

NOTICE AND AGENDA

HOUSING COMMISSION
THURSDAY, MARCH 26, 2026
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. 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 - February 26, 2026
Approve the minutes from the February 26, 2026 Housing Commission meeting

6. PRESENTATION AND DISCUSSION ITEMS

- A. Community Development Block Grant 2026-2030 Consolidated Plan
This item is informational only.

7. ACTION ITEMS

- A. Community Development Block Grant (CDBG) Program Year 2026 Funding Allocation Recommendations to City Council
Motion to forward the ranking committee and staff recommendations for Program Year 2026 CDBG funding allocations to City Council, with a recommendation for approval.

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 _____, 2026.

Adriana Fisher, Housing Program Manager



Housing Commission

5. A

From: Adriana Fisher, Housing Program Manager

DATE: 03/26/2026

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting - February 26, 2026

STAFF RECOMMENDED ACTION:

Approve the minutes from the February 26, 2026 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

HC Draft Minutes - 02.26.2026

DRAFT MEETING MINUTES

**HOUSING COMMISSION
THURSDAY, FEBRUARY 26, 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 - Absent	Sandi Flores - Absent	Sarah Miles - Present
Tyler Denham, Vice Chair - Present	Jacquie Kellogg - Present	Cory Runge - Present
Kevin Dobbe - Absent	Devonna McLaughlin - Present	Jennifer Vargas - Present
Karen Flores - Present	Sarah Meyer - Absent	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, Housing Investment Director
Aidan Rutledge, Administrative Specialist
Khara House, Council Liaison
Anja Wendel, Senior Assistant City Attorney
Ross Schaefer, Executive Director of Flagstaff Shelter Services

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 Hayley Zoroya

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.

Phil Scandura informed the Housing Commission about the El Pueblo Motel and proposed adaptive reuse.

5. APPROVAL OF MINUTES

- A. Consideration and Approval of Minutes: Housing Commission Meeting - January 22, 2026
Approve the minutes from the January 22, 2026 Housing Commission meeting

Moved by Devonna McLaughlin, **seconded by** Tyler Denham to approve the minutes from the January 22, 2026 regular Housing Commission meeting.

Vote: 9 - 0 - Unanimously

6. ACTION ITEMS

None

7. PRESENTATION AND DISCUSSION ITEMS

- A. Overview of Flagstaff Shelter Services' Programs
Informational item only.

Ms. Ross Shaefer, Executive Director of Flagstaff Shelter Services, gave a presentation on Flagstaff Shelter Services' programs.

Commissioners asked questions about the following:

- Shifts needed in public policy
- If the Front Door Program flyer could be sent to Commissioners

Ms. Shaefer answered.

Ms. Colleen Cash, member of the public, asked who can receive services from Flagstaff Shelter Services. Ms. Schaefer answered.

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

- A. Update from Housing Authority Liaison

Chair Moses Milazzo noted that the last Housing Authority Board meeting was canceled due to lack of business items.

- B. Update from Housing Commissioners and Other Informational Items

Commissioner Devonna McLaughlin informed the Housing Commission that Housing Solutions of Northern Arizona purchased the Western Hills Apartments and two Ponderosa Parkway units to convert to rental housing and are currently leasing up.

Council Liaison Khara House reminded the Housing Commission that she will keep them informed on housing-related items going to Flagstaff City Council, that Council is open to recommendations from the Housing Commission, and noted upcoming items.

Commissioners asked how to request a FAIR item. Council Liaison Khara House, Chair Moses Milazzo, and Ms. Justyna Costa, Housing Investment Director, answered.

Moved by Jacquie Kellogg, **seconded by** Hayley Zoroya to propose a FAIR agenda item for the El Pueblo Motel project.

Vote: 9 - 0 - Unanimously

Chair Moses Milazzo and Ms. Costa discussed next steps for the El Pueblo Motel FAIR item.

C. Update from Housing Staff

Ms. Kristine Pavlik, Housing & Grants Administrator, gave an update on Program Year 2026 Community Development Block Grant proposals.

Mr. Sullivan Moore, Housing Planner, gave an update on the Rental Incentive Bond Program.

Ms. Adriana Fisher, Housing Program Manager, reminded the Housing Commission about the Council working calendar sent to them with potential housing items highlighted. She also noted the overarching 10 Year Housing Plan goal progress has been updated on the Housing Division's website.

Ms. Jennifer Mikelson, Housing Planning Manager, gave an update on the Adaptive Reuse Program.

9. ADJOURNMENT

Chair Moses Milazzo adjourned the meeting at 1:49 pm.



Housing Commission

6. A

From: Kristine Pavlik, Housing and Grants Administrator

DATE: 03/26/2026

SUBJECT: Community Development Block Grant 2026-2030 Consolidated Plan

STAFF RECOMMENDED ACTION:

This item is informational only.

Executive Summary:

An overview of the 2026--2030 Consolidated Plan will be presented, summarizing community input and the identified priorities and goals that will guide the use of Community Development Block Grant (CDBG) funds over the next five years. The presentation will highlight key themes from stakeholder and public engagement and how those informed priority needs related to affordable housing, homelessness, public services, and neighborhood improvements. This work sets the foundation for the City's five-year investment strategy and will inform future annual funding decisions.

Attachments

Consolidated Plan Presentation



City of Flagstaff

Needs Assessment 2026 – 2030 Consolidated Plan

Housing Commission Meeting

March 26, 2026

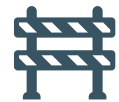


In Partnership with Civitas LLC



HUD Programs – Eligible Activities

Community Development Block Grant (CDBG)



