

ATTENTION

IN-PERSON AUDIENCES AT HOUSING COMMISSION MEETINGS HAVE BEEN SUSPENDED UNTIL FURTHER NOTICE

[Click here to participate in the online meeting.](#)

The public can submit comments that will be read at the dais by a staff member to LBloom@Flagstaffaz.gov

NOTICE AND AGENDA

**HOUSING COMMISSION
THURSDAY
JUNE 25, 2020**

**VIRTUAL MICROSOFT TEAMS MEETING
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, May 28, 2020.
Approve the minutes of the May 28, 2020 Housing Commission Meeting.

5. DISCUSSION ITEMS

- A. Discussion and Input: Mountain Line Bus Rapid Transit Project**
Discussion and Input
- B. Discussion and Input: Review of Flagstaff's Climate Action and Adaptation Plan**
Discussion and Input

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

7. 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.

Co-Submitter: Adriana Fisher, Housing Specialist

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 06/25/2020

SUBJECT: **Consideration and Approval of Minutes:** Housing Commission Meeting, May 28, 2020.

STAFF RECOMMENDED ACTION:

Approve the minutes of the May 28, 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

May 28 DRAFT Minutes

DRAFT

DRAFT MEETING MINUTES

HOUSING COMMISSION
THURSDAY
MAY 28, 2020

VIRTUAL MEETING
211 WEST ASPEN AVENUE
1:00 P.M.

1. Call to Order

Chair Nicole Ellman called meeting to order at 1:00pm.

2. Roll Call

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

ROSS ALTENBAUGH - ARRIVED 1:01PM
KAIJAYLAAN BEATTIE - ABSENT
ERIC DAVIS - ARRIVED 1:05PM
MELINDA DEBOER-AYREY - PRESENT
NICOLE ELLMAN - PRESENT

CATHERINE ESQUIVEL - ABSENT
KAREN FLORES - PRESENT
KHARA HOUSE - PRESENT
CHRIS KEMMERLY - PRESENT
DEVONNA MCLAUGHLIN - PRESENT

MOSES MILAZZO - PRESENT
ERIN O'LOUGHLIN - PRESENT
TAD RIGGS - ARRIVED 1:15PM

OTHER STAFF PRESENT: Planning Director Tiffany Antol, Affordable Housing Project Manager Leah Bloom, Housing Manager Justyna Costa, Housing Director Sarah Darr, Housing Specialist Adriana Fisher, Community Development Director Dan Folke, Housing and Grants Administrator Kristine Pavlik, Zoning Code Manager Daniel Symer
COUNCIL LIAISON PRESENT: Councilmember Jim McCarthy

Chair Ellman began by addressing important video meeting etiquette.

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.

No members of the public present for public comment.

4. APPROVAL OF MINUTES

- A. **Consideration and Approval of Minutes:** Housing Commission Meeting, February 27, 2020. Approve the minutes of the February 27, 2020 Housing Commission Meeting

Moved by Khara House, **seconded by** Chris Kemmerly to approve minutes for the February 27, 2020 Housing Commission meeting as presented.

Vote: 11 - 0 - Unanimously

5. GENERAL BUSINESS

A. Recap and Debrief of 2020 Housing Bond

Ms. Leah Bloom provided a recap of Council's direction regarding the 2020 Attainable Bond Recommendations. During the March 31 Council Meeting, the majority of Council directed staff not to move forward with surveying 2020 ballot recommendations and to not put any ballot measures on the 2020 ballot while the City operates in emergency mode.

Commissioners debriefed and provided opinions and comments about:

- Disappointment, but understanding, as to why Council decided to not move forward with the bond.
- How to move forward with the next bond proposal and ensure its success.
- The effects of COVID-19 on our community and why bond funds would be helpful at this time.
- Flagstaff Shelter Services updates.
- Need for permanent affordable units.
- Current opportunity to eliminate non-monetary road blocks, such as zoning and codes for buildings.
- Discussion and questions on whether taxes will decrease without a bond.
- Other ways to raise funding for housing other than a bond.
- Importance of everyone working together to resolve housing issues in our community.

Staff, Council Liaison, and Commissioners thanked Housing Commission and staff for the work that went into bond proposal to Council.

6. DISCUSSION ITEMS

A. Flagstaff Zoning Code

Discussion and Input.

Mr. Dan Symer provided a detailed presentation about the City of Flagstaff's zoning code.

Commissioners asked questions and provided comments about incentives for resource protection vs. affordable housing, incentive policy, provisions of affordable housing zoning codes, list of affordable housing incentives provided in the past, and history of zoning in Sunnyside. Mr. Symer, Ms. Tiffany Antol, and Ms. Justyna Costa all provided answers to the questions asked.

Ms. Costa stated the Housing Commission will see a draft incentive policy in August and will be able to provide feedback. A working group will also be established to work on the document before it's presented to Council.

B. Discussion and Updates on Community Development Block Grant (CDBG) Resolutions Passed by City Council:

1. **Adoption of Resolution No. 2020-25:** A Resolution amending the 2019/2020 Annual Action Plan to reallocate 2019/2020 Owner-Occupied Housing Rehabilitation Program funds and allocate Community Development Block Grant Program COVID-19 (CDBG-CV) funds and authorizing submission of the amended 2019/2020 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD).

2. **Adoption of Resolution No. 2020-26:** A Resolution approving the City of Flagstaff 2020/2021 Annual Action Plan and authorizing its submission to the U.S. Department of Housing and Urban Development (HUD).
3. **Action on Reallocation of General Funds to Coconino County Health and Human Services Eviction Prevention Program :** Approval of the transfer of one-time general fund dollars in the amount of \$59,000 currently reserved for the Mobile Home Assistance for Displaced Residents Program to the Coconino County Health and Human Services Eviction Prevention and Housing Stabilization Program.

There are no recommended actions from staff and the presentation is informational only.

Ms. Kristine Pavlik provided a thorough CDBG overview and discussed the 2020 Annual Action Plan in detail, including a breakdown of initial CDBG entitlement, the Coronavirus Aid, Relief, and Economic Security (CARES) Act funds received, and waiver from HUD on the Public Service cap.

Commissioner Eric Davis asked if staff anticipated an increase in people considered to be low income, if grant funds are automatically increased based on those numbers, and how long it would take to obtain additional funds. Ms. Pavlik, Ms. Bloom, Ms. Costa, and Ms. Sarah Darr all provided answers.

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

Ms. Bloom informed Commission of housing plans. Next meeting, presentations will be informative. Anticipate break in July. In August, Housing Analyst will provide draft Incentive Policy for Commission review.

Other ideas and comments provided were:

- Speak to builders and developers to discuss reducing the cost of new housing without diminishing quality.
- Changing City Code to make it conducive for affordable housing.
- Replacing land lease programs.

Ms. Devonna McLaughlin asked for an update on RSOQ development partner for the City. Ms. Costa clarified this is for the three scattered site parcels put up for RFP and provided update that it's still ongoing.

8. ADJOURNMENT

Meeting adjourned by Chair Ellman at 2:49pm.



Housing Commission

5. A.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 06/25/2020

SUBJECT: Discussion and Input: Mountain Line Bus Rapid Transit Project

STAFF RECOMMENDED ACTION:

Discussion and Input

Executive Summary:

Presentation by Bizzy Collins, Mountain Line's Transit Planner.

