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City of Flagstaff Housing Authority Board of Commissioners

10:00 AM, Thursday, November 21, 2019
City Hall Council Chambers
211 W. Aspen Avenue

Meeting Minutes

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____ at _____ in accordance with the statement filed with the City Clerk.

This agenda has also been posted on the City's website and can be downloaded at www.flagstaff.az.gov.

NOTICE OF OPTION TO ENTER INTO EXECUTIVE SESSION

Executive Session: Pursuant to A.R.S.38-431.02, notice is hereby given to the Board of Commissioners and to the general public that, at this regular meeting, the Board of Commissioners may vote to go into executive session, which will be closed to the public, for legal advice, discussion and/or consultation with the Housing Authority of the City of Flagstaff's attorney(s) for legal advice on any item on this Agenda, pursuant to A.R.S 38-431.03(A)(3). No legal action shall be taken in executive session.

I. Call to order

a) Meeting called to order at 10:05 am by Mr. Tad Moore.

II. Roll call

Board members:

Chair – Tad Moore – Present
Vice-Chair – Vacancy
Mayor Coral Evans – Present, stepped out following item VI. a)
April Smith – Present
Brenda Silveus – Present
John Semanas – Present, joined during item VI. a)
Moses Milazzo – Present

City Staff:

Deborah Beals – Present
Kurt Aldinger – Present
Sarah Darr – Present
Tracey French – Absent



In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Housing Authority staff at 928-213-2730 (or 774-5281 TDD). Notification of at least 48 hours in advance will enable the City to make reasonable arrangements.

III. Preliminary General Business

a) Public Comment

At this time, any member of the public may address the Board on any subject within the Board's jurisdiction that is not on this meeting's agenda. The Arizona Open Meeting Law prohibits the Board from discussing or taking action on an item that is not listed on the prepared agenda. Commissioners may, however, respond to criticism made by those addressing the Board, ask staff to review a matter, or ask that a matter be placed on a future agenda. To address the Board 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.

IV. Approval of Minutes

a) Regular Meeting of September 19, 2019

Mr. Moses Milazzo motioned to approve as presented, seconded by Ms. Brenda Silveus, approved unanimously.

V. Action Items

No Items

VI. Informational Items

a) Report on Housing Commission Progress, Mr. Moses Milazzo

Mr. Milazzo spoke on the meeting of the Housing Commission held on Wednesday, November 13, which was primarily informational. Ms. Sarah Darr provided additional detail on the meeting of the commission as Mayor Coral Evans, Ms. April Smith, and Ms. Silveus posed questions about commission goals, structure, and community participation. Ms. Darr and Mr. Milazzo responded to comments and questions.

b) Options for Addressing Over Income Residents in Public Housing (HOTMA), Mr. Kurt Aldinger

Mr. Kurt Aldinger spoke concerning the Housing Opportunity Through Modernization Act of 2016 and its impacts on City of Flagstaff Housing Authority Low-Income Public Housing Program. All members of the Board—Mayor Evans, Ms. Silveus, Mr. Milazzo, Mr. John Semanas, and Mr. Tad Moore—posed questions and comments about fair market rates, eviction, strategies to serve moderate income residents, programmatic opportunities, and various policy questions. Mr. Aldinger and Ms. Darr responded during the discussion. Mr. Moore expressed support for the option to “establish a policy for over income households requiring that their rent be increased to the level that will be established by HUD,” which was additionally supported by Mr. Milazzo. Mr. Aldinger reported that such a policy will be drafted, reviewed by the City Attorney, and brought to the Board of Commissioners.

VII. General Business

a) Reports

i) Finance Report – Ms. Deborah Beals

Ms. Deborah Beals delivered the Finance Report. The item concluded without comment or question.

ii) Director's Report – Ms. Sarah Darr

Ms. Darr expressed appreciation for the Board's discussion and provided a verbal report. Ms. Smith inquired about the REAC score and the WebApp launch on November 19, 2019.

b) Board Member Comments

Ms. Smith expressed appreciation to the staff, Mr. Milazzo seconded that. Mr. Moore formally introduced Ms. Silveus, the newest member of the board, and expressed thanks to all Board members.

- c) Next Scheduled Meeting: Thursday, December 19, 2019 at 10:00 am
Ms. Darr stated that if there is no business, a meeting will not be held.

VIII. Adjournment

Mr. Moore adjourned the meeting at 11:30 am, November 19, 2019