Public Improvements



Public Facilities



Rehabilitation



Economic Development



Acquisition



Public Services

ConPlan - Major Components & Allocation

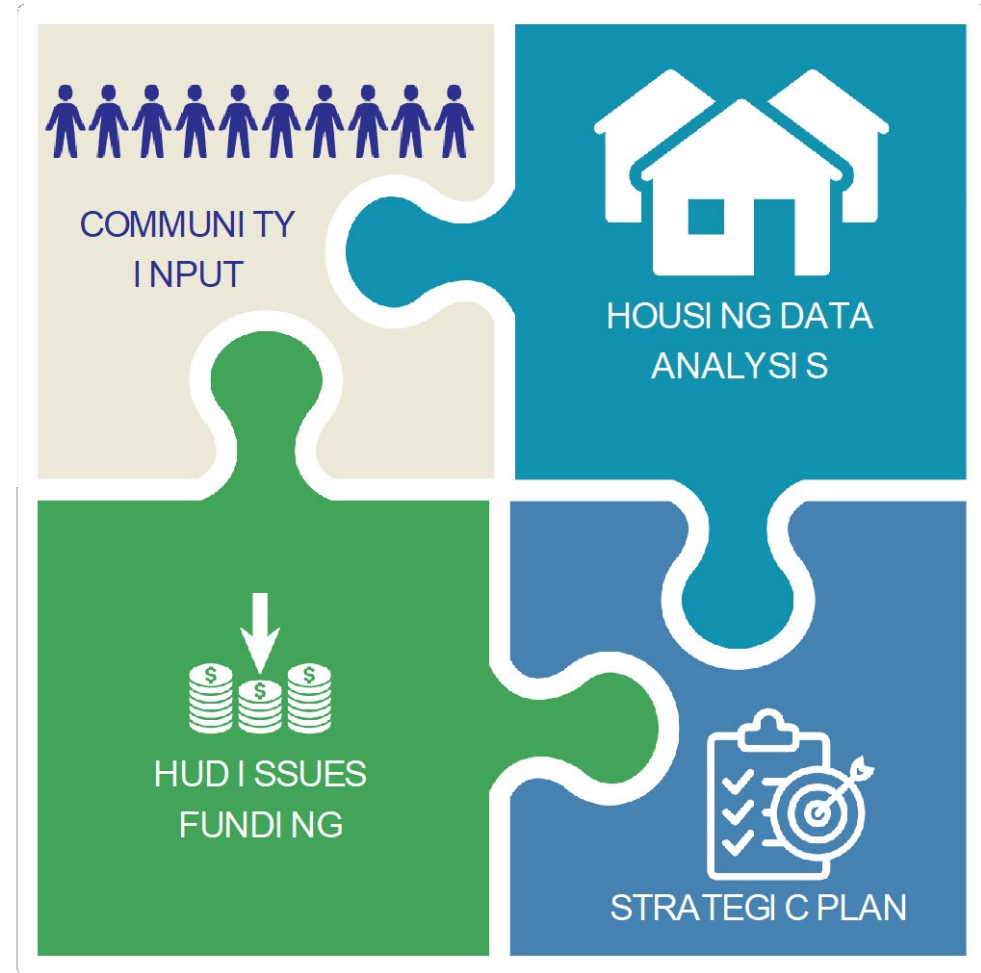
Five Major Components

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

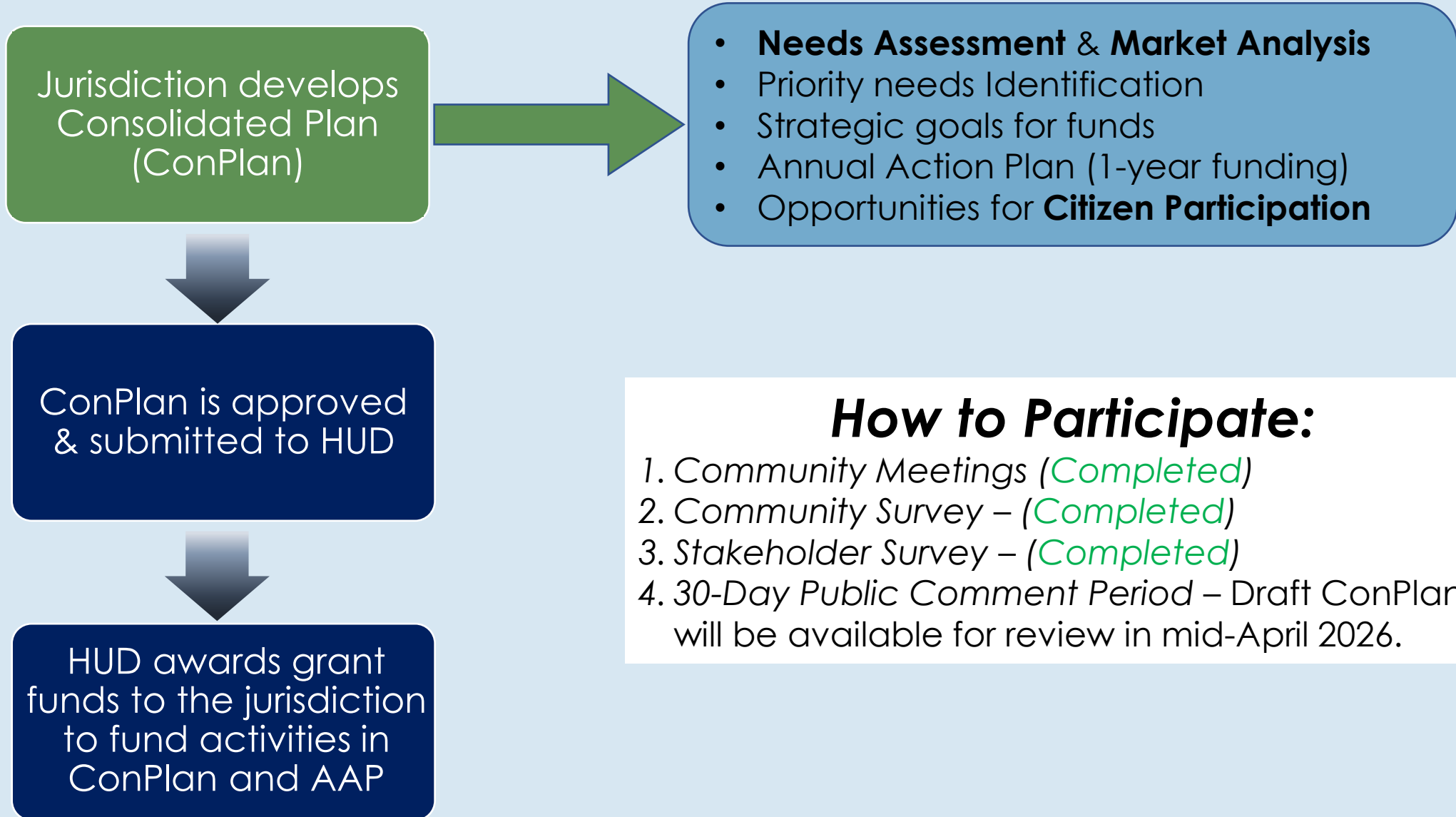
HUD 2025 Fund Allocation

Source	Amount
CDBG	\$656,638


2026 Allocation to be announced in April



HUD Consolidated Plan Process

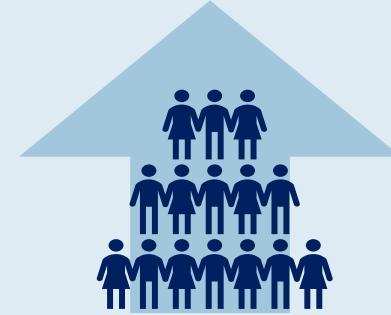


Data Snapshot

An aerial photograph of a city, likely Boise, Idaho, showing a mix of residential and commercial buildings, green spaces, and parking lots. In the background, a range of mountains is visible under a bright blue sky with scattered white clouds. The text 'Data Snapshot' is overlaid in the center in a large, bold, black font.