Attachments

Mountain Line Bus Rapid Transit Fact Sheet

Mtn L_BRT Presentation



Northern Arizona Intergovernmental Public Transportation Authority

3773 N. Kaspar Drive • Flagstaff, AZ 86004 • 928-679-8900 • FAX 928-779-6868 • www.mountainline.az.gov

Project Overview

In November 2018, Mountain Line initiated the development phase of the Bus Rapid Transit (BRT) Project to study potential long-term improvements and high-frequency bus service from the Flagstaff Medical Center to Woodlands Village. BRT is a toolbox of transit enhancements that adds up to a faster trip and an improved experience. As a result of Mountain Link (Route 10), our first BRT that opened in 2011, system-wide ridership increased 66% in the first year alone and, in subsequent years, spurred economic development along the Mountain Link corridor. Mountain Line anticipates similar results with the second BRT.

A team of agency stakeholders has been advising staff on technical aspects of the project. Over the past four meetings, stakeholders have provided critical feedback on the project's purpose and need, alignment alternatives, criteria to screen alternatives, and, most recently, the results of the evaluation.

Project Goals

ENHANCE

Make transit and multimodal mobility in Flagstaff more compelling

CONNECT

Connect neighborhoods and activity centers and improve local mobility

DEVELOP

Support economic development goals

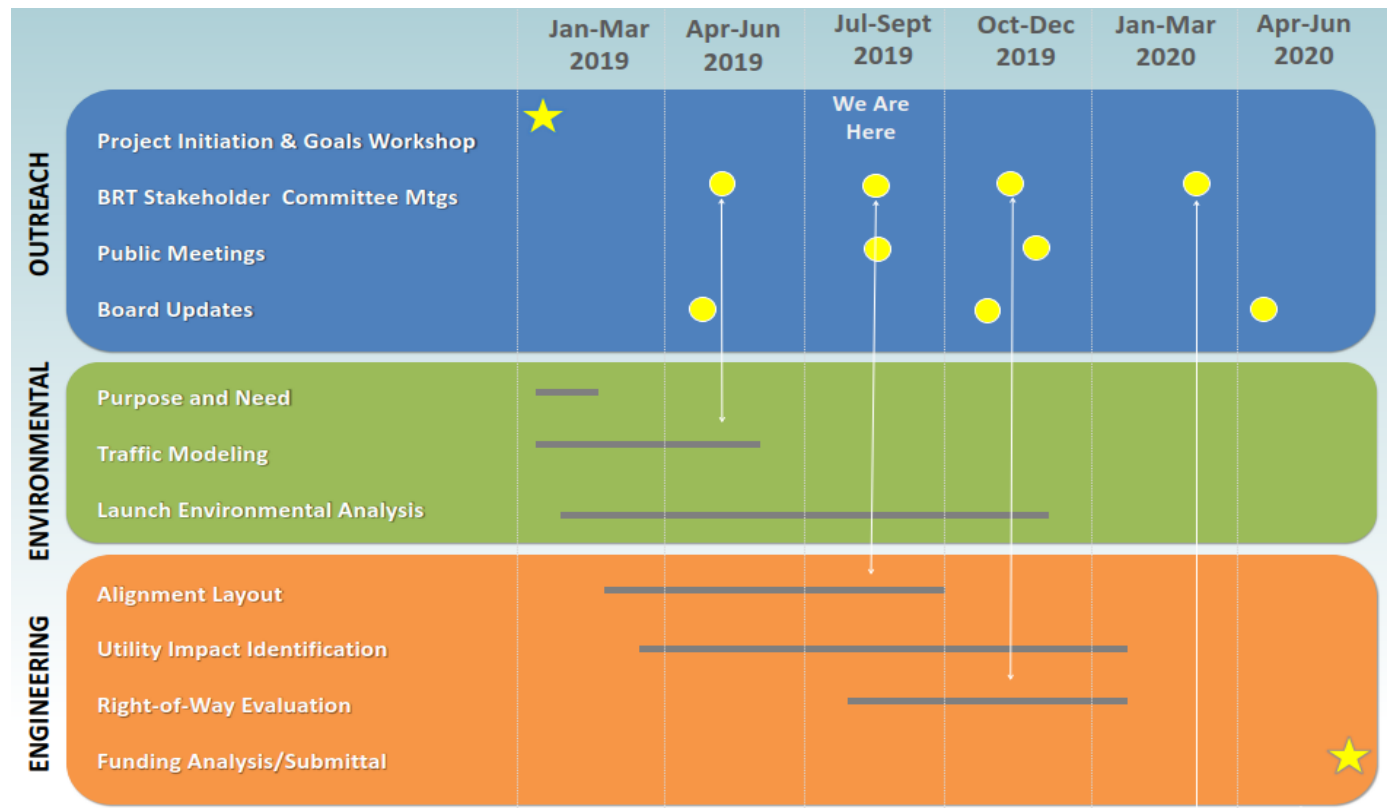
SUSTAIN

Create an environment that will sustain over the long term

THRIVE

Strengthen the downtown core and connections to Woodlands Village, NAU, and the Flagstaff Medical Center

