



City of Prescott

Workforce Housing Committee

June 5, 2024 | 10:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Fann called the meeting to order at 10:02am.

2. ROLL CALL

Mike Fann - Chair
Jonathan Rocha - Vice Chair
Nicole Kennedy - Member (Excused)
Randy Goodman - Member
Anthony Teeters - Member
Luther Kraxberger - Member
Arnold Urias - Member

3. DISCUSSION & ACTION ITEMS

A. Approval of May 1, 2024 Workforce Housing Committee Meeting Minutes.

**Recommended Action: MOVE to approve minutes a presented
MOTION BY MEMBER TEETERS TO APPROVE MAY 1, 2024 MINUTES;
SECONDED BY MEMBER KRAXBERGER: (6 - 0)**

B. Presentation & Discussion Regarding Strategic Plan Implementation Timeline.

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

Staff Liaison McInnes reviewed the agenda for the meeting. He reviewed the timeline for the implementation plan for the Council strategic goal regarding workforce housing.

Chair Fann stated that the first priority is to get the stakeholder meeting together to better understand the needs and desires and willingness to help.

Staff Liaison McInnes asked if everyone was able to attend the stakeholder meeting the following day.

Member Goodman asked what the state is doing regarding ADU's.

Member Urias stated that it sounds good like the state's adjustments are going to affect larger municipalities.

Chair Fann stated that the state established a 75,000 population so it likely won't affect Prescott at this time, but it will be up to Mayor and Council.

Planning Manager George Worley stated that staff has been following legislation as well and reviewed state legislation and what has occurred and that most of the things have not affected municipalities of Prescott's size but the General Plan is looking at things that may occur in the next 5 years. He stated that a more specific ordinance change will be brought to the committee in the next few months.

Chair Fann asked if there was anything else.

Staff Liaison McInnes asked Member Urias to elaborate on his thoughts on public outreach.

Member Urias stated that in the priorities is to create educational packets. He stated that it's important to get out into the public and educate the workforce on healthy budgeting.

Staff Liaison McInnes stated that committee members have been attending public meetings in regard to projects in the community and it has been a good opportunity. He stated that staff will continue to keep the committee informed of possible projects, so they are able to participate.

Chair Fann moved on to the next item.

C. Presentation & Discussion and Review of the Pronghorn Project.

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

Staff Liaison McInnes opened up for discussion regarding the Baja Project and if the committee feels it's a possible project for Prescott.

Chair Fann stated that he missed the tour, but he stated it's too early to say if it's a viable project for Prescott.

Staff Liaison McInnes asked for the opinions of those who attended.

Member Kraxberger stated that they had some cost savings to them and they are a step in the right direction. He stated that there are things the committee can learn from and can use as a comparison for future projects.

Vice Chair Rocha stated it's too early as well to determine its fit for Prescott but it was clear to him how important it is to hire a full-time employee. He stated that the project is a step in the right direction but there were a lot of hurdles they faces which extended the timelines. He stated it's important to find someone who can help alleviate the strains on projects. He stated it's important to find out how to do several of those projects and fast. He stated that there were issues with electrical meters, some issues with water, and that there were issues with how many permits at a time they could pull.

Member Kraxberger agreed that there were issues but if there was a full time employee then that person could really dive in to each project before they even reach the rest of staff.

Vice Chair Rocha stated that this was a newer type of concept which really slowed things down. He stated that if there was a person full-time then they could look at the parameters and set it up for success internally.

Council Liaison Cantelme stated that the committee should track every movement that the Baja Project made to determine how Prescott could mold their own path with our own Community Development. She stated the issues that they had should've been addressed up front.

Member Goodman stated that he admires the project and that the developers are learning as they go. His concern is longevity and what the project will look like down the road but that it will get better as they go.

Council Liaison Cantelme stated that the savings and money was a focus of the developer but with some added aesthetics, it would appeal to more people. She stated that they need to balance their building materials with their bottom line to provide a quality product.

Staff Liaison McInnes asked if there was any mentioned community push back on this project.

Vice Chair Rocha stated that they said there was zero opposition.

Member Urias stated that high density areas like Prescott will have more opposition and the community needs to be more proactive on community outreach. He stated that there is a project near downtown Prescott and it is getting a large amount of opposition. He stated that it's important to discuss how values are being protected which will get more community buy-in and provide more equitable projects for potential rentals and in turn, will lead to more retention in the workforce. He said those are key variables the committee should focus on.

Member Teeters stated a large portion of that is the education portion. He stated the community needs to know who will be in the housing and that they are the workforce and will be a positive, not a negative, to the neighborhood. He stated that the education portion needs to be at the top.

Member Goodman stated that he has been asked for input on the Baja Projects and he has been trying to give them guidance to raise the bar.

Chair Fann stated that this has been a great project to learn from and a project to see how to make processes better. He stated that it comes back to how can housing be kept at affordable pricing for the workforce. He stated that he would like someone hired to fully focus on the mission.

- D. Presentation, Discussion & Review Regarding the Fain Signature Series Forum Event.

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

Chair Fann opened up the discussion regarding the Fain Signature Series Forum Event.

Staff Liaison McInnes asked Vice Chair Rocha to discuss the forum as he was on the panel.

Vice Chair Rocha gave an overview of the event and who was in attendance as well as what was discussed. He stated that it is a difficult time based on the markets, labor, land availability, etc. and that it seems like public private partnerships are the main things that work during this time. He stated that it was very positive and that setting up a structure for a private public partnership is needed.

Chair Fann stated it was very informative and different ideas were looked at.

Council Liaison Cantelme stated that it seemed that the community members are where the committee is and that it was a good event.

E. Presentation & Discussion Regarding Future Agenda Items.

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

Staff Liaison McInnes stated that the next meeting will be discussing land, zoning, and Community Development will be there to present. He asked if the 3rd works for everyone.

It appears there will be a quorum on the 3rd.

Member Goodman stated that he has been working with Planning Manager Worley on a project and he would like to present it at the July 3rd meeting.

Staff Liaison McInnes asked if there were any other future agenda items.

Chair Fann stated that the grant funding should be on the next agenda expecting that Council will accept the funds on the 11th. He would also like to discuss the stakeholder meeting and next steps.

Member Goodman asked what the plan was for the stakeholder meeting.

Chair Fann stated that there will be brainstorming on what everyone needs and determine who is able to contribute.

Staff McInnes asked what the room layout should be.

Chair Fann stated that he would like it to be casual and a discussion.

Council Liaison Cantelme asked if there would be presentation materials.

Vice Chair Rocha stated that those items were going to be for the larger public open house.

Council Liaison Cantelme asked for statistics to be available.

4. UPDATES

A. Staff Announcements.

Staff Liaison McInnes discussed his meeting with the Neighborhood Services Director from Prescott Valley and what they were working on. He stated that Prescott Valley and Prescott staff will stay in communication. He stated that two organizations have been reached out to regarding the needs assessment. He stated that the idea is to keep the assessment as cheap as possible to have more funding for a position.

Member Urias asked what research would be performed by Yavapai College.

Staff Liaison McInnes stated that the piece they may be able to assist with is a needs assessment document showing what the housing needs are for our area.

Vice Chair Rocha asked if the winning bid could use information obtained by the committee.

Staff Liaison McInnes stated that they could use that information as well.

Chair Fann stated they will be compiling all of the necessary data.

5. **ADJOURNMENT**

Chair Fann adjourned the meeting at 10:45am.

ATTEST:



AMBER FRASER, Staff Liaison



MIKE FANN, Chair
Jon Rocha, Vice-Chair