



City of Prescott

Workforce Housing Committee

June 7, 2023 | 10:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Workforce Housing Committee** to be held **June 7, 2023**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION & ACTION ITEMS

A. Election of Committee Chair and Vice Chair.

Recommended Action: MOVE to approve nominated Chair and Vice Chair.

B. Approval of May 31, 2023 WHC Workshop Meeting Minutes.

Recommended Action: MOVE to approve the minutes as presented

C. Presentation and Discussion Regarding Goals, Mission Statement, and Timeline for the Committee.

Recommended Action: This item is for discussion only. No formal action will be taken.

D. Presentations from Local Stakeholders on Workforce Housing Needs in their Organizations.

Recommended Action: This item is for discussion only. No formal action will be taken.

4. UPDATES

A. Staff Announcements and Updates

5. ADJOURNMENT

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in

settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));

(5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));

(6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6);

(7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 6/6/23 at 8:30 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.



Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: June 7 Workforce Housing Committee Meeting
DATE: June 7, 2023
DEPT: City Manager
ITEM #: 3.A
SUBJECT: Election of Committee Chair and Vice Chair.

ITEM SUMMARY

The WHC will nominate a committee member to serve as Chair and Vice Chair.

BACKGROUND

The WHC held a workshop meeting on May 31 when this nomination and appointment process was discussed. At that time, members discussed their backgrounds to help them make nominations for Chair and Vice Chair.

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

MOVE to approve nominated Chair and Vice Chair.

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: June 7 Workforce Housing Committee Meeting
DATE: June 7, 2023
DEPT: City Manager
ITEM #: 3.B
SUBJECT: Approval of May 31, 2023 WHC Workshop Meeting Minutes.

ITEM SUMMARY

Approval of the minutes taken at the May 31, 2023 WHC Workshop.

BACKGROUND

None.

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. 5.31.23 WHC Minutes



City of Prescott

Workforce Housing Committee Workshop

May 31, 2023 | 10:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Staff Liaison Chelsea Walton called the meeting to order at 10:01am.

2. ROLL CALL

Committee Member Mike Fann Present
Committee Member Randy Goodman Present
Committee Member Nicole Kennedy Present
Committee Member Jonathan Rocha Present
Committee Member David Roe Present
Committee Member Anthony Teeters Present
Committee Member Arnold Urias Present
Council Liaison Connie Cantelme Present
Staff Liaison Chelsea Walton Present
Staff Liaison Amber Fraser Present

3. DISCUSSION & ACTION ITEMS

- A. Discussion Regarding Liaison Introductions, Workforce Housing Committee (WFC) History, and Overview of Goals for the Group.

Recommended Action: This item is for discussion only. No formal action will be taken.

Staff Liaison Chelsea Walton welcomed everyone and informed the committee members and public that this is a workshop and there won't be any actions taken. The meeting is just getting everyone acquainted as well as getting everyone acclimated to the work that has come before the committee and what has brought the committee to where it is today. She stated that we are here to get familiar with each other, know what the strengths are and how we can work together. She states that the agenda for the meeting is just getting acclimated to the work and what has brought everyone here as well as going through the binders that each committee member has so that the committee can get to work right away. She states that we'll discuss different concepts that have been explored, prior sessions with staff and other preparatory work that was done to create and form this committee. Then she said they will touch on some committee basics in case there are some committee members who haven't served on a committee before so they know how to make motions and other items; then we'll discuss next steps. She thanked the committee members for accepting back-to-back meeting week but that the liaisons wanted to meet in May to lay out the foundation and really get to work at the first regular meeting

the following week but that at the end of the workshop there would be some meet and greet. She then reintroduced Council Liaison Connie Cantelme, Staff Liaisons Amber Fraser with the City Manager's Office, and herself, Chelsea Walton with the Community Development Department.

Staff Liaison Walton then stated that the formation and history of the committee started last summer with Mayor Goode and Mayor Pro Tem Montoya asking basic questions such as, "there's a problem, what can we do about it?" Then staff started pulling information together, not wanting to reinvent the wheel but the city was facing critical issues and is still facing critical issues such as minimal first responder staffing, limited ER staffing, entry level or lower quality hires. She stated that everyone who owns a business knows and who's in management knows that it's been challenging to find good people and keep good people and then there's increased employee turnover and other items that really related to workforce in the area. She stated that the desired outcomes with forming the standing committee are to make Prescott become a highly sought after place of employment. She stated that we want good people to move here to support our city services and we want adequate staffing. Staff Liaison Walton also stated that we want to be able to attract those quality employees and keep them and we want to reduce employee turnover and burnout. She stated that many of the committee members and public have watched the Fire Chief discuss what they are experiencing and how many shifts the firefighters are on and it can be very stressful and lead to burn out. She said we also want to improve the quality of life for our residents; we can't we can't support the city's infrastructure if we don't have good people come and stay to support those services.

Staff Liason Walton stated that housing is a major part of all of that so this committee was formed because the issue is very vast and it's easy to get lost in how large it is but there are three important things that don't need to be done: we don't have to reinvent the wheel, we're not in this alone, and there's more than one right answer. She stated this committee is focusing on the workforce housing group of police officers, firefighters, teachers, and healthcare workers as they are the really taxed industries right now and that could be low-hanging fruit that we want to invest. She stated this will get this committee out of the gate. She then asked if there were any questions.

Staff Liaison Walton then kept going through the introductory material, letting the committee know it's to help organize and that the binder is going to be helpful. She then went through the binder discussing the roster, terms, appointments, the schedule and the dividers in the binder where they can put handouts, notes, meeting agendas and minutes, and other good resources. She stated that community resources will be brought to the committee to present at meetings so the committee can become acclimated with the opportunity to promote Workforce housing when it comes to planning and zoning and CBDG and that there is a lot of educational resources and presentations that will be brought to them in future sessions. These presentations will get the cogs meshing and will help the committee learn about programs already available as well as opportunities for changes. Staff Liaison Walton then discussed one of the tabs in the binder which is "resources" and has the toolkit from the Arizona Housing Coalition that was created for municipalities and increasing the supply of

affordable housing in Arizona. She encouraged everyone to take the time to look at the resources. She pointed out that after that toolkit was an attainable housing report published by Prescott Valley that came out the prior month. She stressed that this is a regional issue and we don't want to reinvent the wheel and that we want to use what's come before us to springboard the committee into action. After the Prescott Valley report she pointed out that the state of Arizona had a housing supply study committee that published their final report in December of 2022. She restated that she doesn't expect the committee to read all of the information over the weekend but that it's there to get everyone acclimated with the building blocks that have come before us so the committee can use it to move forward. She stated that the remaining tabs are for future use for programs and initiatives, active and potential projects, and that the committee will be reporting to Council annually. She asked the committee to read the resolution as it discusses reporting at least annually to Council but that they can present more regularly but it must be at least annually to keep them abreast of what is being pursued and anything that Council can assist with as far as actionable items. She then asked if there were questions reference the binder overview. No questions were asked.