Project Timeline



Getting you where you want to go

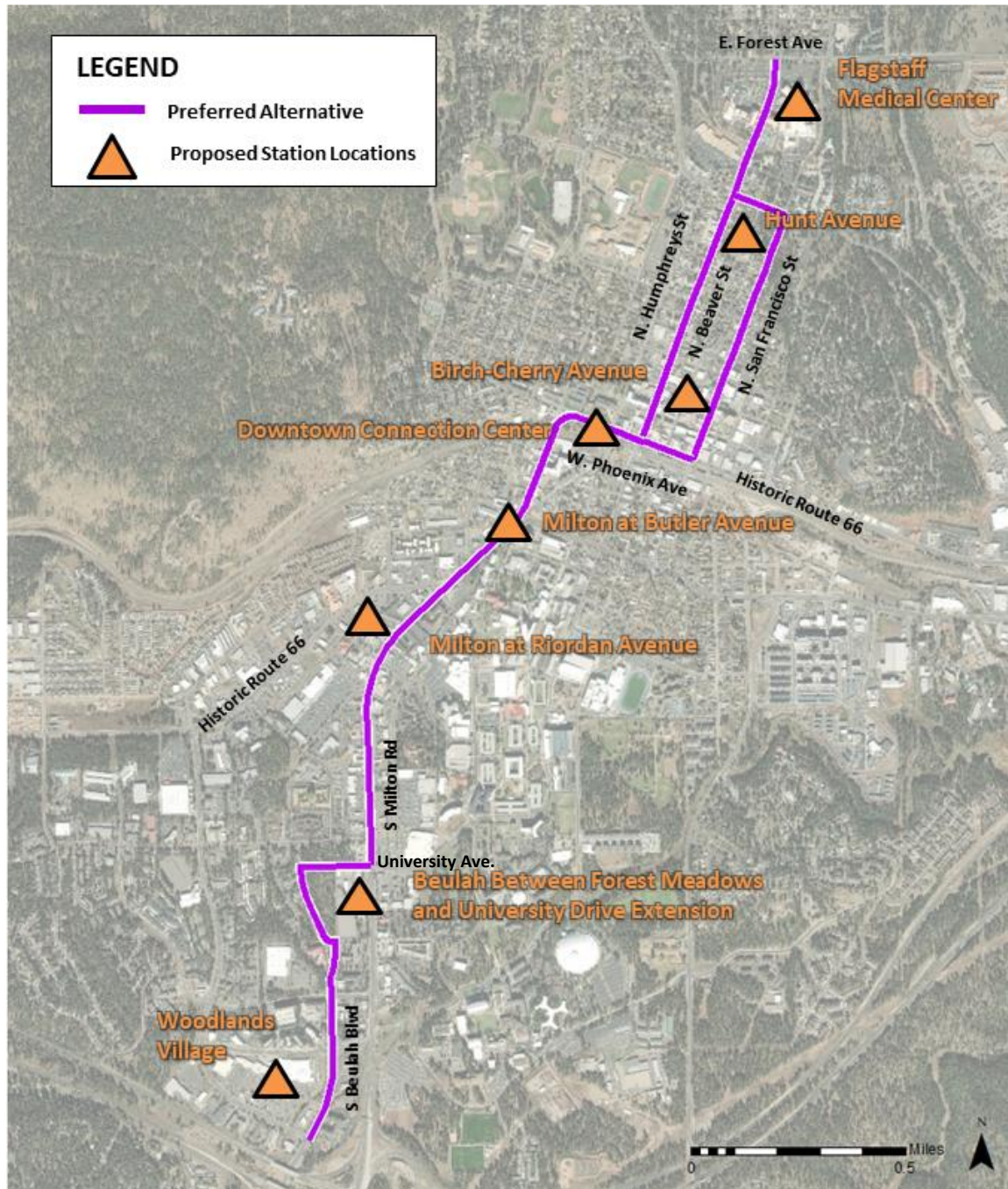




Northern Arizona Intergovernmental Public Transportation Authority

3773 N. Kaspar Drive • Flagstaff, AZ 86004 • 928-679-8900 • FAX 928-779-6868 • www.mountainline.az.gov

Project Map



We Want To Hear From You!

- Visit the BRT project website at <https://mountainline.az.gov/brt/>
- Email questions to BRT@naipta.az.gov
- Talk with the BRT Project Manager: Bizzy Collins (928) 679-8935