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

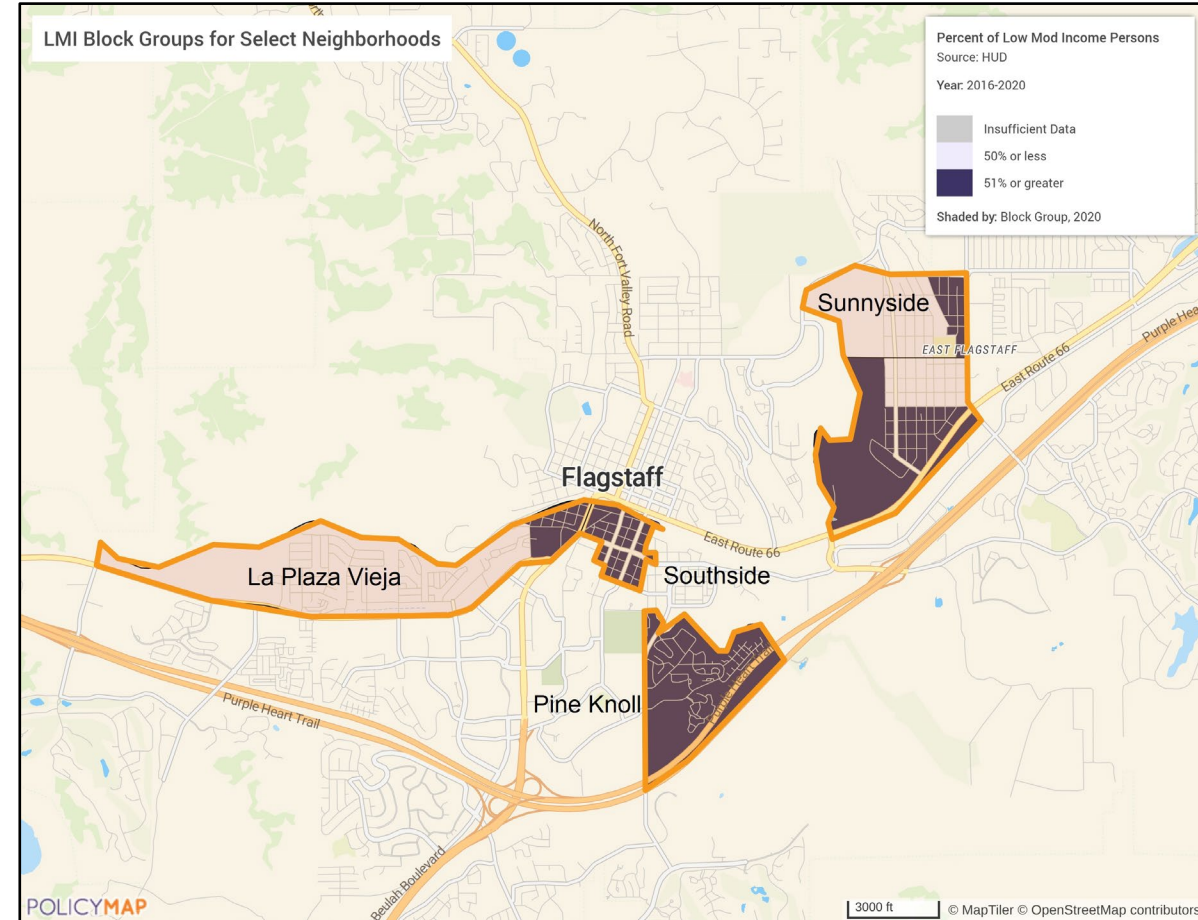
Table: Poverty Rate – 10-year Trend

	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*



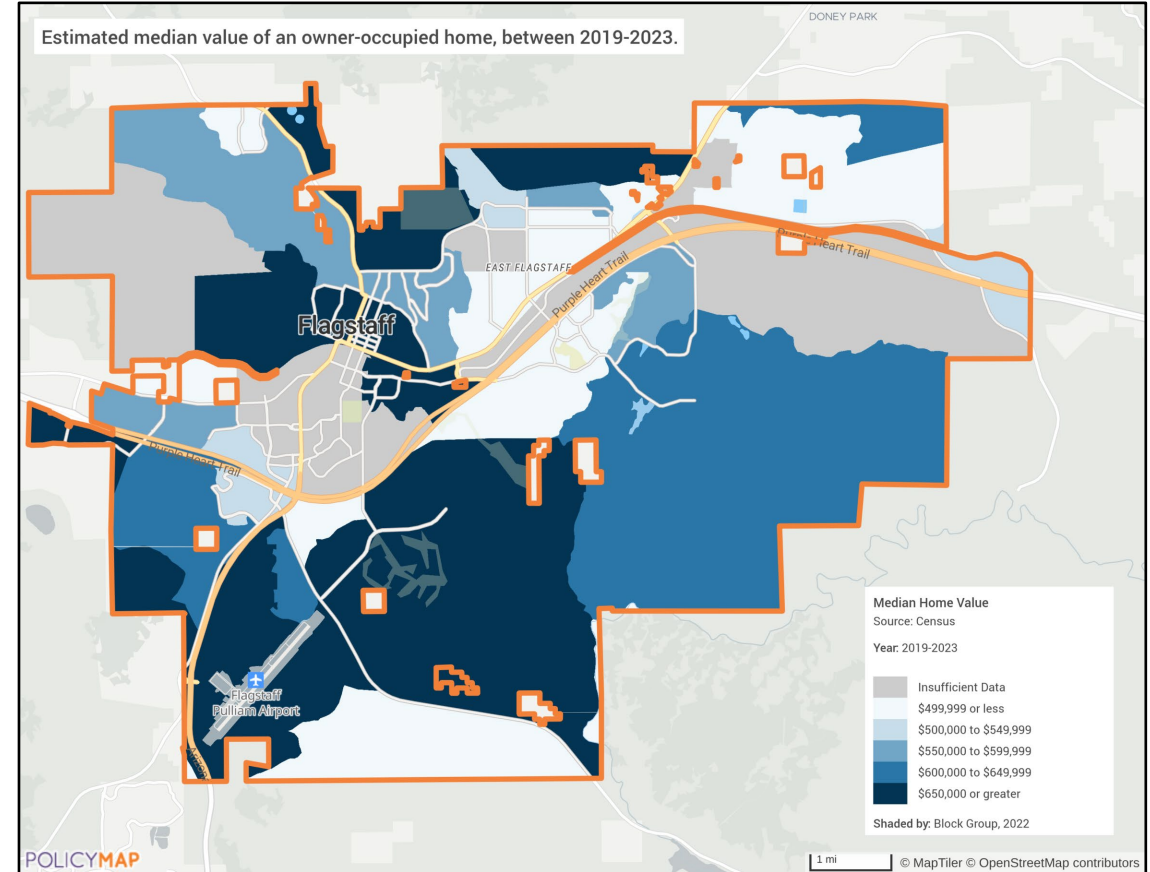
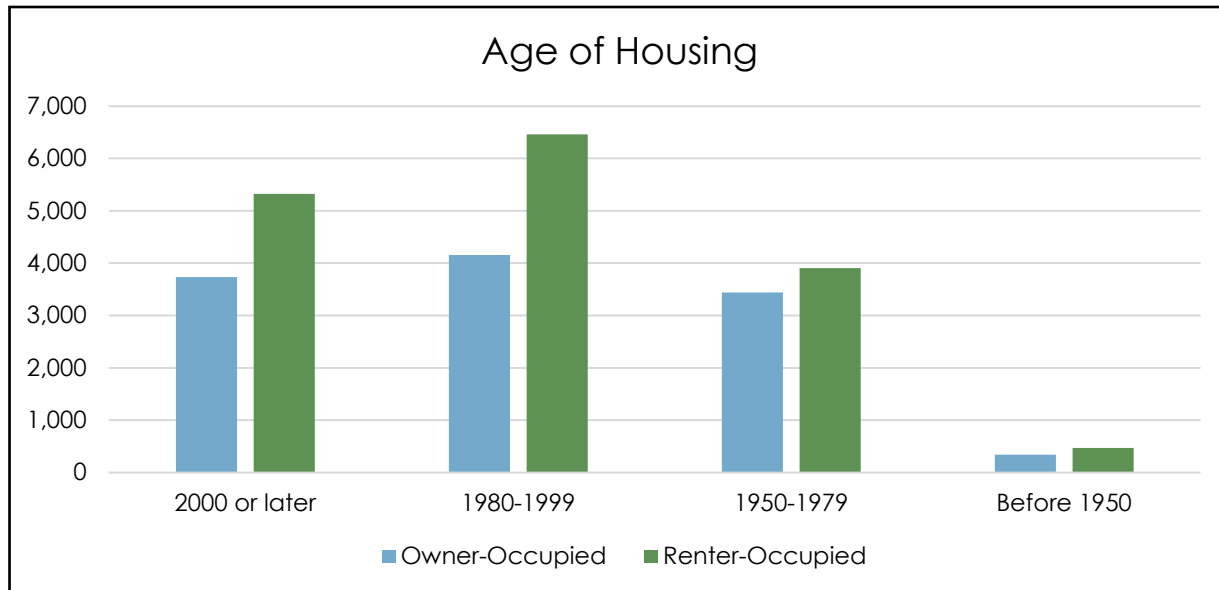
