

NOTICE AND AGENDA

**HOUSING COMMISSION
THURSDAY
FEBRUARY 27, 2020**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
1:00 P.M.**

1. Call to Order

2. Roll Call

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

ROSS ALTENBAUGH
KAIJAYLAAN BEATTIE
ERIC DAVIS
MELINDA DEBOER-AYREY
NICOLE ELLMAN

CATHERINE ESQUIVEL
KAREN FLORES
KHARA HOUSE
CHRIS KEMMERLY
DEVONNA MCLAUGHLIN

MOSES MILAZZO
ERIN O'LOUGHLIN
TAD RIGGS

3. 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.

4. APPROVAL OF MINUTES

- A. Consideration and Approval of Minutes:** Housing Commission Meeting, February 11, 2020. Approve the minutes of the February 11, 2020 Housing Commission Meeting.

5. GENERAL BUSINESS

Introduction of Chris Kimmerly, the Housing Commission's newly appointed Commissioner in the Building and Real Estate Professionals category.

6. DISCUSSION ITEMS

- A. Discussion and Direction:** Establish 2020 Attainable Housing Bond Measure Priority Projects and Amounts for City Council Recommendations.

Discussion and Direction Establishing 2020 Attainable Housing Bond Recommendations:

1. Review and discuss attainable housing bond recommendations from the following informal working groups:
 1. Emergency Housing
 2. Rental Housing
 3. Homeownership

2. Finalize attainable housing recommendations.

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

8. **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 _____, 2020.

Leah Bloom, Housing Section



Housing Commission

4. A.

From: Stacy Saltzburg, City Clerk

DATE: 02/27/2020

SUBJECT: Consideration and Approval of Minutes: Housing Commission Meeting, February 11, 2020.

STAFF RECOMMENDED ACTION:

Approve the minutes of the February 11, 2020 Housing Commission Meeting.

Executive Summary:

Minutes of Commission meeting 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

February 11, 2020 Minutes

NOTICE AND AGENDA

**HOUSING COMMISSION
TUESDAY
FEBRUARY 11, 2020**

**COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
1:00 P.M.**

- 1. Call to Order**
Chair Ellman called the meeting to order at 1:02PM

- 2. Roll Call**

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

ROSS ALTENBAUGH
KAIJAYLAAN BEATTIE
ERIC DAVIS
MELINDA DEBOER-AYREY
NICOLE ELLMAN

CATHERINE ESQUIVEL
KAREN FLORES
KHARA HOUSE
DEVONNA MCLAUGHLIN

MOSES MILAZZO
ERIN O'LOUGHLIN
TAD RIGGS

ABSENT: KAIJAYLAAN BEATTIE
Commissioner Melinda Deboer-Ayrey arrived at 1:04
Commissioner Catherine Esquivel left meeting at 1:49

- 3. 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.

None

- 4. APPROVAL OF MINUTES**

Moved by Moses Milazzo, **seconded by** Khara House

- A. Consideration and Approval of Minutes:** Housing Commission Meeting, January 11, 2020. Approve the minutes of the January 11, 2020 Housing Commission Meeting.

Vote: 11 - 0 - Unanimously

- A. Consideration and Approval of Minutes:** Housing Commission Meeting, January 23, 2020. Approve the minutes of the January 23, 2020 Housing Commission Meeting.

Moved by Moses Milazzo, **seconded by** Khara House

Vote: 11 - 0 - Unanimously

5. **GENERAL BUSINESS**

- A. Presentation and Discussion:** Results from informal working group on Why Prop 422 Did Not Pass?
Discussion and Input

Commissioner Flores spoke on researched information regarding why Prop 422 did not pass. The informal working group met with a local citizen and reviewed previous council members support. The Commissioners reviewed the pros and cons from the 2018 general information pamphlet.

- Commissioners DeBoer-Ayrey spoke of the importance of clear and early education.
- Commissioner Altenbaugh would like to review which community groups received outreach presentations for the 2018 Prop.
- Councilmember McCarthy spoke on bond capacity and that Council is considering other tax increases and the City's budget.
- Commissioner McLaughlin spoke on current tax rates and language about Councilmembers advocating against Prop 422.
- The commission discussed the results of Prop 422 and how it was not an overwhelming no.