Staff Liaison Walton then stated that there will be a meet and greet section but she wanted to talk about actionable goals and what the committee is moving through. She referenced a slide in the presentation and stated that it was a bubble chart of concepts that have come to light as research was done and that good conversations have been had with stakeholders. She stated that one of the main ideas is public-private partnerships. She discussed that some of the committee members may have read about the City's partnership with Prescott Unified School District (PUSD) and the housing for teachers on the Taylor Hicks Elementary School property. She stated that this was kind of a proof of concept for what the City could do as a partner with local stakeholders to get housing units that are actually affordable for the people and the workforce that need them. Staff Liaison Walton stated that that was an idea out of the public-private partnership that has been a good flagship program that will be used as a proof of concept, or a kind of template. She stated that PUSD is a bit different because they are also a governmental entity so the City was able to use the IGA, or intergovernmental agreement, to solidify that working relationship but that it's an example of the opportunities and what the committee can do as far as workforce housing. She stated that in addition to other public-private Partnerships that we can start thinking about and discussing are private donations and grants. She stated there are a lot of philanthropic individuals in this community that are ready to give back and the committee can look at forming all kinds of partnerships with these people as well as stakeholders. Staff Liaison Walton stated that there was a representative from Dignity Health in the audience and that they're very interested in what this committee will do and very interested in pursuing shared interests and goals. She stated that another item is loan collaboration which speaks for itself but part of what the committee is going to be doing is looking at funding. She stated that Habitat for Humanity and Don Michaelman, who serves on other standing committees for the City of Prescott, has expressed interest in working with the committee as it relates to his work with Habitat for Humanity.

Staff Liaison Walton then referenced the part of the slide that discussed internal

City Concepts. She stated that as an organization we provide the service, that of firefighting and the police services so those two are two of our main Workforce that we're trying to target with this initiative. She stated that as an organization, the City of Prescott has a lot of opportunity to maybe grasp at some low-hanging fruit inside of our organization. She stated that is why it's also listed as a separate item that we need to explore because it will allow us to maybe work a little bit faster since we're working in amongst ourselves. She stated that the City's Human Resources (HR) can come and speak about opportunities that they see on the HR side and how this committee might work toward improving items in-house. Staff Liaison Walton said that other possible internal concepts that can be looked at are Bed Tax allocation, downpayment assistance programs for City employees and acquire, or designate, land. She then referred back to the map in the binder stating that the City does have a small amount of land but is not "land rich" by any means but there are some smaller parcels that perhaps could be an opportunity for the committee to partner with local stakeholders to build workforce housing. She states that that would be something the committee can explore as it moves forward. She then points out the section of incentivization and partnering with developers who are wanting to put in workforce housing. She said the City can help with utility and infrastructure installation, which is something that went into the PUSD project, and also zoning flexibility and permit fee exemption which is something that was also worked with in regards to the PUSD project. She stated that the Planning Manager, George Worley, was in the audience and that he would speak at a later date as to what opportunities there may be and what the processes are. She stated that everything is a process in government, but that doesn't mean the process can't be started and seen through. She stated that an offshoot of concept is lease to purchase, the way to build wealth in America is to own your own home and build equity and then one day sell that and make a profit. She stated that it's important that the focus isn't just leasing units but having stepping stones. She stated that having leasing units available is a beginning stone but we'd like to see people own their own homes.

Staff Liaison Walton then moved onto some tasks and that with big ideas and big concepts, tasks are where you start. The committee can start by identifying partners and who are the City's private and public partners. Then looking at eligibility and how people qualify and what are those eligibility requirements. She stated that packaging and marketing was an idea from Council Liaison Cantelme to let builders and developers know what options and incentives the City can offer. Creating a project list is another task and starting to identify low-hanging fruit projects. The committee can look at education, determine interested projects and concepts, and identify stakeholders who may not be partners but someone who may want to participate on another level. She reiterated that these are just some big ideas and big concepts that staff has pulled together to give the committee an idea of where to go.

Council Liaison Cantelme stated that, reference the "builders packet", if there was someone who specialized in a type of project, it could take over a year for them to identify a plot of land, identify the zoning, and go through the meetings to get everything together, and it could be a year and a half later that they can be shovel ready. She stated the idea of the packet would be to possibly identify a

few pieces of property to do a conceptual layout of what is allowed within the confines of the zoning but make it easier for the builder to get started and quicker because of that process up front. Council Liaison Cantelme stated that she had spoken with Committee Member Roe and he has a nice manufactured product and she gave the example that the packet may make it easier for him to look and see where there are parcels and how many units they could put on the parcel. She stated that it would be similar to the County's "A Home of Your Own" program where they already have blueprints and everything has been engineered so all that needs to be done is to put a site plan together and it goes through much quicker and saves time and money. She said the process could involve identifying a few pieces of City-owned property or contacting a real estate agency that would know of appropriate parcels that are for sale or may be for sale in the future for this type of product. She stated the permitting process can take a long time and this would just be a concept to be able to quicken the process and would do a lot of footwork to have it ready to go for when a builder steps forward with a product like Committee Member Roe's. She mentioned maybe in a 60 day timeframe it could get the product right on the land. She stated this was her thought process behind the packet idea.

Staff Liaison Walton thanked Council Liaison Cantelme for her input.

Committee Member Urias mentioned along the lines of marketing and packaging that the Council and Staff Liaisons were talking about tangible material that could be distributed but having web and video is also something that, if the City has the resources, the City could allocate the individuals that could put that together and there could be a designated time block to put the information on the web and that may be an opportunity as well.

Staff Liaison Walton stated that there were resources inhouse and the committee would look and identify how they want what information put together any kind of writing, script, or material ad then we would work with our inhouse team, such as Cristina Binkley who is in the audience, from the Tourism Department and that she is very adept at creating marketing material. She stated that everyone in the City is behind this initiative and that Council is behind this initiative having formed the standing committee and that resources are available but the committee has to be prepared to focus on what is needed from those resources.

Staff Liaison Walton then stated she'd be moving on to committee 101 and basics.

Staff Liaison Fraser stated that someone from the Clerk's Office was going to be there but that Legal was in the room and that Deputy City Attorney Matt Podracky was available for any questions on voting or open meeting laws.