LMI Areas Rates by Block Group

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



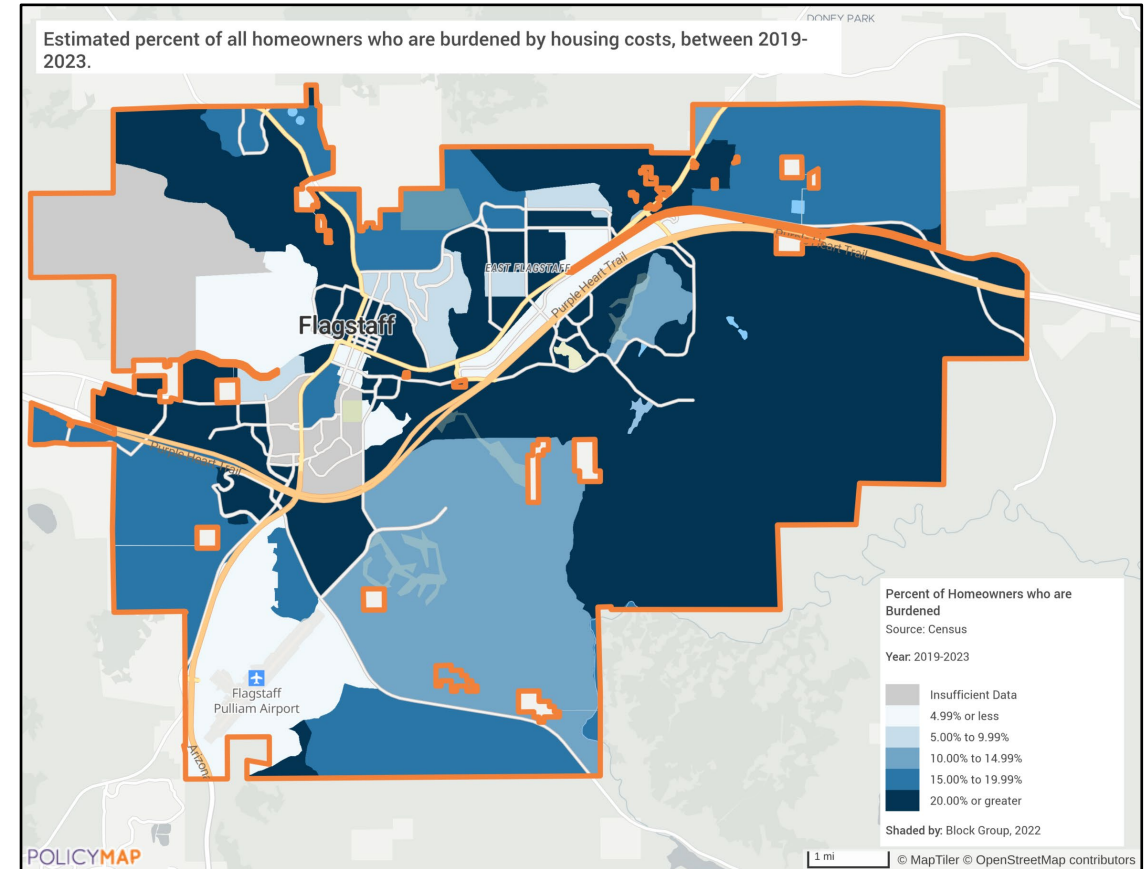
Home Values by Census Block Group
Source: 2019-2023 ACS via PolicyMap

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 Homeowners
Source: 2019-2023 ACS via PolicyMap