Getting you where you want to go





Bizzy Collins, Transit Planner
Mountain Line

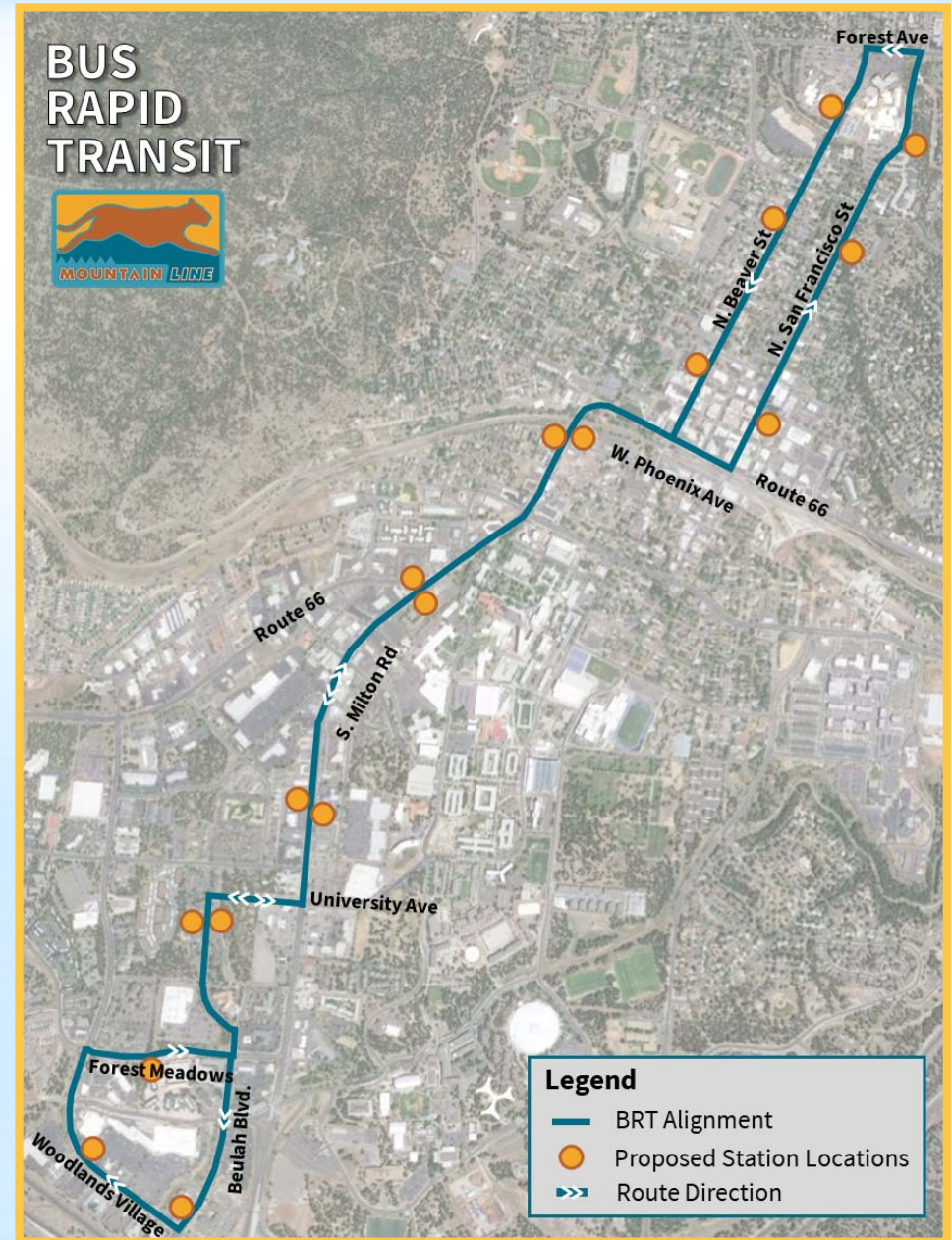


Getting you where you want to go



Flagstaff Medical Center to Woodlands Village

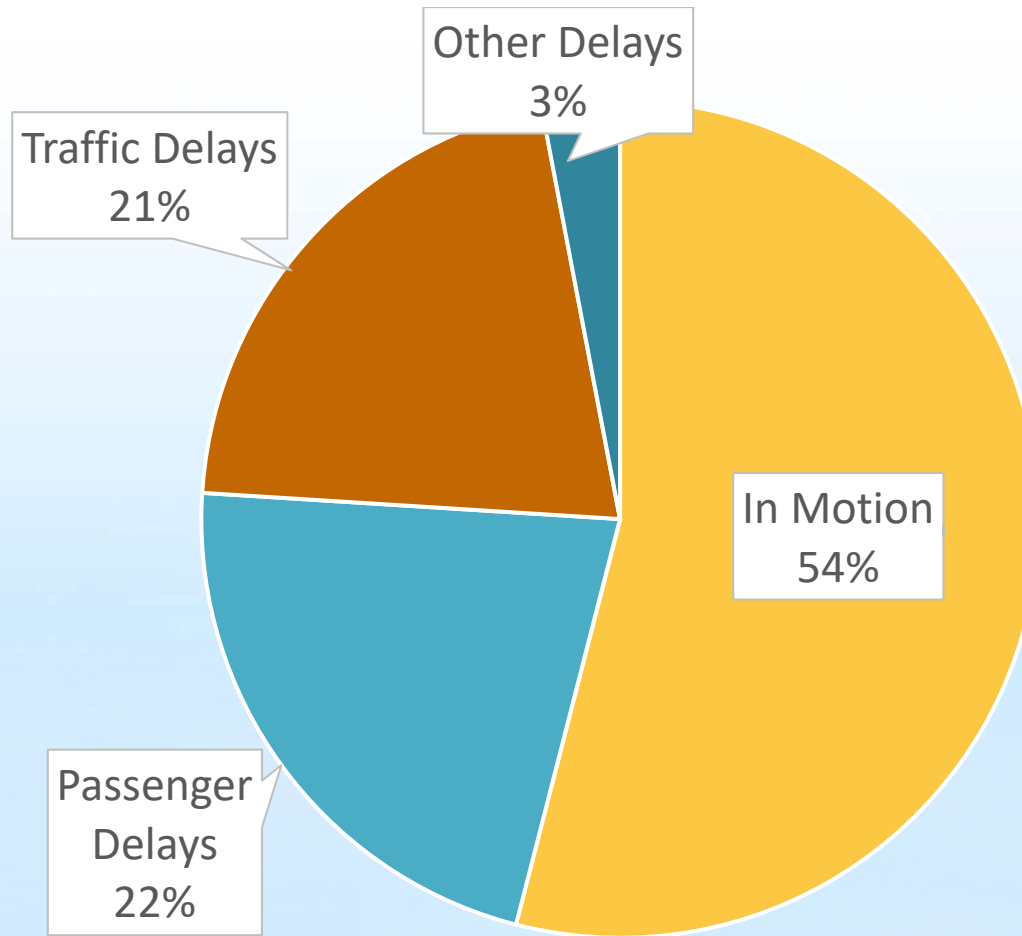
3.2 mile corridor



Getting you where you want to go



Bus Run Time Components



Getting you where you want to go



What is BRT?

BRT TOOLBOX

Operational Improvements

Dedicated Bus Lane and Bus Lane Enhancement

Technology

Transit Signal Priority and Queue Jumps

Wider Station Spacing

Off-Board Fare Collection

Multi-Door Boarding

Customer Amenities

Enhanced Stations

Real-Time Information

Multi-Door/Level Boarding

Rapid Transit Vehicles/Branding

Bike and Pedestrian Connections



Getting you where you want to go



What is BRT?



Getting you where you want to go



BRT Project Goals

ENHANCE

Make transit and multimodal mobility in Flagstaff more compelling

CONNECT

Connect neighborhoods and activity centers and improve local mobility

DEVELOP

Support economic development goals

SUSTAIN

Create an environment that will sustain over the long term

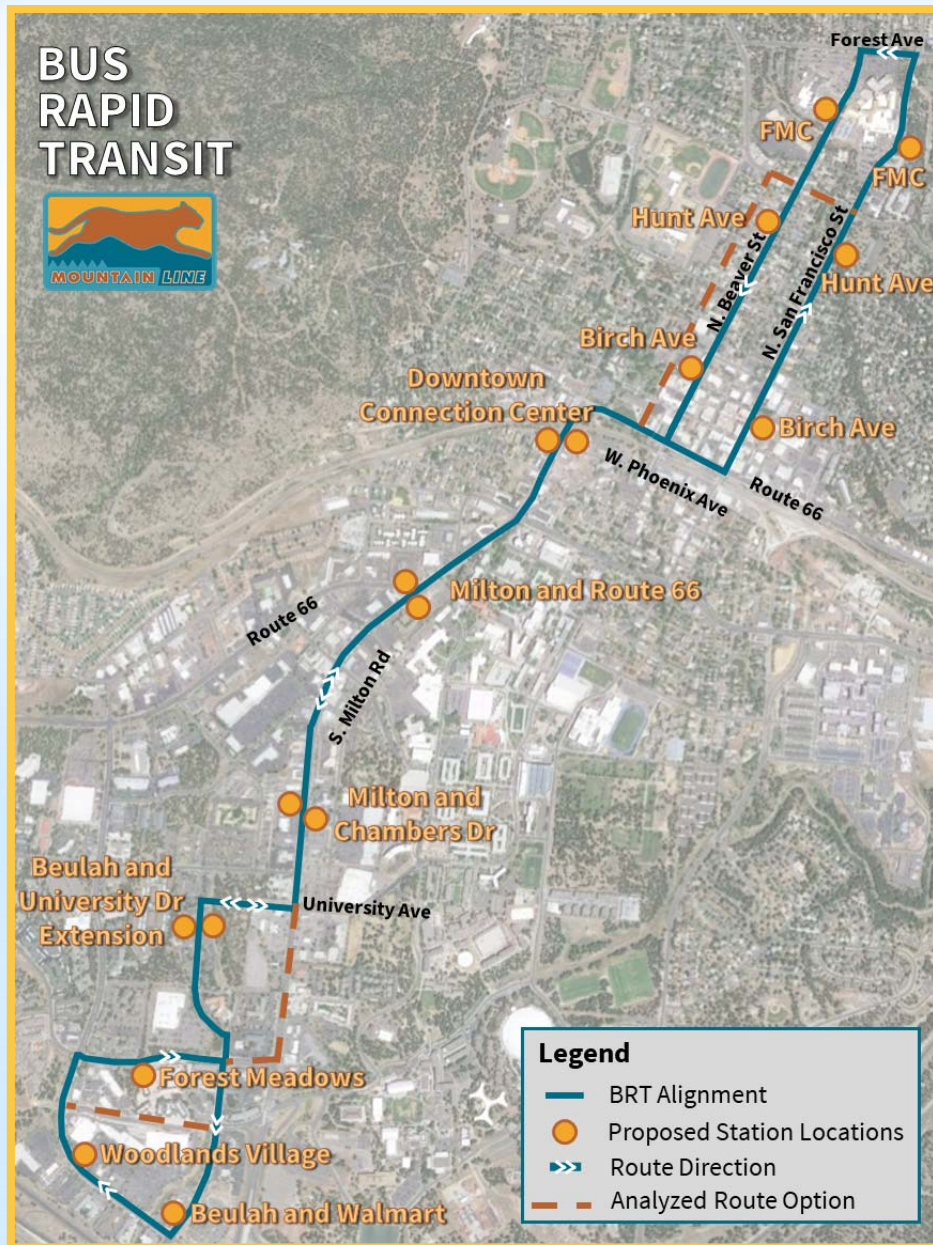
THRIVE

Strengthen the downtown core and connections to Woodlands Village, NAU & Flagstaff Medical Center



Getting you where you want to go





Project Stakeholders

- Arizona Department of Transportation (ADOT)
- City of Flagstaff
- Coconino County
- MetroPlan
- Mountain Line
- National Forest Service
- Northern Arizona University (NAU)