Staff Liaison Walton stated that basics on committee 101 would be formalized action and as the current meeting is a workshop it's less regimented than a regular meeting. She stated that regular meetings will involve the Chair or Vice Chair calling the meeting to order, going through roll call, housekeeping items, notes, and then voting and how to make a motion. She stated that the Clerk's Office has the agenda template with recommended voting language so the

committee members have a guide on how to make a motion and how to approve and it will be straightforward. She stated that there were a few committee members who have previously served on committees that are familiar. Staff Liaison Walton stated that at the next meeting, the committee will nominate a Chair and Vice Chair. She stated the Chair is like the steward of the committee and the meetings and the Vice Chair serves in the absence of the Chair. Per the resolution, the committee is tasked with selecting the Chair and Vice Chair annually so those positions have an annual term. She then passed around the Code of Conduct for committee members to review and sign. She stated that the Clerk's Office has put together packets for new committed members and that the role of committee member is to bring ideas to Council so the committee will be working together to come up with program initiatives, identify projects and determine the actions that can be taken, and then make recommendations to Council as they are the ultimate deciding body on what the committee does. She states that the committee's role is to identify what can be done and bring the Council recommendations that they can act on. She said that as committee members they have a role to be engaged and really engage with the process and to bring their gifts and talents to the table as there is a lot of power on this committee and a lot of people who have been serving in the community a long time that have resources they could use for this committee. They have contacts with other stakeholders as well as knowledge that they can share with the committee that can be used to form good programs, initiatives, and projects that the Council can then act on. The committee will be distilling ideas into actionable projects and goals. She then directed anyone with questions to reach out to the City Clerk's Office reference the role and community basics and that an Open Meeting Law training video was shared with them all via email.

Staff Liaison Walton stated that, for next steps, the next meeting is the following Wednesday, June 7th, and that regular meeting times will be the first Wednesdays of each month at 10am here. The first thing that will be done at the next meeting is that the committee will nominate a chair and vice chair. She let them know of things to think about such as educational speakers and that staff has a lot to bring to the committee but that we are asking them to bring ideas as well. She asked them to reach out if they have ideas they want to bring forward. She stated that the staff liaisons can create a calendar with speakers to attend each meeting and that the speakers would talk for maybe 30 minutes and then the rest of the meeting would be spent talking about application of the information and other projects. She asked that they let staff know if there's someone they want to hear from, and private public partners they want to hear from. She stated that any projects they want to hear from and any topic that is relevant to workforce housing that they feel should be discussed at this level.

Committee Member Urias asked if there would be some time allocated in the meeting to discuss the meeting schedule.

Staff Liaison Walton stated that it will be talked about prior to the meeting adjourning. She then moved on to the slide, which discussed a tentative timeline and that a good goal would be in the first 3 months having educational presenters, try to determine 3 achievable projects and how to achieve them, and 3 longer-term projects. The committee will look at each achievable project and

create timelines to achieve them. In the 4-6 month range, the committee will work through details of each project, preparing for presentations. Staff Liaison Walton said that staff is looking for a lot of leaders in this committee willing to speak with other committees. The General plan committee will likely have a housing aspect and it'd be appreciated if a member of this committee could speak to them as well as speaking to other committees and Council.

Council Liaison Cantelme stated that a good starting point will be to identify the need and stakeholders. She stated that she isn't sure the committee can move forward without having enough data. She stated that the local hospital may have a list of how many units they need but collecting the information right off the bat is important to see where the committee needs to go.

Staff Liaison Walton agreed and that staff doesn't currently have the data but can reach out to stakeholders in the community. She stated that there is data in the presentation from October that was done by staff along with Ryan Jones, an economist from Yavapai College, and Cody Anne Yarnes, a local realtor, about the demographics as well as the housing market and supply in the community and staff identified data as it relates to what wages are for each of our workforce categories and what is available in housing stock presently. She stated that staff can reach back out to those specific stakeholders and we have some information from the hospital but not how many units they need.

Council Liaison Cantelme recommended that staff speak to Police Chief Amy Bonney and Fire Chief Holger Durre as they have internal numbers of how many people they have right now and how many are coming on with the growth and a new station. She said that anyone inhouse, such as the school district, that we can possibly collect theoretical numbers so we have a target. She stated that the six units from the PUSD project isn't going to take care of the problem and it would be beneficial to know what the committee is looking at.

Staff Liaison Walton stated that is a great agenda item for the next meeting and that this is helpful input to identify what staff can work on and what data staff brings back.

Council Liaison Cantelme stated that when things come in front of Council, it's much easier when the data indicates the need. She stated that this committee needs to back presentations up with the community need from all of the stakeholders. She stated that she'd be interested to know if a hundred units will do it or if a thousand units will do it. She stated that the committee needs to have real numbers and then we can be realistic about what we can do. She said for example, the teacher housing project, there's a mix of teachers, one police and one firefighter and that is a great start and a great prototype but if the committee is going in front of Council then the committee has to show the need in order to back up what is being asked for.

Staff Liaison Walton stated the need is clearly there and the committee needs to look at this in tandem to see what is achievable because the projects are going to be smaller but Council Liaison Cantelme is correct that that's not going to fix it but if there can be six units here and eight units there then the committee can

build up to the ultimate goal of what is needed. She stated it is absolutely necessary to identify the ultimate goal but that the research can be done and the committee can continue along the path of identifying the parcels of land that the City does have that can take a smaller number of units. She stated that that is a good goal and staff will work to gather data and put on the list as something that is needed to be identified and put into a future report for Council

Council Liaison Cantelme stated that that could be the goal of this committee, identifying the different parcels and what is suitable and with Planning Manager George Worley's help, identifying the parcels that would be suitable for these types of projects and locations. She stated that this could easily be the goal if the hard numbers can be established.

Staff Liaison Walton stated that the data may fluctuate but getting the data and identifying how the committee can start chipping away at it. She stated there may be an opportunity with a larger developer sometime in the future but for now the committee has to work with what the City has and unfortunately the resolution does state that we are not going to be able to solve this issue on our own and it's not going to come in one neat package of, for example, a master plan community that is all affordable and there's 2,000 homes. She stated it's going to be a small project here, and a small project there and maybe a larger project somewhere. She stated that staff will get data and put that on the list.

Council Liaison Cantelme stated that through her involvement in the community and the subject, it's discussed on the website Next Door. She stated that people don't want something like The Projects in New York so when the committee talks about smaller spread out communities, it is more suitable to our community rather than one large thousand-unit project type building. She stated that if the committee can come up with the goal then it can be figured out but it will take a while and it will be helpful to have the data.

Staff Liaison Walton stated that looking back at the slide for the 4-6 month timeline it states creating a strategic plan for the committee to keep everything on track and set goals. She stated that for a future meeting it would be helpful to look at a mission statement to stay focused on the goal. She then referred to a slide in the presentation with a draft mission statement that stated, The Workforce Housing Committee's mission is to work towards creating housing options and opportunities for the workforce of Prescott to attract quality employees and reduce employee turnover and burnout and lead to increased levels of service and improved quality of life for our residents and workforce. She said it was put together by the staff liaisons using what was important and what has been talked about. She stated that for a report to Council, a mission statement is important.

