

DRAFT MEETING MINUTES

**HOUSING COMMISSION
THURSDAY, JANUARY 22, 2026
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 - Present, arrived at 1:25 pm	Sandi Flores - Present	Sarah Miles - Present
Tyler Denham, Vice Chair - Present	Jacquie Kellogg - Present	Cory Runge - Present, arrived at 1:04 pm
Kevin Dobbe - Present, left at 2:22 pm	Devonna McLaughlin - Present	Jennifer Vargas - Present
Karen Flores - Present	Sarah Meyer - Present	Hayley Zoroya - Present, arrived at 1:43 pm
	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
 Sarah Darr, Housing Director
 Aidan Rutledge, Administrative Specialist
 Khara House, Council Liaison
 Anja Wendel, Senior Assistant City Attorney

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 Chair Moses Milazzo.

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 - December 4, 2025
Approve the minutes from the December 4, 2025 Housing Commission meeting

Moved by Devonna McLaughlin, **seconded by** Sandi Flores to approve the minutes from the December 4, 2025 regular Housing Commission meeting.

Vote: 11 - 0 - Unanimously

6. **ACTION ITEMS**

None

7. **PRESENTATION AND DISCUSSION ITEMS**

- A. Overview of Housing Solution's 2025 Rental Attainability Report
Informational only.

Commissioner Devonna McLaughlin presented on Housing Solution's 2025 Rental Attainability Report.

Commissioners asked questions about the following:

- Adjustments for inflation
- The vacancy rate
- Public record about low-income restricted units

Commissioner McLaughlin and Ms. Sarah Darr, Housing Director, answered.

[You can see the presentation here.](#)

- B. Presentation on the Low Income Housing Tax Credit (LIHTC) Program
Informational only.

Ms. Darr presented on Low-Income Housing Tax Credits (LIHTC).

Commissioners and staff asked questions about the following:

- How investors use the tax credits
- How the Rental Assistance Demonstration Program (RAD) will integrate with LIHTC and how many applications it will use
- If there are any current applicants that will make the upcoming April 1st deadline
- Whether the mandatory information session is a barrier

Ms. Darr and Ms. Jennifer Mikelson, Housing Planning Manager, answered.

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

- A. Update from Housing Authority Liaison

Chair Moses Milazzo and Ms. Darr provided an update on the Housing Authority Board.

- B. Update from Housing Commissioners and Other Informational Items

None.

C. Update from Housing Staff

Ms. Kristine Pavlik, Housing & Grants Administrator, let the Commissioners know volunteers are needed for the annual Point in Time (PIT) count as well as for a Community Development Block Grant application committee.

Ms. Adriana Fisher, Housing Program Manager, gave updates on the 10 Year Housing Plan and the Housing Needs Assessment

Mr. Sullivan Moore, Housing Planner, gave updates on the Rental Incentive Bond Program's Notice of Funding Availability, asking for Commissioners to volunteer for the scoring committee, and the Request for Proposals for 3500 N Fort Valley Road.

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

Mr. Aidan Rutledge, Administrative Specialist, gave an update on the website.

Ms. Marissa Molloy, Housing Specialist, gave updates on deed restrictions, budget, and the Community Homebuyer Assistance Program.

9. ADJOURNMENT

Chair Moses Milazzo adjourned the meeting at 2:34 pm.