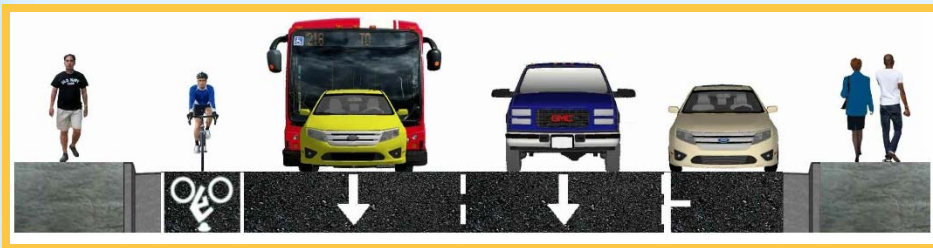
Getting you where you want to go



Top-Ranking Alternative

Northern Section

N. Beaver Street



N. San Francisco Street



Getting you where you want to go



Top-Ranking Alternatives

Southern Section - Milton Road



Center-Running



Side-Running



General Traffic



Side-Running



Getting you where you want to go



Southern Section – Beulah Boulevard



Getting you where you want to go



Next Steps:

Targeted Public Outreach

- Chamber of Commerce
- Airport Commission
- Pedestrian & Bicycle Advisory Committee
- Planning & Zoning Commission
- MetroPlan Management Committee
- Sustainability Commission
- Commission on Inclusion and Adaptive Living
- Transportation Commission
- Coordinated Mobility Council
- Flagstaff Lodging, Restaurant & Tourism Association (FLRTA)
- Flagstaff Convention & Visitors Bureau
- Flagstaff City Council
- Coconino County Board of Supervisors
- Downtown Business Alliance
- Northern Arizona Leadership Alliance (NALA)
- Economic Collaborative of Northern Arizona (ECoNA)
- Affordable Housing Commission
- NAU Transportation Action Team
- NAU quarterly meeting
- NAU Graduate Student Government



Getting you where you want to go



Next Steps:

Coordination with ADOT CMP

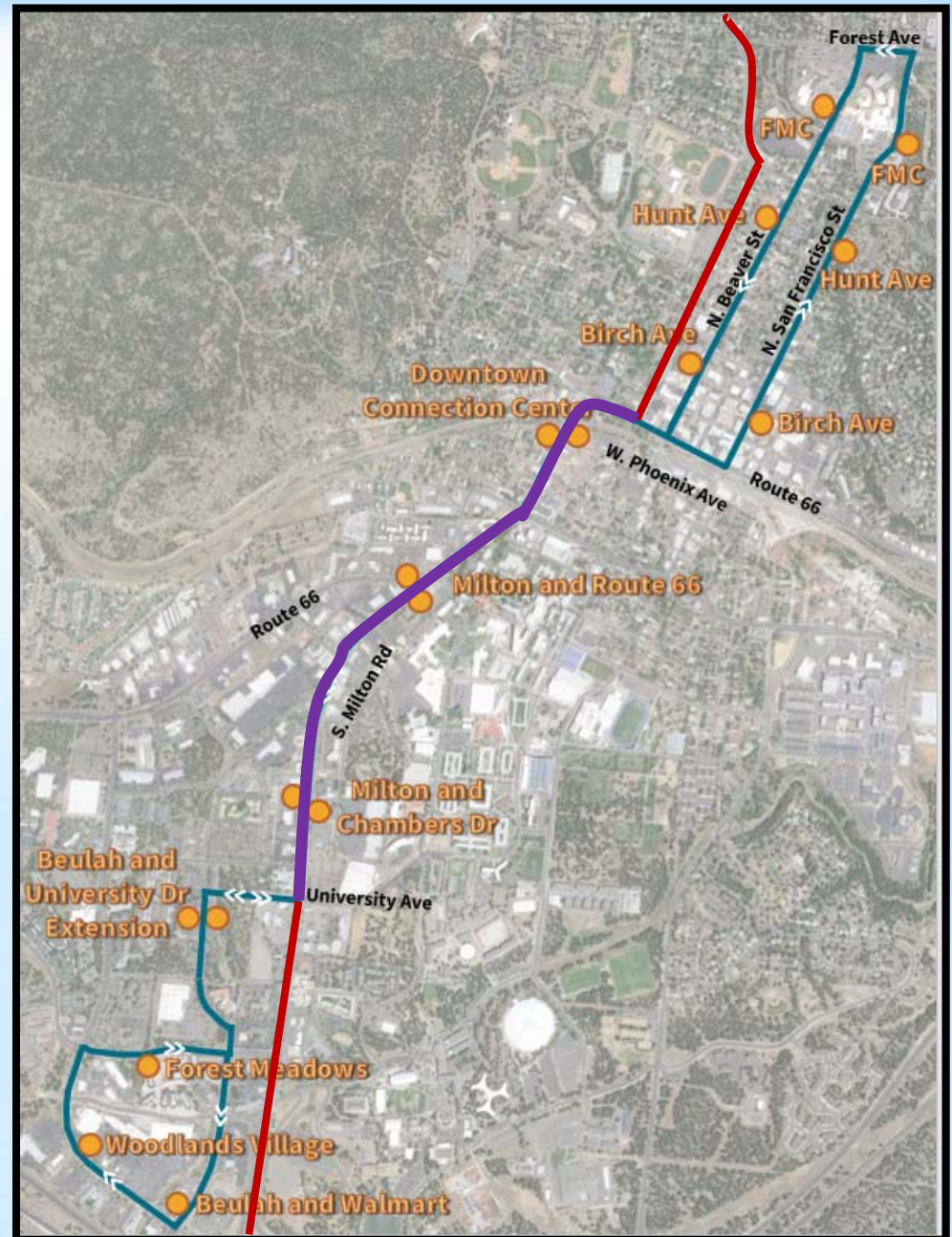


Milton and US180 Corridor Master Plans (CMP)

- Two unique projects with different boundaries
 - Overlap for 1.5 miles on Milton Rd.
- Joint stakeholder discussions and decision-making through shared evaluation criteria
- Result will be one recommended alternative



Bus Rapid Transit (BRT)



Getting you where you want to go



Next Steps:

Locally Preferred Alternative

Bus Station Locations

Environmental Analysis

Identify Local Funding

Apply for Capital Investment Grant (CIG) Funding
through the Federal Transit Administration



Getting you where you want to go





Housing Commission

5. B.

From: Leah Bloom, Affordable Housing Advancement Project Manager

DATE: 06/25/2020

SUBJECT: Discussion and Input: Review of Flagstaff's Climate Action and Adaptation Plan

STAFF RECOMMENDED ACTION:

Discussion and Input

Executive Summary:

Presentation by Jenny Niemann, Climate and Energy Specialist (City of Flagstaff).

Attachments

Climate Action and Adaptation Plan



Commercial & Resid.
Composting
program

What do
you think?