Staff Liaison Walton then moved to the introductions from the committee members.

B. Discussion Regarding Introduction of WHC Members.

Recommended Action: This item is for discussion only. No formal action will be taken.

Staff Liaison Walton stated that the meeting would now move to the discussion regarding introduction of Workforce Housing Committee members. She stated that each committee member would give their name, background, why they wanted to be part of this committee, main focus areas, 3 goals, and what assets or skills they have that can be leveraged for this committee. She then stated that she'd go around the room to each member starting with Committee Member Mike Fann.

Committee Member Mike Fann stated that he was raised in Prescott, and graduated from Prescott High School. He stated that he has an engineering degree, and a construction degree from ASU. He stated that he is a partial owner with his son of Fann Contracting and a partial owner of Fann Environmental. He said his background in construction and development and that he has two kids and seven grandkids. He stated that why he wanted to join was same as the rest, he sees a real problem in our community that has gotten worse over past years and will only get worse. He said there is an obligation to the workforce of this community. He said that first and foremost is the needs of police, fire, healthcare, and teacher housing but there's also a moral obligation on the service industry in the community and we have a large retired community so there's a lot of retail workers, servers, bartenders and all of those people have families. He said there's just an obligation so those people don't have to drive half an hour to 45 minutes out of every day, every morning, every evening, away from their families. The very first thing, as Cantelme said, we know there's a problem and a demand but we don't know the size of the demand. He said the committee needs to find out the size of the challenge because it's a huge challenge and we need to know how big. He said his focus will be to effectuate the change and that he doesn't want to just work towards it, he wants to fix it. He stated that the City and the private side need to work together and needs to be a public private partnership. His goals will be to identify the size of the problem, where the problem can be addressed, and put it in play. Committee Member Fann stated it will be difficult if the committee doesn't have a structure set up that whatever they do, that it's in perpetuity. The goal is to help people build equity, but the committee needs a system in place. He stated that people in the private industry will donate their time, money, and resources but there isn't a structure in place to utilize those resources. He said that we want to allow someone to build equity but not let them take advantage of the donation. He's had discussions with land owners who would be receptive to working together. He stated we have a good committee and good places to go.

Staff Liaison Walton thanked Committee Member Fann for his introduction.

Council Liaison Cantelme stated that she was here from City Council because she has much of the same concerns as Committee Member Fann does. She said she'd like to see their kids stay here and there are puzzle pieces that need to be accomplished. She said that in Prescott it's a very interesting time because it's been discovered that the market controls all of it and there's going to have to

come a time in

this committee that we discuss rentals as opposed to owning because of the market. She stated that when someone is selling a little two-bedroom homes down on Virginia for \$750 a square foot and then they still need to be remodeled you can see that is completely not attainable by our children and Millennials or anybody coming up. She stated that ownership may not be a way to go with private property rights. She suggested that maybe there can be a program with a tenant so 50% of their rent goes to a downpayment so they can move out of rental and into ownership. She said that the committee needs a structure. She said her background is in construction as a general contractor and that she owned a design build firm for 40 years in the valley and she moved here in 1972 with her family. Her father came here for the VA and that the downtown reminded her father of the town he was from in Minnesota. She moved to Phoenix and got married, had kids, owned business for 37 years and wanted to move back up to Prescott so when her father became ill she came back part-time. When recession happened in 2006 in the construction industry she started to back away from the business and had started to buy up historic bungalows and fixing them up. She stated that to date she's done 14 restorations and 13 in the downtown historic area so she is very vested in this committee. She stated that she has a large family and only one niece and one nephew out of 18 were able to stay here, the rest weren't able to afford it. She stated that the main focus areas are to help people up in the economy. She stated that she bought her house at 13%, people nowadays can't go there. If they show they have a job and are contributing to the tax base, we should help them. She said the committee needs to look at the data, look at the red tape, and look at the processes we have to get through to make it easier. In 2022, the City of Prescott lost 23 police officers. She stated that the number is alarming and that some retired, some were head hunted but the community needs this. She stated that in a few months the new jail will be opening up and the police and fire that will be servicing the community are in need. She stated that there are a lot of stakeholders in the committee and with the Council they talked about how we talked about this for 20 years and we need to actually do something. She stated that together as a committee, they can actually make things happen now and she thanked the committee members for being here.

Committee Member Nicole Kennedy stated that her background is that she is a second generation Arizona native, has a 9-year-old child and just became a certified foster family. She stated that she is very passionate about the community because she cares. She wants to see the health and vibrancy of the community thrive. She said professionally she has a background in banking and mortgage then that led later to insurance broker and then she changed over to the non-profit sector 12 years ago and most recently was the CEO for the Boys and Girls Clubs here locally. She wants to work for a greater cause than ourselves and she can't think of a greater cause than Prescott right now and what the committee is doing collectively. She stated that for the main focus areas would be a timeline on three different objectives that the committee can accomplish right away and that there's a lot of opportunity to do that especially being that there are so many interested stakeholders and partners in the community, such as donors. She stated that, reference data, she didn't hear much about it in the presentation from last year, but speaking about mortgages

that Committee Member Urias and his colleagues could possibly help with finding out how many people are not qualifying because, maybe they could afford it but don't have a downpayment. She stated really looking at the different factors of not qualifying for a mortgage so that the committee can better understand as their looking toward those long-term options. She stated that younger generations are leaning towards more flexibility and may not want to be homeowners and that helps the committee look at a variety of options. She stated that for her assets and skills that she has leadership in working with boards and stakeholders as she managed an extensive capital project with the partnership of CBDG and other donors for the Boys and Girls Club and most recently they finished a large phase of the Prescott Valley club so she learned a lot from that experience. She stated that she looks forward to getting to know everyone better and working towards solutions.

Committee Member Rocha started by saying he was born in California and finished highschool in San Antonio area of Texas before coming to Prescott in 2007 and attending Embry Riddle. He obtained his private pilots license and then in 2008 everything crashed and no one was hiring so he looked in the area because he enjoyed living here and wanted to find a way to stay. He worked as a firefighter with Chino Valley Fire District 12-13 years ago and did that for 3 and a half years and relates to the essential worker type of mentality of our teachers, healthcare workers, and firefighters. He said he was working three jobs at the time, one at the hospital and then going from there to the firestation so both are close to his heart and he knows the struggles and frustrations. He said he is carrying that burden and that conviction into this committee to look out for the people who take care of our community everyday. He said financially Chino Valley wasn't in the greatest place at the time and were trying to merge with Central Yavapai and the chief at the time, Chief Freitag, let the younger firefighters know that if the merge doesn't work then they will no longer have employment and he wasn't comfortable staying with the lingering of not having a job over his head so he went into real estate. He stated that he is the principal owner of Prescott Realty for the past 7-8 years and that Prescott Realty is a local boutique real estate brokerage that has been around since 1991. It started in the Williamson Valley area and back into the downtown and grew in the past couple of years. He is also the owner of Southwest Homes which is a factory built retailer and developer and that he fell into the factory side because of the need and things sky rocketing and people being left behind. He said there was a large draw to factory built and he was initially a non-believer but he was wrong and the building technologies and how that industry has progressed has been impressive. He shared a story of a gentleman who was getting shut out of offers but factory built was a solution for him and many others. He stated that he started off with doing a few of them to then utilizing the minor land division in the County which essentially allows him to split five lots or less and he was enamored with the amount of impact it was making in people's lives that he started buying up as much as he could and land subdividing 10 acres at a time into five lots that were two acres in size then he was able to do that process in about two months. He stated that he was working on current projects that were 10 months in and quite a bit of resources were expelled and he was still working and chipping away ant that there maybe another six months until they see anything but that it was productive and that there's a lot to learn from something