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

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

Rental Housing Cost Burden

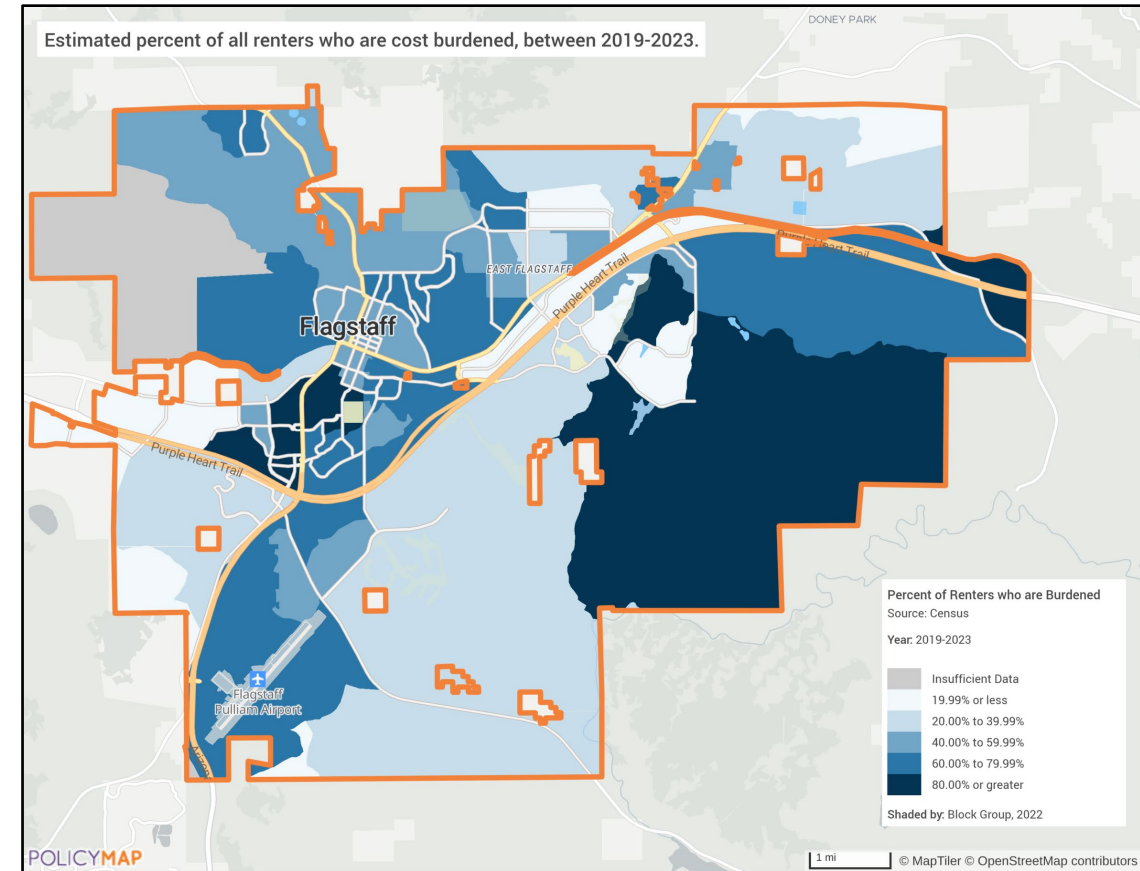
- Median Rent Contract **increased 53%** over 10 years
- **31.0%** Severe cost burdened (>50%)
- **25.3%** between 30% and 50%
- **56.3%** Total **cost burdened renters** (>30%)

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

An aerial photograph of a city, likely Boise, Idaho, showing a mix of residential and commercial buildings, green spaces, and parking lots. In the background, a range of mountains is visible under a blue sky with scattered white clouds. The text 'Community Input' is overlaid in a large, bold, black font across the center of the image.

Community Survey Results

Top 3 Community Needs Priorities based on responses:

#1 Affordable Housing

#2 Public Services

3. Public Facilities

Affordable Housing

- New Affordable Rental or Homeownership Housing
- Down Payment Assistance
- Senior or Very Low-Income Housing

Public Services Priorities:

- Mental Health
- Homeless Services
- Fair Housing Services

Public Facilities Priorities:

- Multi-Purpose/Community Centers
- Libraries
- Parks and Recreational Facilities

5-Year Priority Needs and Goals

Priority Needs

- 1 Preserve & Develop Affordable Housing
- 2 Improve Public Facilities & Infrastructure
- 3 Public Services for LMI & Special Need
- 4 Effective Program Administration

Goals

- 1 Preserve & Develop Affordable Housing
- 2 Improve Public Facilities & Infrastructure
- 3 Public Services for LMI & Special Need
- 4 Effective Program Administration

Next Steps

- 30-day Comment Period – April 15 – May 15
- Final Public Meeting – April 20, 2026
- HUD submission (60 days after Entitlement Announcement - June 2, 2026)
- Program year start date (July 1, 2026)

<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



Housing Commission

7. A

From: Kristine Pavlik, Housing and Grants Administrator

DATE: 03/26/2026

SUBJECT: Community Development Block Grant (CDBG) Program Year 2026 Funding Allocation
Recommendations to City Council

STAFF RECOMMENDED ACTION:

Motion to forward the ranking committee and staff recommendations for Program Year 2026 CDBG funding allocations to City Council, with a recommendation for approval.

Executive Summary:

Kristine Pavlik, Housing & Grants Administrator, will provide an overview of the proposals received, as well as the ranking committee and staff recommendations for funding allocations for the available Program Year 2026 CDBG funds.

Attachments

Presentation



CITY OF FLAGSTAFF
HOUSING
DIVISION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Presentation of Funding Recommendations
Housing Commission

March 26, 2026

Today

- CDBG 101
- Annual Action Plan Process
- Program Year 2026 Funding Allocation Recommendations
- Motion



CDBG Requirements

- **Consolidated Plan:** *“How should we decide what to do with the funds?”*
 - Five-year plan and assessment of housing and community development needs
- **Annual Action Plan:** *“What will we do with the funds?”*
 - Outlines yearly funding allocations – Due in May
- **Consolidated Annual Performance Evaluation Report (CAPER)**
 - Summary of outcomes for prior year allocations – Due in September
- **Substantial and Minor Amendments**
- **Affirmatively Furthering Fair Housing – City Fair Housing Plan**