6. **DISCUSSION ITEMS**

- A. Discussion and Direction:** Review Survey Titled, *Prioritizing Programs for the 2020 Affordable Housing Bond Measure*, Establish 2020 Affordable Housing Bond Measure Priority Projects and Amounts for Council Recommendation
Discussion and Direction Regarding Potential 2020 Affordable Housing Bond:

1. Review Codes of Conduct.
2. Determined recommended funding source for 2020 Affordable Housing ballot measure.
3. Review survey, prioritized projects, and project examples.
4. Establish prioritized projects & recommended amount?
5. Finalize recommendation to Council.

Moved by Khara House, **seconded by** Catherine Esquivel to implement secondary property tax as the income source for attainable housing recommendations to City Council for a 2020 ballot.

Vote: 11 - 0 - Unanimously

The Housing Commission reviewed and discussed priority project survey results and project examples. The Housing Commission established three Informal Working Groups with the assignment to create attainable housing project recommendations for the 2020 ballot measure in the following categories: Emergency Housing, Rental Housing, Homeownership. The three Informal Working Groups with Commissioners who volunteered to join the working groups are below.

1. Emergency Housing: Commissioner Altenbaugh, Vice Chair House, Commissioner Milazzo, Commissioner O'Loughlin
2. Rental Housing: Commissioner Altenbaugh, Commissioner DeBoer-Ayrey, Commissioner House, Commissioner McLaughlin
3. Homeownership: Commissioner Davis, Commissioner Flores, Commissioner McLaughlin, Commissioner Riggs

7. **INFORMATIONAL ITEMS TO/FROM COMMISSION MEMBERS, STAFF, AND FUTURE AGENDA ITEM REQUESTS**
8. **ADJOURNMENT**
At 3:30 PM



Housing Commission

6. A.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 02/27/2020

SUBJECT: Discussion and Direction: Establish 2020 Attainable Housing Bond Measure Priority Projects and Amounts for City Council Recommendations.

STAFF RECOMMENDED ACTION:

Discussion and Direction Establishing 2020 Attainable Housing Bond Recommendations:

1. Review and discuss attainable housing bond recommendations from the following informal working groups:
 1. Emergency Housing
 2. Rental Housing
 3. Homeownership
2. Finalize attainable housing recommendations.

Executive Summary:

See attached for additional information.

Attachments

Attainable Housing Recommendations



1



Attainable Housing Bond Recommendations





Overview



- Housing Commission
 - Process
 - Items Considered
- Attainable Recommendations
 - Emergency
 - Rental
 - Homeownership





2

 Emergency Housing Recommendations - \$10 Million 			
Project (<i>Prioritized</i>)	Amount	Estimated Community Benefit	Revolving Fund Capability (Yes/ No)
EH1: Support existing, and develop new, eviction/homelessness prevention and rapid rehousing/move-in assistance programs to advance community efforts in housing stabilization and permanency.	\$10 Million	5,333 Households Served	No



3

 Rental Housing Recommendations - \$10 Million 			
Project (<i>Prioritized</i>)	Amount	Estimated Community Benefit	Revolving Fund Capability (Yes/ No)
RH1: Redevelopment of housing owned & managed by the City	\$5 million	250 units minimum (serving various AMIs)	No
RH2: Incentivize private sector affordable rental housing development through the creation of a revolving loan fund	\$1-3 million	140-420 units (assuming an approximate 70 unit / project estimate, \$1 mil funds 2 projects and \$3 mil funds 6 projects)	Yes, with repayment after expiration of affordability time period
RH3: Acquisition of property in partnership with private developers to adaptively reuse available property for the creation of affordable housing	\$2 million	Approximately 50 households	Yes

4

 Workforce Housing – Homeownership - \$10 Million 			
Project (Prioritized)	Amount	Estimated Community Benefit	Revolving Fund Capability (Yes/ No)
OWN1: Purchase Assistance program	\$7 million	350 homeowners with initial purchase funding	Yes
OWN2: Acquisition of land/units for affordable homeownership	\$3 Million	Estimated 120 housing units created	Yes

5

Recommendation One: <i>All Projects \$30 Mil</i>  			
Projects	Rec. #1	Rec. #2	Rec. #3
EH1: Eviction Prevention & Rapid Rehousing	\$10 Million		
RH1: Redevelopment of housing owned by City	\$5 Million		
RH2: Incentivizing private sector affordable rental housing development	\$1-3 Million		
RH3: Acquisition of property in partnership with private developers to adaptively reuse property	\$2 Million		
OWN1: Purchase Assistance program	\$7 Million		
OWN2: Acquisition of land/units for affordable homeownership	\$3 Million		

6