like that. He said that for low hanging fruit our minds go to the big projects but it takes time and we can work on those big projects, but they take time. He said being able to offer housing within 5-6 months was jaw dropping. He was doing factory built for 2-3 years, he knows it works, has seen it work, but isn't going to force that onto the committee, but he feels it's a human obligation and there's a lot to love about this place. He stated that he has been married for 12 years and has 6 kids and there's an obligation and he's not okay going to bed at night knowing we cannot meet the needs of the people that make the community a good place to live. He said data is what drives him. If there's not target then we don't know the need. The report touched on it but data needs to come as soon as possible. His main target focus, his goal is achievement. He said he worked with the PUSD teacher housing project and he has learned a tremendous amount about public and private and what the dance, give and take, and timeline needs to look like. He is excited to share that as a pilot model program. He stated that his best asset is his heart being in the right place to be here for the right reason and he is honored to be here.

Committee Member Arnold Urias stated that he is humble to be part of this collection of talent. He stated that he has 25 years in mortgage banking with emphasis on mountain resort lending and mountain resort communities. He grew up on and off in Big Bear Lake, California but had family in Prescott. His wife knew he wanted to retire here. From Lake Tahoe to Park City he has resources. He stated that he's learned a lot from mountain resort lending and that is what introduced him into philanthropy so over the years transitioning from organizations like Rotary International. He said what pulled to his heartstrings was being a back county EMT and he saw there was a tremendous need in the surrounding rural communities of Prescott. He's still a mortgage banker but also a graduate of Williamson Valley Bagdad Fire Department and he's a firefighter and EMT two days of the week. With that there's 2 days of the schedule he can't be here but he's very passionate and wants to contribute. He is the Branch Manager for the local Evergreen Home Loans here and they do construction renovation and a wide spectrum of mortgage banking solutions. He joined because they recently lost one of their most talented paramedics and he hears every day the struggle and if we are going to work to contribute to Everyone's Hometown and why it's the most treasured community to live in then we need to do something for our treasured heroes. Those that have an ability to enhance the community face a struggle. Homeownership isn't for everyone and there is a spectrum of options and we want a diverse spectrum of solutions and we don't want to eliminate and that will grant us the compliance from a regulatory perspective. He said we want to keep this on the forefront, and that he can get very western and bold with looking at solutions, but compliance is what keeps the doors open. His main focus is outreach on attraction and retention and a huge portion is getting it out there the scarcity that God stopped making realty a long time ago but people are still making people. There are migrations and we have the resources and climate and letting people know to put their foot in the door. He stated that younger people focus on the cash flow but getting them to look at the bigger picture and look at financial planners and the portfolio managers and whether it be Dignity Health who is managing the portfolios, we will need to have a conversation because we need to leverage their input the same thing with the fire departments who is managing those portfolios and how

do we build health insurance to boost those portfolios. The three goals he stated are that he wants to make a significant contribution, he wants to help gather the information, if we don't have the data we won't know if we are going in the right direction. He wants to identify solutions, look at revitalization of neighborhoods, addressing too much drugs or too much crime, if there's a firefighter or sheriff's car in the neighborhood it may deter that. He stated that if we show that Prescott is a community that attracts and retains the best and we won't settle those who don't contribute and we can weed out the taxing. He stated that obtaining data to look at expanding, who are the portfolio managers for different entities, expanding our mission statements and goals. His assets and skills are being a firefighter and EMT and knows there are struggles, he knows ins and outs of qualifications and how to enhance them as a mortgage broker. He stated that personally he's been married for 23 years, has 4 grown boys, lives 25 miles outside of Prescott has a 501c3 non-profit horse rescue. His wife also works for the County so he is able to get her insight and also hearing how it's not just the City but it's also the County that feels these struggles and has a need. He stated he is humbled to be here and privileged to be here and he is thankful for the opportunity.

Committee Member David Roe stated that he runs two manufactured home dealerships in Chino Valley: Clayton Homes and Oakwood Homes which are part of Berkshire Hathaway Company. He stated that he has been in the manufactured home business 35 years and has seen a lot. He stated to Committee Member Rocha's point, they're not trailers anymore and they've come a long ways. He said he is on the committee was because he hears often that workforce housing is needed. He's heard it from all of the local municipalities. He stated that he has been married for 30 years through trying times with housing fluctuating. He stated that he has 3 kids and that two of them work for him and the third works as a teacher at Lincoln Elementary School and she still lives with him because she can't afford housing. He stated that this is a great example of what is happening daily and that's a main reason that he joined the committee and because there is a definite need. He stated that reference his background of 35 years working with manufactured homes, he's transported them, set them and now sells them. He stated that again to Committee Member Rocha's point, the manufactured housing situation is unique, where a house can be set up on a property within four to five months and that the biggest delay is working with the municipalities. He stated that this is where the committee could find and put something together to help with timeframes and eliminate some of the delay. He stated that another main focus is zoning and that zoning has ruled out a lot of what their housing projects can do. He stated that education is another goal and perception and education are important. He gave an example of going in front of the Board of Supervisors five or six years ago to try and get one lot that was spot zoned for site built only, which was in between other manufactured housing, to try and get it rezoned. The Board of Supervisors declined the rezone as their belief was that the manufactured home company wouldn't be able to financing and they assumed they were trailers. He stated that education must happen and that people need to understand what this product actually is. He stated that if apartments are the way to go then the committee will need to evaluate every source and entity that can assist. He stated that he is Chair of a board reference manufactured housing which reports to the

Governor's Office and that they hear daily that everyone is short housing. He said that Phoenix is short 400,000 homes currently for what they need. He stated that he chairs Manufacture Housing Industry of Arizona and that they have 150 members from lenders to contractors to dealers retailers and they are hearing it daily that people need help to set the homes, to transport the homes and that the workforce is depleting daily. He stated he was familiar with regulating IGAs for manufactured housing with local municipalities and that he is excited to be part of this committee. He commended the committee for starting this because everyone is screaming for it but nobody is stepping up to do it.