HUD Annual Funding Caps

Administration

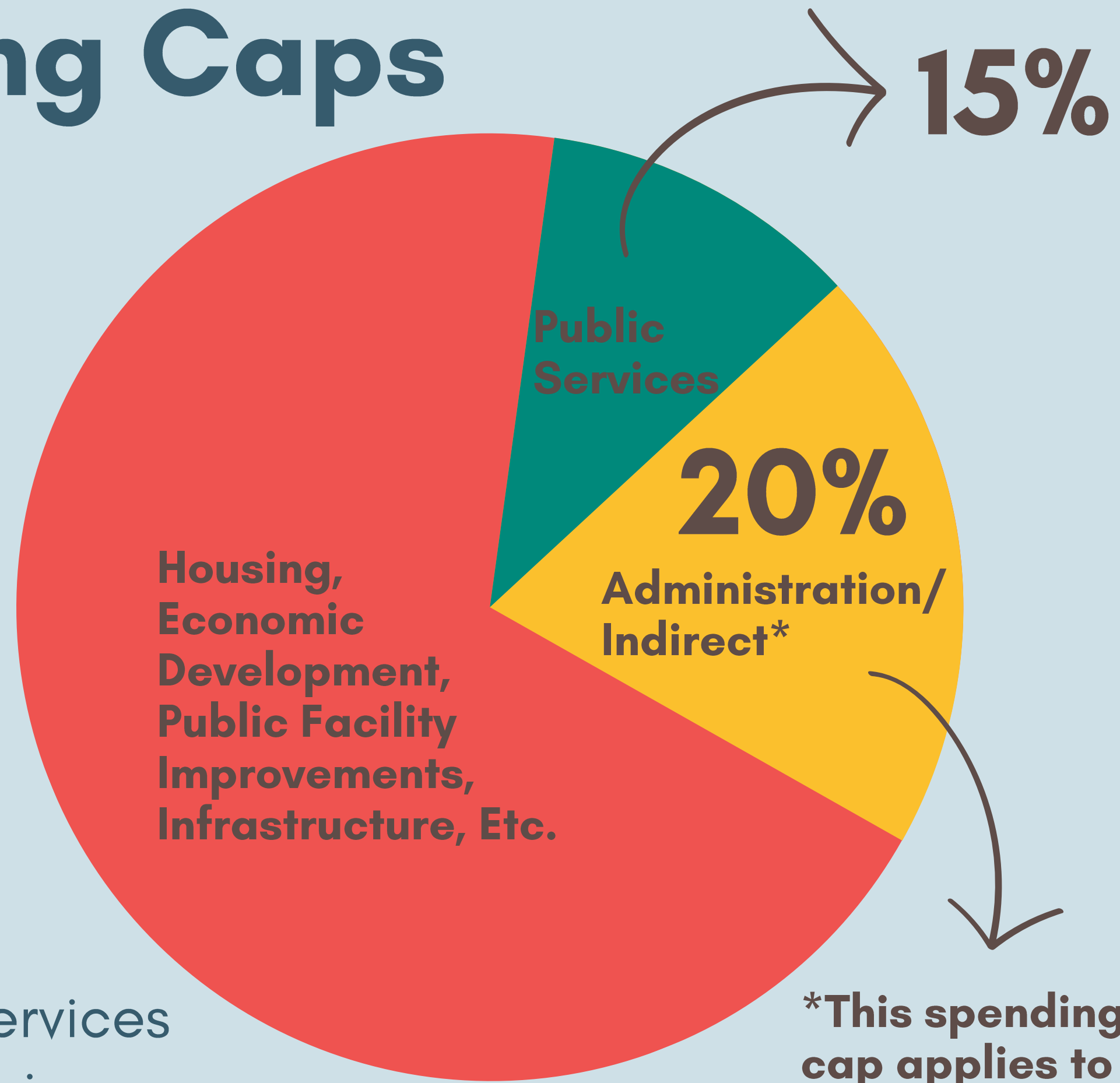
20% Max

- Management and oversight
- Program Coordination including staff salaries/indirect costs

Public Service Activities

15% Max

- Health and Safety Services
- Housing and Welfare Programs
- Community and Recreational Services
- Employment and Education Services (e.g., job training/childcare)



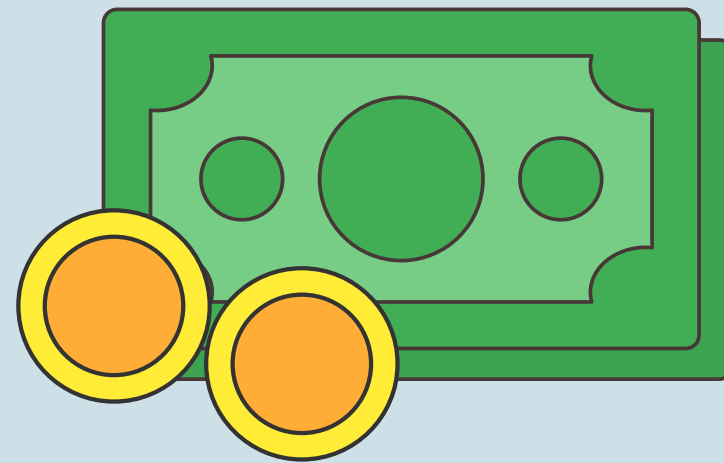
***This spending cap applies to subrecipients as well.**

Timely Expenditure

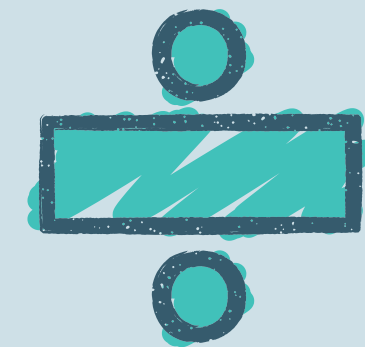
1.5 Rule: Grantees must have a balance of no greater than one and one-half (1.5) times its annual grant remaining in the Line of Credit, 60 days prior to the end of the Program Year.



