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City of Flagstaff Housing Authority Board of Commissioners

10:00 AM, Thursday, February 18, 2021

Remote Meeting – Microsoft Teams

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Meeting Minutes

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

Meeting called to order at 10:01 am by Mr. Tad Moore.

II. Roll call

Board members:

Chair – Tad Moore – Present
Vice-Chair – Vacancy
Mayor Paul Deasy – Absent
April Smith – Present
Brenda Silveus – Present
Mark Culbertson – Present
Moses Milazzo – Present

City Staff:

Caleb Alexander – Present
Deborah Beals – Present
Kurt Aldinger – Absent
Larry Lopez – Absent
Sarah Darr – Present
Tracey French – Present



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.

Mr. Tad Moore invited the public to speak. No members of the public were present.

IV. Approval of Minutes

a) Meeting of January 21, 2021

Ms. Brenda Silveus motioned to approve the minutes, Ms. April Smith seconded; minutes were approved unanimously at 10:02 am.

V. Action Items

a) Call for nominations for Vice-Chair – Mr. Tad Moore

Mr. Moore raised this item, to which Mr. Caleb Alexander and Ms. Sarah Darr provided additional detail. Ms. Silveus nominated herself, Mr. Moore seconded with additional support from Mr. Moses Milazzo, Mr. Mark Culbertson, and Ms. Smith. Ms. Silveus was unanimously elected to the position of Vice-Chair.

VI. Informational Items

a) Report on Housing Commission – Mr. Moses Milazzo & Ms. Sarah Darr

Mr. Milazzo presented, citing Flagstaff's Black Lived Experience ([click here for that presentation \(PDF\)](#) and [click here for that meeting's agenda](#)) and the creation of informal working groups for the 10-year plan. Ms. Darr added that the website is being updated to include relevant information, to which Mr. Alexander later added additional comment. Mr. Moore asked about the working groups, to which Mr. Milazzo answered that the six groups were focused on:

- 1) Affordable housing gap analysis and housing targets for preservation and construction;
- 2) Exploring the "Housing is Healthcare" framework for Flagstaff;
- 3) Connecting housing and sustainability;
- 4) Ensuring neighborhood engagement and community equity;
- 5) Examining current zoning and land use policies and developing guidance; and
- 6) The Policy Working Group to understand current and guide future housing policy.

Ms. Darr added that the Policy Working Group includes a representative from each other group. Mr. Moore voiced his appreciation. Mr. Milazzo and Ms. Smith provided additional comment.

b) Presentation on Rental Assistance Demonstration (RAD) – Ms. Darr, [Click for Presentation](#)

Ms. Darr introduced Ms. Tracey French and then presented. The presentation included description of the Rental Assistance Demonstration (RAD) transition structure, current and available development assets, and reiterated that CFHA residents will be continuously housed.

Mr. Moore asked about available parcel equity, to which Ms. Darr responded that appraisals have been ordered. Mr. Milazzo asked about relevant local developers, to which Ms. Darr responded that local developers are not available, though partnerships with local agencies are valued in the RSOQ. Mr. Milazzo asked additional questions about scope and direction of redevelopment as well as community engagement, to which Ms. Darr responded. Ms. Silveus asked about the management and staff needs for future developments; to which Ms. Darr cited a diverse property management vision to be defined with RAD-RSOQ partner. Mr. Milazzo asked

about zoning changes; to which Ms. Darr responded that there would only be minor zoning challenges. Mr. Milazzo asked about housing consistency and renovation needs; to which Ms. Darr responded, citing various potential strategies. Mr. Moore asked about private funding and RAD requirements; to which Ms. Darr responded, citing other public housing authority RAD projects have had five and up to nine funding sources.

VII. General Business

a) Reports

i) Director's Report – Ms. Darr

Ms. Darr reiterated that when RAD is discussed, that the Board reassure the public that no one will lose their home in this process. Ms. Darr then continued with the Director's Report. March will include a capital projects overview. CFHA has issued one Foster Youth to Independence (FYI) voucher with two more applications received. The Landlord Portal will launch soon to support communication with Section 8 landlords. The new online application for services and to maintain applications (Haven Connect) will launch soon. Various Section 8 Administration Plan amendments are forthcoming. Ms. Darr discussed the latest COVID-19 and eviction moratorium details before discussing rent receipts and accounts in arrears and repayment agreements.

Mr. Milazzo commented that accounts status is "phenomenal" and asked about likelihood of eviction; Ms. Darr answered that the staff are responding with "compassion and patience" and that eviction is employed only as a last resort. Ms. Smith commented on the presentation and on the RAD vision for redevelopment, especially for young residents, to which Ms. Darr responded, citing the CFHA aims to avoid "double subsidy"

b) Board Member Comments

Mr. Moore called for comment, to which Ms. Silveus commended the informative meeting, which Mr. Milazzo echoed. Mr. Milazzo complimented the Housing Team, which Ms. Smith seconded; Ms. Darr expressed her appreciation.

c) Next Scheduled Meeting: Thursday, March 18, 2021 at 10:00 am

Ms. Darr queried the Board for quorum for this meeting, to which Mr. Mark Culbertson and Mr. Milazzo will be absent, others present.

VIII. Adjournment

Mr. Moore adjourned the meeting at 11:28 am, February 18, 2021.