Committee Member Randy Goodman stated that he was on the fire department for 30 years as a Captain and during his time on the department in 1982 he became a licensed Commercial contractor and had other firefighters working for him. They built Workforce housing though it wasn't called that at the time and they worked to build each other's homes because they couldn't afford to live in the city that they worked in. He stated that he saw this housing work first hand, so he knows it works and that's one of the reasons he has joined this committee. He stated that he has served on a lot of committees internally within the fire service, but this is his first public committee so it'll be a learning experience. He stated that he spent 16 years in rock and roll as management at a very high level which has great stories and he's looking forward to creating what he saw work back in the 70s and the 80s. He stated that he worked with similar situations until he retired in 2004. He stated that he's been out of the fire service for 19 years but is still building because he doesn't want to quit. He stated that he owns luxury apartments on White Spar and their local utilities set on fire so he is currently remodeling them. He stated that he will make time in his life to serve on this committee and he will do whatever is needed of him. He stated that he has worked 30 years in the public sector and 40 plus years in the private sector and that being a liaison between the two is a strong point for him. He stated that his one goal is to create those relationships with private sector so that the committee can get this done.

Committee Member Tony Teeters stated that he has 38 years in banking and he left banking as Chief Credit Officer for a bank. He stated that during that tenure with banking he handled commercial lending, residential lending, helped build a couple Habitat houses, got funding for Habitat houses. He stated that he's from South Phoenix so his family was a poor family so he understands what people go through it's not a good thing. He stated that the reason he joined this committee was that we need to have the best people that we can get to do the jobs that educate us, keep us alive, and protect us. He stated that that's about as simple as he can make it and being 75 years old he wants the EMT to be really skilled when he needs them. He stated that his main focus is making sure the committee looks at everything available opportunity no matter what it is, it must be looked at and see if it helps us get where we want to go and with the diverse backgrounds of this committee he doesn't think that there should be any rock that isn't unturned in this process because he doesn't know mortgages like another committee member does, he doesn't know housing like another committee member does, and he doesn't know construction like another committee member does but he is a landlord now and he's built houses and remodeled houses and he thinks it's important to become part of the community

or get out of the community. He stated that the people in the room have become part of this community and he wants to make sure that everybody has opportunities here so that we can grow in a good way so the people here can stay here. He stated that there's so much talent that leaves this town every single year. For example, his three children left this town because they couldn't find a job that would pay them for their education and he would have loved and they would have loved to stay here because they grew up here. He stated that he moved here in 1990 and but all his life this is where he came for summer on vacation. He'd come up here and camp out for a couple of weeks every year, so he's very familiar with it. He stated that he also spent four years in Wickenburg, so it's important to him to be a part of the community, to help the community, and make sure that people have opportunities in this community. He stated that the assets he has is that he has experience dealing with big lenders, big builder banks, and on one habitat home he got a hold of all of the banks in the community he was in and he asked them all to chip in and build one house and they were able to do that. He said it's just a matter of talking to people, bringing people into the fold to accomplish what our goal is, and we can't do it alone. The City can't do it alone, an individual can't do it alone, and the businesses can't do it alone but all of us together can probably do a lot of good things and make this happen. Referencing the time frame, he said he'd like to see it happen tomorrow, but it takes time, but he thinks that if the committee keeps their nose to the grindstone and plugs away we'll get there and he thinks it'll be done in a fairly short amount of time. He stated that this is a good plan and the City has come up with good plans so he knows that the committee will get it done and that's his commitment to the committee, that he'll do anything the committee wants him to do and he'll make suggestions where he can and the committee will get the job done.

Staff Liaison Walton thanked everyone for their input and for sharing information about themselves. She stated that her goal as staff liaison is to get things off the ground and with all of the resources at the table she states that she thinks the committee will be able to identify some low-hanging fruit, some long-term goals, and work them in tandem and move things forward quickly. She stated that what she heard a lot of committee members say is that identifying the need and numbers, so she proposed at the next meeting that some stakeholders are invited that could speak to their needs. She stated she will reach out and see who is available for the meeting next week and then the committee can work on really fleshing out the bigger picture of the need. She stated that she'd invite representatives from Dignity Health and see if our Human Resources Department can speak to the need as far as firefighters and our police force. She stated that Chief Durre was planning to attend this meeting and next, so she'd ask him if he would be available to speak. She stated that she would invite Police Chief Bonney as well. She stated that Prescott Unified School district as well. She stated that although the teacher housing project is on its way, it doesn't fill their need so she would try to have those representatives speak to what their needs are. She stated that Committee Member Kennedy stated that identifying factors of what is keeping people from qualifying is something that staff can investigate with the help of Cody Anne Yarnes. She said that Committee Member Rocha also had input on that as well, so the committee can discuss that at the next meeting as well. She stated that outreach and education was another

large topic and that there are public bodies that the committee can get in front of but we need to determine what the committee is educating on, what kind of input the committee would like to see, what image and what information does the committee want to put out to the community. She stated that as the committee prepares and gets the conversation started in the community, that the committee should have a base of information that we want to convey. She stated that those are just some things that she identified during the conversation and as far as the next meeting, they will be electing a Chair and Vice Chair, possibly revisiting the timeline for goals, and that she'd like to be a standing agenda item, so it's always on the minds of the committee. She stated that the committee can make adjustments and that things are set in stone, but revolving around a timeline and preparing reports are good tools to keep the committee moving forward toward action. The committee can also look at the mission statement and review the map of the City. She stated that she wanted to bring the committee's attention to the map in their binder that shows what land the City of Prescott owns and on the map you can see color-coded parcels that are vacant. There are some in Chino Valley and these parcels may be an option for low-hanging fruit as the City already owns them. She stated that there are just pockets here and there and not all are available for building, but that the committee will take a closer look at this to see if they can identify parcels to be part of putting a package together and identifying developer stakeholders that may want to work with the City. She stated that this map is just a resource and a tool that is part of identifying low-hanging fruit projects that the committee can get going quickly. She then moved to the general announcements and upcoming meeting schedules.

4. UPDATES

A. Presentation From Staff Regarding General Announcements and Upcoming Meeting Schedules.

Staff Liaison Walton stated that, prior to adjourning, she wanted to discuss the meeting time as Committee Member Urias had mentioned there were a couple of dates he may not be available. She informed the committee that staff had to take into consideration our IT and Audio Visual staff and room availability when looking at scheduling the reoccurring meeting as the meeting is live streamed. This is how staff came up with a couple of different options and asking about schedules, the first Wednesday of the month at 10am was most available.

Committee Member Urias stated that there are only two conflicts with his shift, June 7th and September 6th, he would like to be able to join virtually and in the future, as long as there's no medical or fire emergency then he can coordinate with his captain in advance.