Rethinking
Tourism Industry

Rethinking
Waste
management
municipal

Welcome
A to Z the
Climate Plan

Climate Action in Flagstaff

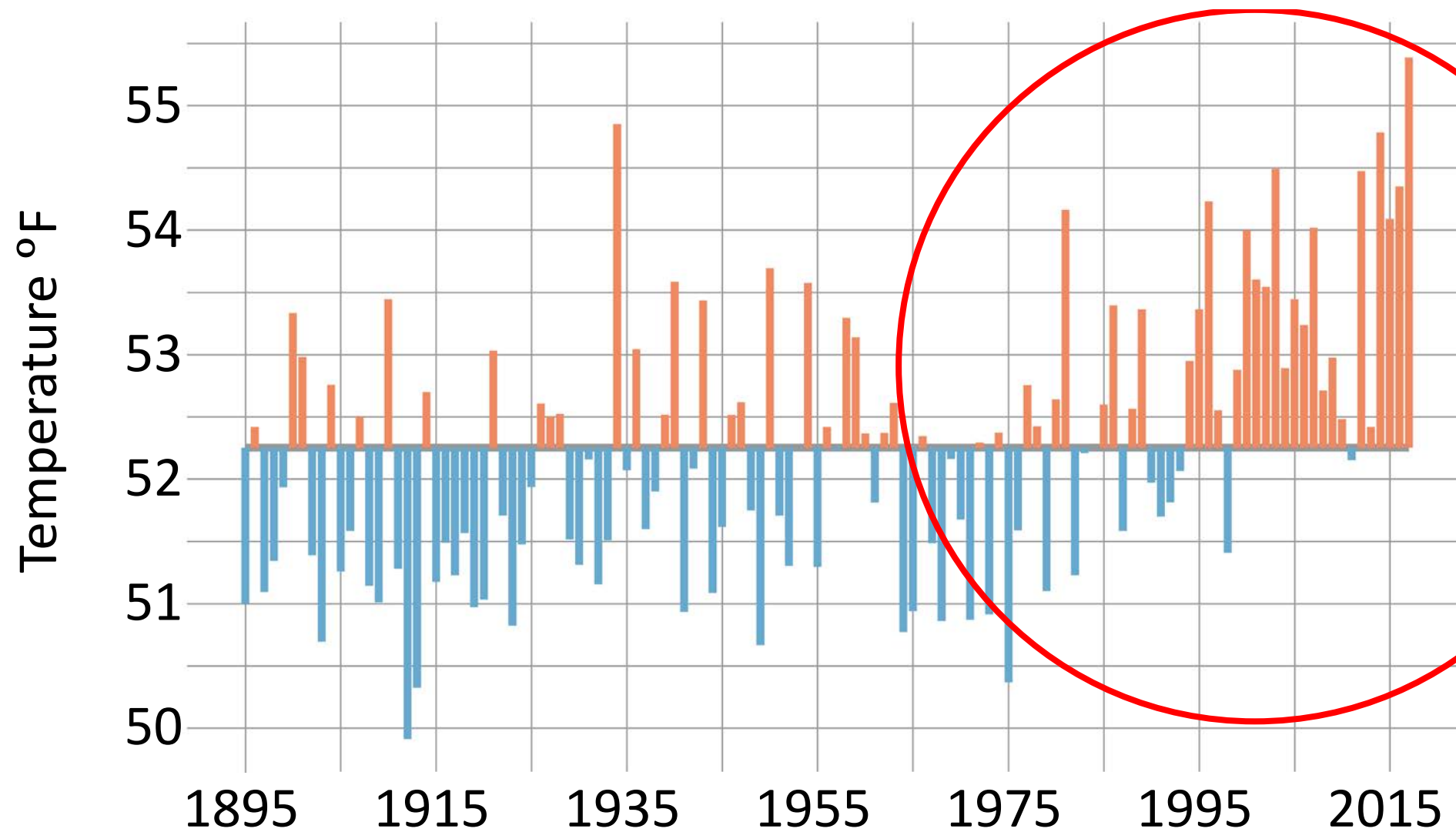
Jenny Niemann, Climate and Energy Specialist
City of Flagstaff

Agenda

- The Context
- The Climate Plan
- The Climate Plan and **Housing**

Climate Change is Here

Average Annual Temperature: Coconino County: 1895 - 2017



By 2050, we can expect:



Hotter temperatures

Lower snowpack

Less healthy forests and
increased high-severity
fire risk

Drier conditions

Vulnerabilities: What is at Risk?

Tourism & Economy



Water



Land Use & Housing



Health



Climate change poses risks to everything from our **health** and **infrastructure** to local **ecosystems**.

Not all groups face the same threats



Climate change threats can vary depending on...

- Age
- Health
- Income
- Race
- Gender
- Physical ability
- Neighborhood

Climate action has numerous co-benefits



Enhancing local habitat and recreational opportunities.



Improving quality of life, well-being, and the local economy.



Supporting low-income and disadvantaged communities.



Promoting healthier lifestyles and public health.

Climate Plans work to answer various questions

- How will climate change impact Flagstaff?
- How do we contribute to climate change?
- What actions can be taken to reduce that impact?
- What can we do to prepare for future impacts and changes?
- How can we act equitably?
- How can the community benefit from this?

Flagstaff's Climate Action and Adaptation Plan

- Passed in November 2018, after an 18-month planning process
- Tackles BOTH mitigation and adaptation, in addition to equity
- Sets aggressive goals, and strategies and actions to achieve those goals

CAAP: Three Overarching Goals

Mitigation

Reducing contribution to climate change (greenhouse gas emissions)

Goal 1: Reduce Flagstaff's community greenhouse gas emissions by 80% by 2050

Adaptation

Preparing for change

Goal 2: Prepare the city's communities, systems, and resources to be more resilient to climate change impacts.

Equity

Ensuring climate actions benefit all

Goal 3: Address climate change in a manner that prioritizes those most impacted.

Goal 1: Reduce Our Impacts

MITIGATION =
Reducing greenhouse gas emissions

City Goal 1: Reduce Flagstaff's community greenhouse gas emissions by 80% by 2050