**Line of
Credit**



**Program
Income**

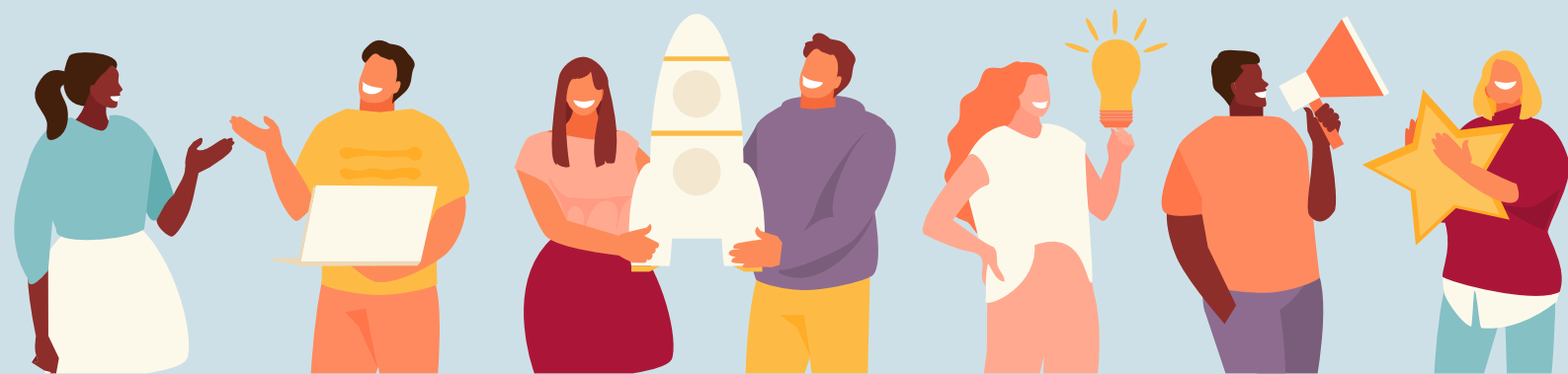


**Annual
Grant**

Proposal Process

Staff Responsibility

- Determine activity eligibility
- Assess viability
- Conduct risk assessment
- Proposal ranking process
- Public participation
- Weighted scoring criteria



Public Participation

- City Council Priority Setting
- Public Meetings/Hearings
Neighborhood and Community Meetings
- Ranking Committee
Staff, Commission & Community Members
- Public Comment Period
30-day period and before Council Resolution
- Housing Commission Recommendation
- Final Council Approval
Resolution Approving Submission

Additional Considerations and Criteria

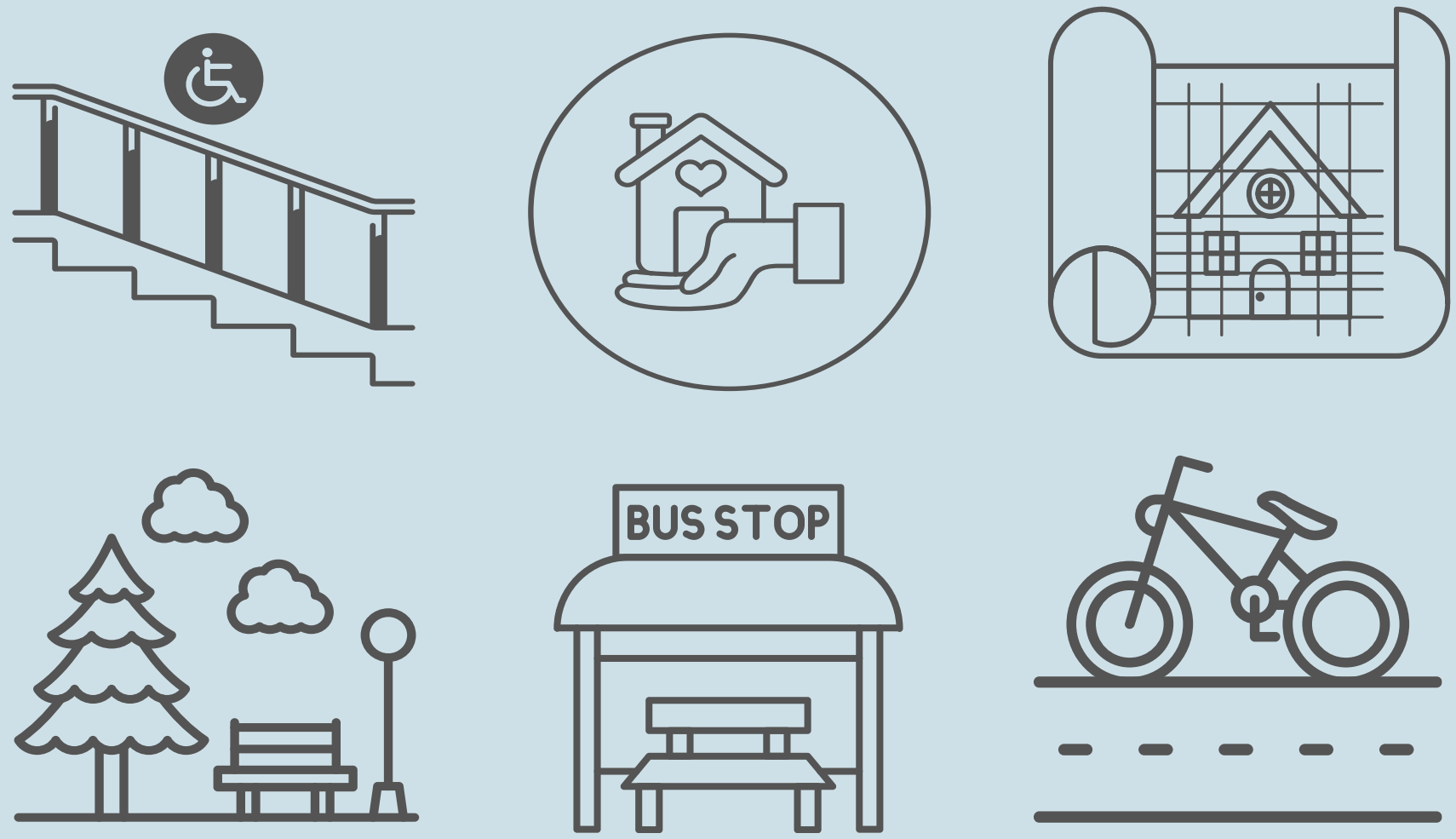
10-Year Housing Plan

- Impact 6,000 residents with unit creation or subsidy provisions
- Create or preserve 7,976 housing units (10% affordable)



Council Priorities

- Housing - Rental and Ownership
- Addressing Homelessness
- Neighborhood Revitalization
- Workforce/Job Training



Risk Assessments

Housing Staff Considers:

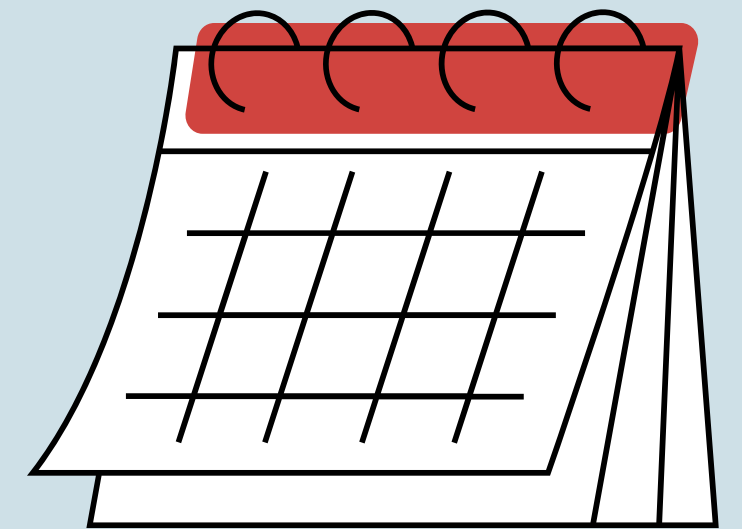
- Consolidated Plan Objectives
- Council Priorities
- Beneficiaries Served / Units Created
- 10 Year Housing Plan
- Community Needs and Collaboration
- Budget, Leverage, Cost Effectiveness
- Organizational/Federal Grant Experience
- Rate of Expenditure/Schedule
- Ability to abide by City Contract Requirements and Federal Overlay Statutes

**The City of Flagstaff
is the Responsible
Entity to HUD!**



Public Participation Opportunities

- Public Meeting with A League of Neighborhoods (ALN) ✓
October 29th, 2025 - 4:00pm at the Market of Dreams
- Public Meeting - Notice of Funding Available (NoFA) Release ✓
January 29, 2026 - 11:00am at City Hall
- Public Hearing - Review of Submitted Proposals ✓
February 26th, 2026 - 11:00am at City Hall
- Housing Commission - March 26th, 2026
- Council Presentations of Recommendations - April 14th, 2026
- Annual Action Plan Public Comment Period - April 15th - May 15th
- Final Public Hearing for 2026-2030 Consolidated Plan, PY26 Annual Action Plan, and Citizen Participation Plan April 20th, 2026 - 3:30pm at Hal Jensen Rec Center
- Resolution Approving Submission of AAP to HUD - May 19th, 2026



Program Year 2026 Funding Allocation Recommendations

C

D

B

G

Program Year 2026 Funding Available

<u>Estimated Entitlement</u>	\$656,638.00
De-obligated Funds	\$170,000.00
Estimated Prior Year Program Income	\$44,112.00
<u>Estimated Total Available</u>	\$870,750.00
20% Administration and Indirect	\$141,327.60
15% Public Services	\$105,112.50
Housing/Public Improvements	\$624,309.90

Program Year 2026 Proposals Received

Organization

Project Program

Request

Housing and Public Improvements

Housing Solutions of
Northern Arizona

Purchase Assistance - 4 Households
\$30,000 Silent Loan Payable at Sale

\$121,760.00

City of Flagstaff

PROSE - Ponderosa Park Reconstruction
Sunnyside Area Benefit

\$500,000.00

City of Flagstaff

Murdoch Resilience Hub Improvements -
Southside Area Benefit

\$77,000.00

City of Flagstaff

ADA Ramps - Parking Lot at Thorpe Mogollon Office
Removal of Architectural Barriers

\$48,750.00

Program Year 2026 Proposals Received

Organization

Project Program

Request

Public Services

Boys and Girls Club of Flagstaff

Childcare Scholarships

\$67,250.00

Coconino County Health and Human Services

Meals on Wheels

\$41,616.00

Flagstaff Shelter Services

Operations at The Lantern

\$60,000.00

Northland Family Help Center

Case Management for DV Shelter Clients

\$62,737.50

Terros Health

Crisis-to-Recovery Navigation and Stabilization

\$62,737.50

Tynkertopia

Programing at Siler Homes Location

\$60,000.00

Program Year 2026 Funding Recommendations

<u>Organization</u>	<u>Project Program</u>	<u>Average Score</u>	<u>Request</u>	<u>Recommended Allocation</u>
Housing/ Public Improvements				
City of Flagstaff	Ponderosa Park Reconstruction	N/A	\$500,000.00	\$500,000.00
City of Flagstaff	Murdoch Improvements	N/A	\$77,000.00	\$77,000.00
City of Flagstaff	ADA Improvements	N/A	\$48,750.00	\$48,750.00
			Total	\$625,750.00
Administration and Indirect (20% Maximum)				
City of Flagstaff	Admin/Indirect	N/A	N/A	\$140,000.00

Program Year 2026 Funding Recommendations

<u>Organization</u>	<u>Project Program</u>	<u>Average Score</u>	<u>Request</u>	<u>Recommended Allocation</u>
Public Services (15% Maximum)				
Boys and Girls Club of Flagstaff	Childcare Scholarships	130 / 150	\$67,250.00	\$0
Coconino County Health and Human Services	Meals on Wheels	129 / 150	\$41,616.00	\$0
Flagstaff Shelter Services	Operations at The Lantern	142 / 150	\$60,000.00	\$52,500.00
Northland Family Help Center	Case Management for DV Shelter Clients	142 / 150	\$62,737.50	\$52,500.00
Terros Health	Crisis-to-Recovery Navigation and Stabilization	137 / 150	\$65,805.00	\$0
Tynkertopia	Programing at Siler Homes Location	117 / 150	\$60,000.00	\$0
			Total	\$105,000.00

Program Year 2026 Funding Recommendations

<u>Organization</u>	<u>Project Program</u>	<u>Average Score</u>	<u>Request</u>	<u>Recommended Allocation</u>
Housing/ Public Improvements				
City of Flagstaff	Ponderosa Park Reconstruction	N/A	\$500,000.00	\$500,000.00
City of Flagstaff	Murdoch Improvements	N/A	\$77,000.00	\$77,000.00
City of Flagstaff	ADA Improvements	N/A	\$48,750.00	\$48,750.00
			Total	\$625,750.00
Public Services (15% Maximum)				
Flagstaff Shelter Services	Operations at The Lantern	142	\$60,000.00	\$52,500.00
Northland Family Help Center	Case Management for DV Shelter Clients	142	\$62,737.50	\$52,500.00
			Total	\$105,000.00
Administration and Indirect (20% Maximum)				
City of Flagstaff	Admin/Indirect	N/A	Total	\$140,000.00

Questions, Suggestions & Next Steps

- **Commission Discussion and Motion**
 - Forward Funding Allocation Recommendations with Recommendation for Approval by City Council
 - Forward Funding Allocation Recommendations with Comments or Recommended Changes
 - Not Approve Funding Recommendations
- **Presentation of Recommendations to City Council**
April 14th, 2026
- **Council Resolution Approving Submission of the Program Year 2026 Annual Action Plan to HUD**
May 19th, 2026



Contact Information

Kristine Pavlik

Housing and Grants Administrator

kristine.pavlik@flagstaffaz.gov

928-213-2749



**Sign up for
our mailing
list!**

