Opening: Late 2026 (10 currently finished)

Project Type: Starter homes

Affordable Units: 40 out of 40 (100% contribution)

Income Limit: 80% AMI

Financial Support: \$700,000 in IPAH funding and  
\$340,000 in ARPA funding

Zoning Code Incentives: Parking reduction



# Elkwood

Opening: Early 2026

Project Type: Mixed-use rentals

Affordable Units: 22 out of 224 (10% contribution)

Income Limit: 70% AMI

Financial Support:

Housing Bond (Prop 442) - Rental Incentive Bond Program

- \$528,000 in a forgivable loan



# Housing Solutions of Northern Arizona - Izabel Apartments

Opening: 2026

Project Type: Multifamily rentals

Affordable Units: 11 out of 11 (100% contribution)

Income Limit: 80% AMI

Financial Support: \$300,000 in IPAH funds



# Approved Projects

Sky Cottages - Multifamily rentals, 20 Affordable units (10%)

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San Francisco Square Apartments (LIHTC) - Multifamily rentals,  
70 Affordable units (100%)

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Miramonte at Presidio - Ownership Condos, 4 Affordable units (10%)

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Lofts at Continental - Multifamily rentals, 14 Affordable units (10%)

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Lofts on Butler - Multifamily rentals, 9 Affordable units (5%)

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Housing on Lake Mary - Multifamily rentals, 40 Affordable units (20%)

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Towns on Lone Tree - Multifamily Rentals, 25 Affordable units (12%)

Thank You!  
Questions?