Council Liaison Cantelme requested that Staff Liaison Walton go through the policy for virtual attendance as it has previously been abused but she wasn't sure if it was an option for the committee as long as it is not abused.

Staff Liaison Walton stated that she would check with the Clerk's Office to determine the regulations and that virtual is something that the City is trying to move away from when it comes to meetings but she'll see if there is any leniency. She then asked Committee Member Urias to verify that it was June 7th

and September 16th that he'd be gone.

Committee Member Urias stated that those are the only two and that moving into next year he will no longer be the rookie firefighter and there will be more flexibility in shift changes where he'll be able to swap shifts with someone but right now there is attention placed on him and his commitment to the fire service so he's balancing that commitment and his commitment to this committee but his heart and mind are with this committee but since there are no life threatening emergencies at the moment with the committee, he has some much appreciated flexibility.

Staff Liaison Walton stated that she will work with Staff Liaison Fraser to check with the Clerk's Office and see what flexibility there may be for those dates.

Committee Member Roe stated that he will be in Switzerland next week and he's not able to change that so he would miss the next meeting.

Staff Liaison Walton stated that one of the benefits of the meetings being livestreamed is that the meeting is recorded and put on the City's YouTube page and can be viewed so if they aren't able to join electronically they can go back and watch the meeting. She stated that she doesn't anticipate a lot of activity next week and that we'll hopefully be able to get more data so if there's one to miss, the next one is probably the best one.

Committee Member Kennedy stated that she has a family vacation planned for the first week of July so she would also appreciate a virtual option if possible.

Committee Member Fann stated that he will also miss July 5th's meeting.

Staff Liaison Walton stated that she will check with the Clerk's Office and see what the availability will be for those dates.

Committee Member Rocha stated that his suggestion would be to prepare potential presenters with what the committee will need to hear such as what are the number of people that are challenged or burdened by housing right now within their organizations and possibly what are the demographics of those people, what their salaries are and more about them. He stated that the October presentation was more from the City's perspective and that the committee should see what the base salary may be so they can reverse engineer what mortgages would look like and how these people would be affected so it's not just numbers but a deeper dive into what makes up the number of people in need of help. He said what would be helpful would be to hear from the stakeholders what they think would be valuable solutions such as rentals versus short-term solutions and if they feel that there is one short-term approach or a long-term approach so that the committee can come to the table and know the communities have spoken and they said that this possible option would be a good short-term solution. He stated that possibly rentals are what the committee needs to focus on or looking at rentals versus ownership would be helpful. He's heard from a lot of municipalities of the possibility of an employer/employee housing program. He said the challenge with the market is the value of the home

and there is no way to insulate or protect the housing to remain affordable so there have been discussions about employer/employee housing programs that could preserve the housing. He stated that there could be a sort of project that can be handed off or to collaborate in a project for another organization to assume the housing so it becomes their housing. Similar to PUSD stepping into the landlord position that they didn't want to be in but that gives them more flexibility on how it looks.

Council Liaison Cantelme requested to add in some comments reference this. She stated that her son has been a firefighter for almost 19 years and when he started he was young and over the years she gave financial advice to him and other young firefighters about financial approaches to attaining houses, savings, self-directed IRA savings accounts and different ways to get mortgages. She stated that the culmination of all of these ideas are that there needs to be a structure of any deals because they do need help, for example taking 50% of their rent and setting it aside for a downpayment on a home. She stated that it needs to be a multi-tiered approach and that there needs to be a stair step such as a good, better, best type program. She stated that good would be the rental, better would be partial ownership, and best could be full ownership and the next tier would be helping them move into another price point as they start a family. She stated the the groundwork could be laid so they can either tell us no if they aren't interested or it may be helpful to others and would help some achieve wealth later in their lives. She stated that as a self-employed person she had to think about those things and planning for retirement and it's important that that thinking starts when people are young. She said that they can become familiar with investing and the committee could help with those goals too. She stated that worstcase scenario, an employee gets into a home and within six months they've lost it because they've defaulted on their payments. She stated that the structure is very important the committee starts to go through and that the committee may be able to offer a structure in the beginning that's either binding or not binding in terms of the renting now, and that owning is a different situation but it would be helpful to seize the moment. She requested this be added to the whole workforce program and the committee can discuss different ways to structure for the young entry level people who are starting to serve the community.

Committee Member Roe stated that there are people that have downpayment assistance programs that can come to presentations to the committee.

Council Liaison Cantelme stated that that is helpful information for the committee to know and as the committee goes forward and starts to speak about this we can educate a lot of people and see if they knew they have these options and the value of saving and investing. She stated that she would even like to have a portfolio manager come in and speak and let people know if they save this much, then this will be the amount you have saved up by 65 and that alone may be a great incentive for saving money and they could start that when they start into a home ownership situation.

Staff Liaison Walton stated that this is something that has been discussed through the process and that it'll be easier to effectuate a program inside of one organization like the City to see if it will work and then we will have a lot more

resources that we need immediately and what is part of the discussions was determining eligibility for these programs and that it could come with an educational program, whether it's budgeting or finance. She stated that one thing that wants to be avoided is putting someone into a rental unit with subsidized rent that keeps them at that level and not able to move up or forward so education for the eligible employees is definitely a pivotal point that needs to be stressed.

Council Liaison Cantelme stated that with all of this is that the success is predicated on their discipline and if people are taught early the principles and the repetitiveness of the discipline every month of setting money aside and navigating through life's pitfalls that it would be helpful to them and she doesn't want to see people get into a program and fail so working on basic principles of home ownership and knowing where to go from there based on their income then there are no surprises going forward. She stated that with the people here and the amount of knowledge, the committee should be able to put that down on paper and give it to people to help them.

Chelsea: very good thank you yeah Nicole

Committee Member Kennedy stated that, to what Committee Member Rocha said, defining the need will be helpful to understanding and capturing the issues. She said she's hearing about people's walks and stories and that the workforce is commuting an hour to work or technically homeless because they are couch surfing. She stated that it may be helpful to understand that as data is being collected that it needs to be broken down to what the committee is helping the workforce with. She also stated that timeliness is important but that Dignity Health may not have all of the data at their fingertips to give all of the numbers the committee is looking for right now.

Staff Liaison Walton stated that she is not going to be able to get all of the data by next week but this is a good conversation to have and it's good to start gathering the data and at least let the stakeholders what information the committee is looking for. She stated that the City's Human Resources Department has a lot of information already so she is going to reach out and see what information they are willing to present and springboard from there and keep growing the data and accumulating the information.

Council Liaison Cantelme stated that all of the data can be found in stakeholder's business plans. She stated that the hospital has a business plan; they have a five-year forecast a 10-year forecast or a 15-year forecast of how many employees are they going to need to full fill that business plan. She stated that most of the big corporations will have a lot of that data right at their fingertips.