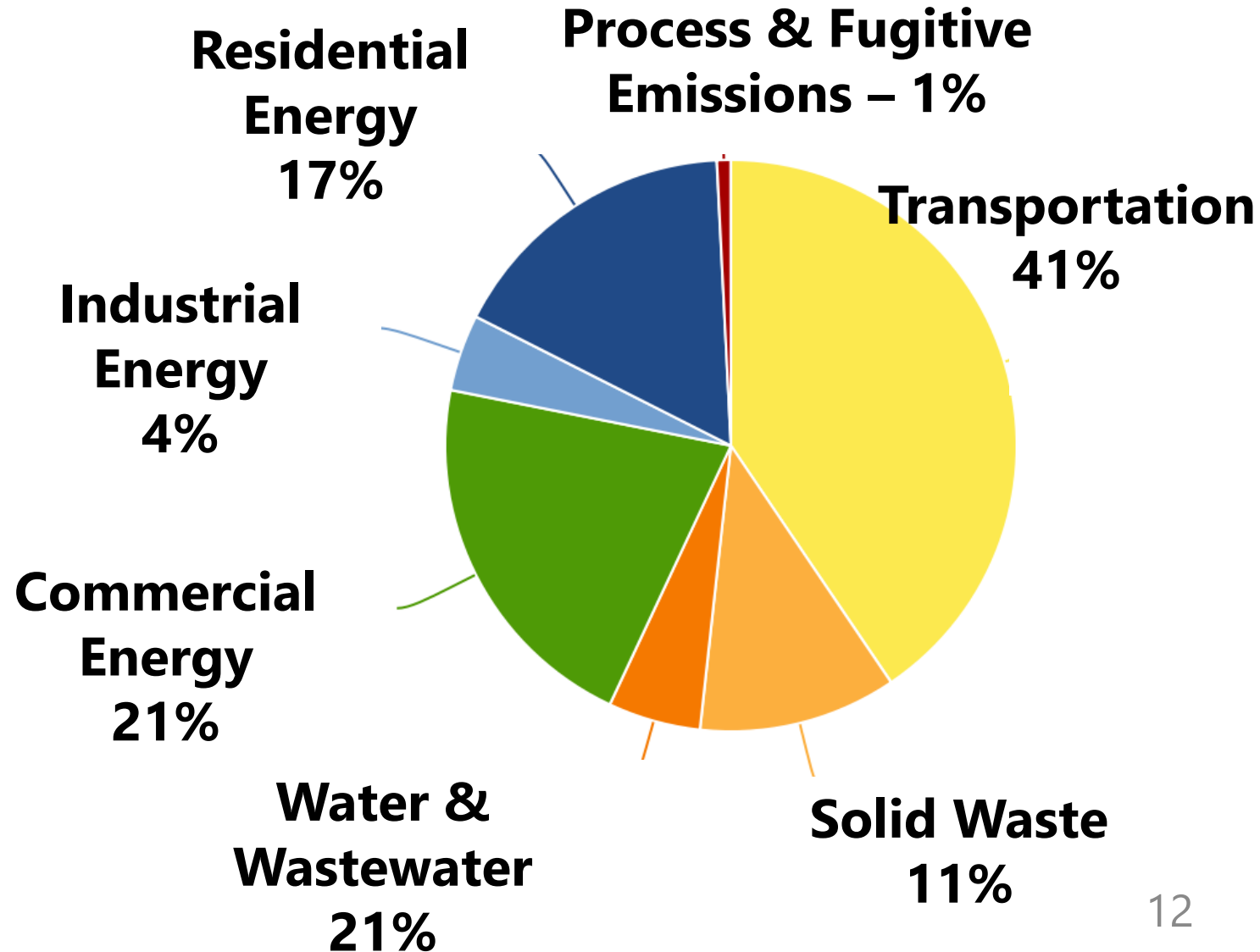
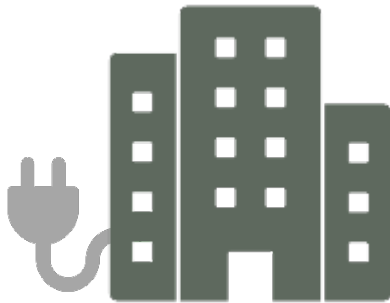
Greenhouse gas emissions
=
Gasses that lead to increases in the earth's temperature
=
Contributions to climate change

How Flagstaff Contributes to Climate Change

#1
Car Emissions



#2
Powering Buildings



Goal 2: Prepare for Change

Adaptation = preparing for change and adapting our systems to help us thrive in new situations.

City Goal 2:

Prepare the city's communities, systems, and resources to be more resilient to climate change impacts.

What might people struggle to adapt to?

- *Rising rents?*
- *Increased wildfires?*
- *Changing forests?*
- *New flooding regimes?*
- *Changes to animal migration?*
- *Changes to winter tourism?*

Goal 3: Help the Most Vulnerable

Climate Equity:

- The just distribution of the benefits of climate protection
- Alleviation of unequal burdens created by climate change.

City Goal 3:


Address climate change in a manner that prioritizes those most impacted and ensures that climate action benefits all.

What groups might be most negatively affected by climate change?

What stops people from accessing climate programs?

How can we better serve vulnerable groups?

How can we ensure climate actions don't harm already-struggling groups?



Flagstaff's
Climate Action & Adaptation Plan
establishes a clear **road map** of
priority actions and projects.

CLIMATE ACTION & ADAPTATION PLAN

Focus Areas



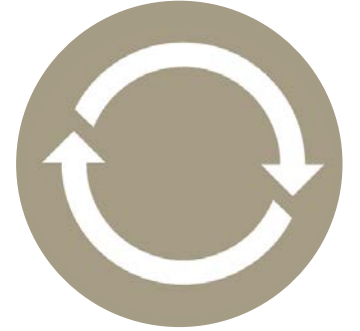
Energy



Natural
Environment



Water
Resources



Waste &
Consumption



Public Health
Services



Transportation
& Land Use



Economic Prosperity
& Recreation

We must utilize all available levers



Housing and Climate Change

1. Impacts

- Resilience
- Equity
- Greenhouse gas emissions

2. Climate action

- Building energy
- Transportation

Housing + Climate Change: Resilience + Equity

- Health and housing
 - Exposure to unhealthy air (smoke, allergens)
 - Heat issues for vulnerable community members
 - Access to parks, walkable neighborhoods, trails, outdoors
 - Transportation options
 - Mental stress
 - Access to services

Housing + Climate Change: Resilience + Equity

- Increased volatility
 - Increased incidences of disasters, economic disruptions
 - Increased energy price volatility
 - This volatility can lead to increased vulnerability for those already struggling

Housing + Climate Change: Resilience + Equity

- Rising demand for housing in Flagstaff
 - Extreme heat challenges in Central Arizona will get worse
 - Increased visitation to Flagstaff; potential increase in demand for second homes or short term rentals
 - Exacerbation of existing housing issues
 - Increasing vulnerability as housing prices rise
 - Increasing vulnerability and greenhouse gas emissions as people are pushed to outlying areas

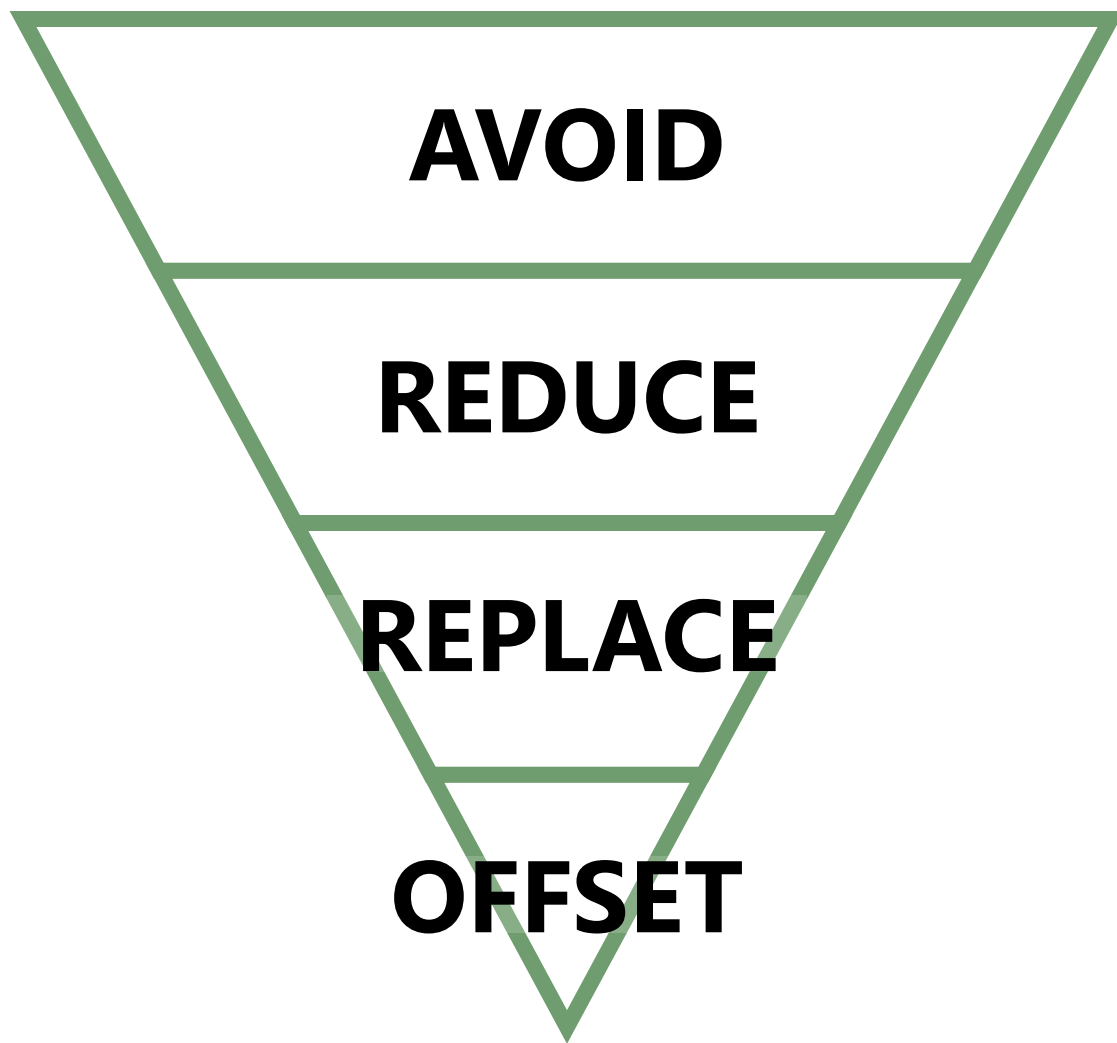
Housing + Climate Change: Emissions

- Energy burdens
 - Low-income families already spend a far greater proportion of their income on energy
- Energy use in housing
 - Different housing profiles have different energy usage profiles
 - Depends on housing age, size and type (single-family vs. multi-family)

Housing + Climate Change: Emissions

- Energy use in transportation
 - High housing prices leading to housing / population changes
 - Increased transportation emissions as people travel further to get to jobs in Flagstaff
 - Increased vulnerability as more of a family's budget goes to transportation
 - Transportation emissions are a function of land use decisions

Housing + Climate Change: Climate Action



BUILDING ENERGY

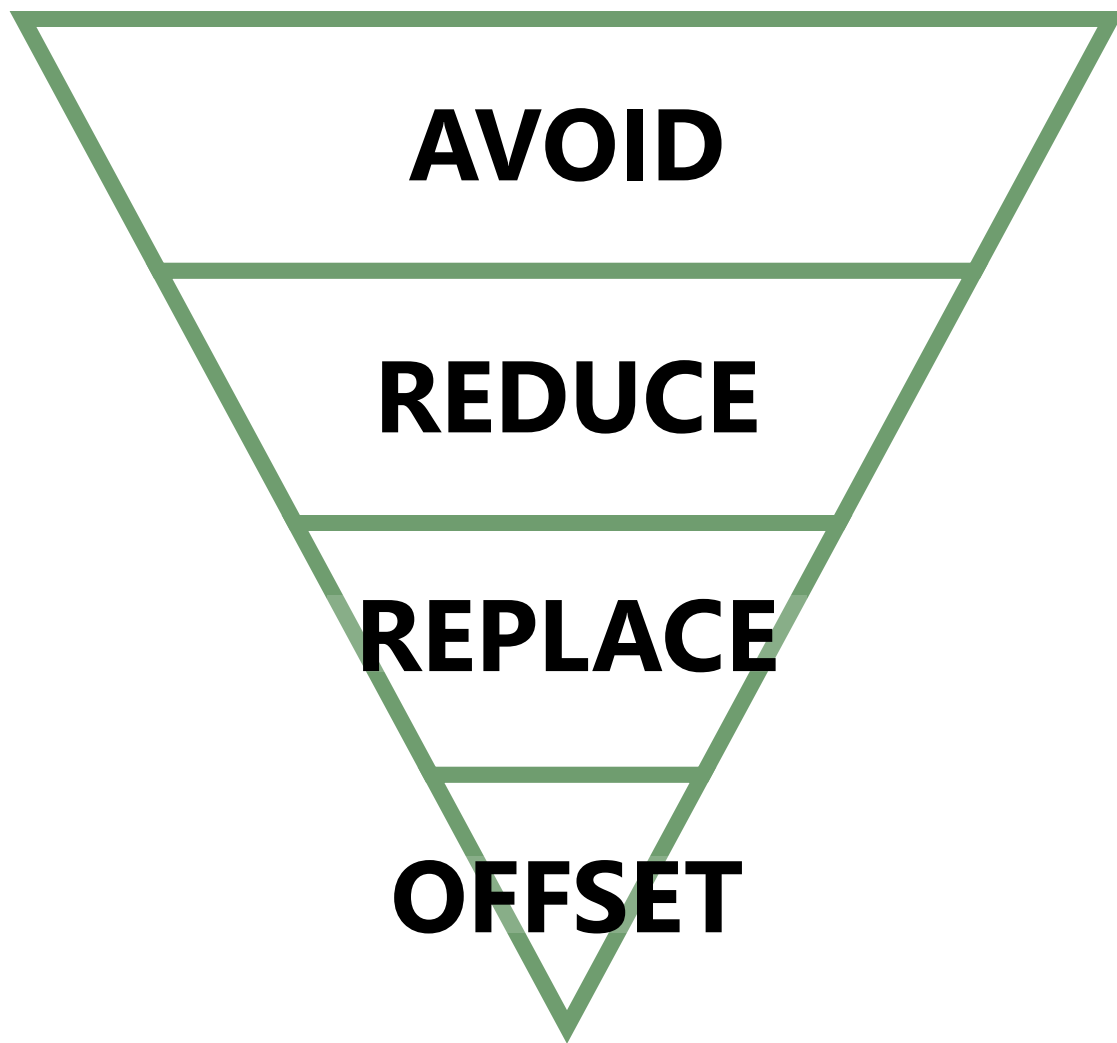
AVOID carbon-intensive activities
(and rethink operations)

REDUCE energy usage by using more
energy-efficient technology

REPLACE fossil-fuels with electric fuels
and renewable energy

OFFSET carbon emissions that cannot
be eliminated

Housing + Climate Change: Climate Action



TRANSPORTATION

AVOID carbon-intensive trips

REDUCE energy use for each trip
through energy-efficient travel:
busses, carpooling, biking

REPLACE fossil-fuels with electric fuels

OFFSET carbon emissions that cannot
be eliminated

Climate Action: Building Energy

- Reduce energy use
 - Existing homes:
 - Energy efficiency building retrofits
 - Electrification (moving from natural gas to electric)
 - Renewable energy
 - New homes:
 - Building codes
 - Electrification and renewable energy incentives
- Shift the grid
 - 100% renewable energy for the community

Climate Action: Transportation

- Walkable, dense, multi-use neighborhoods
 - Reduced energy use within housing units
 - Reduced energy use for transportation
 - Health benefits
 - Improved resilience
- Transportation electrification
 - Electric vehicles: cars, bikes, busses

Questions and Discussion

Thank you!

Jenny Niemann

Jniemann@FlagstaffAZ.gov