Staff Liaison Walton stated that they will have a lot of the information put not all of the information on demographics that the committee is asking for so she will let them know what the committee is looking for and ask that they provide what they have. She stated that since time is running short she'll give her introduction. She said that she's been with the City five years and she started with the City

Manager's Office as a Development Services Facilitator. That position was basically an ombudsman for the development community on the other side of the counter. She stated that she came from the private sector and started her career working for a local semi-custom builder and then went into HOA management for 10 years. She stated that she worked for Hoamco and worked on the American Ranch Project as well as the Prescott Lakes Community Association for 8 years and she learned a lot about committees and working together and diplomacy. She stated that she was appreciative of her time there but loves working for the City and has enjoyed the management office. She stated that she is happy to currently be in the role of Interim Community Development Director and she was appointed in February to take that vacancy and Katie Gregory, our new City Manager, is getting familiar with things and she will make a decision on whether it's permanent but until such time and beyond she'll be serving with Staff Liaison Amber and is happy to serve at the pleasure of the committee as well as the City Council. She stated that she is passionate about Workforce housing and she grew up in a middle-income family and that her dad poured concrete and her mom worked in the accounting and in the office for a construction company so the workforce housing is near and dear to her heart. She stated that she has helped raise her sister's four children and three of them are living with her and will likely continue to do so. She stated that she is grateful to have been appointed as the staff liaison and she looks forward to contributing to the committee and working with the committee members. She then introduced Staff Liaison Amber to give her introduction.

Staff Liaison Fraser stated that she has been with the City for 11 years but only about a year and a half with the City Manager's Office. She stated that she is the Executive Assistant and Special Projects Coordinator for the City Manager's Office. She stated that she was born and raised in Prescott and her dad was a firefighter with Prescott Fire for 27 years and she's raising her two kids here. She stated that she loves to work for the City but lives out in Dewey. She stated that workforce housing has been a huge community issue and she looks forward to working with the committee and will be taking minutes.

Council Liaison Cantelme asked how many kids Staff Liaison Fraser had.

Staff Liaison Fraser stated two, a three year old and a nice year old.

Staff Liaison Walton thanked everyone for taking the time for the work session and then opened the conversation up for the Mayor to speak.

Mayor Goode stated that he knows this type of program can work with a broad number of members here that have experience in various areas such as: manufactured housing, lending, development, etc. He gave an example of about five years ago the City was really concerned about the condition of the Dexter neighborhood, so they decided that they were going to use CBDG funding to build some curbs and gutters on the roads there and then facilitate a community cleanup where there were a couple of dumpsters over at the high school and they let everybody in that community know that they could take the sofas off of the front lawn and bring them over there at no cost and to clean up the neighborhood. The City then used Code Enforcement to start enforcing the code

for the weeds and the debris and things. He stated that the event went well and it led to developers coming in to build small apartment complexes in the area. He stated that they are not high-end apartments and they don't have hot tubs and pools and things like that so consequently they're a little lower priced but they're apartments that are available at a lower cost. He stated that there is no doubt that there is a supply and demand situation here; a huge demand very limited supply but that the market is starting to respond and there's over a thousand different developments in various parts of the city that are in various stages of construction and completion so the market's responding but there is still the personnel issue with police, fire, nurses, teachers, etc. that has to be addressed. He stated that that's one of the most important issues that a government can have is being able to provide protection for the community and the residents so focusing on that area first is appropriate. The committee has discussed Dignity Health and their plans for their Northern Campus of their expanded YRMC and it does include housing for their health care workers. He states that's down the road but once the committee starts to explore the possibility of, not only apartment rentals but for manufactured housing, and possibly lease purchase and being able to build up equity and at the same time be able to access some affordable housing he thinks the PUSD Taylor Hicks pilot project is an example of what community members can start to see some of the modular and manufactured homes are high quality. He stated that the committee needs to help the community change their perception. He stated that when Committee Member Rocha was on the CBDG committee talking about his plans and the advancement of technology then we can start to hit some of the essential areas and find some solutions and then look to expand it to the hourly workers and the servers and people who provide those services hourly-related whether it's retail or hospitality. He stated that many of the community's retirees are expecting access to these services so there is a great opportunity to start being creative and approaching it from various aspects. Whether it's lending or qualifying or down payments or whatever that might be as people go from apartment rentals to possibly a lease purchase or some type of supported development and eventually home ownership. He stated that Committee Member Kennedy was right and he was reading in the Wall Street Journal of this new generation of young people that don't have that much interest in home ownership be that as it may we might be able to get them involved in the community through apartment rentals and then maybe a leasing and eventually they'll possibly decide that they do want to live here for the long run so how can they buy. He thanked all of the committee members for volunteering and he is looking forward to their deliberations and their creative ideas. He stated that it will start small, one bite at a time, and he thanks them all and appreciates their volunteering.

Staff Liaison Walton thanked the Mayor for his remarks and thanked everyone for attending and said that she will see most of them next week and will be in touch via email.

5. ADJOURNMENT

Meeting adjourned at 12:02pm

WHC Chairperson

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Voting Meeting of the City Council Voting Meeting of the City of Prescott, Arizona held on May 31, 2023. I further certify the meeting was duly called and held and that a quorum was present.

Board Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: June 7 Workforce Housing Committee Meeting
DATE: June 7, 2023
DEPT: City Manager
ITEM #: 3.C
SUBJECT: Presentation and Discussion Regarding Goals, Mission Statement, and Timeline for the Committee.

ITEM SUMMARY

The Committee will discuss and give guidance on their goals, mission statement, and timeline.

BACKGROUND

A tentative mission statement and timeline were provided to the WHC at the Workshop on May 31st for the committee to work on and build from.

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: June 7 Workforce Housing Committee Meeting
DATE: June 7, 2023
DEPT: City Manager
ITEM #: 3.D
SUBJECT: Presentations from Local Stakeholders on Workforce Housing Needs in their Organizations.

ITEM SUMMARY

Hearing from local stakeholders such as Fire, Police, Human Resources and the local hospital to hear their housing needs and the workforce retention issues they are facing due to housing issues.

BACKGROUND

During the Workforce Housing Committee Workshop, Committee members requested to hear from local stakeholders to determine the needs in the area.

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: June 7 Workforce Housing Committee Meeting
DATE: June 7, 2023
DEPT: City Manager
ITEM #: 4.A
SUBJECT: Staff Announcements and Updates

ITEM SUMMARY

Presentation from staff regarding a discussion of a map of City-owned property and interested stakeholders

BACKGROUND

Through creation of the WHC, a variety of interested stakeholders have reached out with their interest related to different projects. Following staff's presentation they would like direction from the Committee on whom they would like to hear from further regarding these types of projects.

FINANCIAL IMPACT

None at this time.

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

None