



City of Prescott
Workforce Housing Committee
Community Stakeholder Meeting

June 6, 2024 | 10:00am
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Fann called the meeting to order at 10:05 a.m.

2. ROLL CALL

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

3. DISCUSSION & ACTION ITEMS

- A. Presentation and Discussion Regarding Workforce Housing Regional Needs and Input.

Chair Fann opened the meeting with stakeholder introductions. The following stakeholder organizations were represented in the meeting:

City of Prescott Valley: Neighborhood Services Director Stephanie Robinson

City of Prescott: Mayor Phil Goode, Mayor Pro Tem Connie Cantelme, City Manager Dallin Kimble, Deputy Chief of Police Jon Brambila, Deputy Fire Chief Thomas Knapp, Division Fire Chief Scott Luedeman, Community Outreach Director John Heiney, Community Development Direct Chelsea Walton, Planning Manager George Worley, CDBG Coordinator Michael McInnes

Prescott Chamber of Commerce: Executive Director Sheri Heiney

Central Arizona Fire and Medical Authority (CAFMA): Assistant Chief of Administration Lee Barnes

Yavapai College Regional Economic Development Center (YCREDC): Economist Ryan Jones

Yavapai College: Executive Director of Government Relations Richard Hernandez, Associate Vice President John Morgan, Student Rental and Housing Manager Shanna Collier

Yavapai Regional Medical Center (YRMC): COO Jeremy Murdock, Community Affairs Penny Perella

Prescott Area Association of Realtors (PAAR): Public Affairs Manager Ali Gosselin

Yavapai County Contractors Association (YCCA): Executive Director Sandy Griffis

Chair Fann stated the mission and vision of the Workforce Housing Committee to the stakeholders present. The immediate target of the WHC is police, fire, education, and healthcare. The purpose of the stakeholder meeting is to provide an open forum to discuss community needs and possible solutions around housing Prescott's workforce.

Prescott Police shared their biggest challenge has been in recruitment and retention of employees. Currently down 14 officers. Lateral hires are very difficult because housing is not affordable. The city is growing, and the Police Department needs to appropriately staff with the community's growth.

Chair Fann asked Prescott Police the type of housing needed, rental or ownership.

Department staff responded that both options are needed.

Member Urias asked Prescott Police about their thoughts on downpayment assistance and financial education programs.

Prescott Police stated they have been looking at those types of options for potential hires. City of Flagstaff has a downpayment assistance program which could be modeled. Many recruits are going through the Yavapai College Police Academy and have been living on their campus. Partnerships with other stakeholders remain important.

Member Rocha asked if barriers for hire are more financial or more due to lack of housing supply?

Prescott Police stressed housing supply is an issue where police officers, especially with families, leave the area because they cannot find an affordable house to buy. Police officers, both new recruits and lateral hires, want to own a house and raise their families within the community they serve.

Member Rocha stated the difficulty of keeping new housing supply affordable when demand continues to be high in Prescott. He asked what budgetary space could be made available to within the Police Department to aid in an assistance program?

Prescott Police stated an active, solution-based dialogue is happening with City leadership.

YCREDC shared data showing workforce salaries and what those salaries can afford within the city. The results were poor due to existing housing stock being unaffordable.

Yavapai College shared about the "Cal State Model," which made available housing on public college land. Yavapai College has available land and is

dedicated to providing student and workforce housing. However, Yavapai College cannot meet this challenge alone and encouraged City public service engagement.

PAAR shared current real estate market data. Inventory is available, but not affordable to the workforce. Prescott Valley and Chino Valley are experiencing elevated and unaffordable housing stock, but not as severe as Prescott.

YRMC stated their issues with recruitment and retaining employees due to lack of affordable housing options. Over 100 positions are temporary contract employees. There are barriers to utilizing their capital funds towards housing programs.

Mayor Pro Tem Cantelme stated the demand for housing remains high due to being a retirement community.

Member Goodman stated the city is looking at its land for potential workforce housing.

Member Urias shared potential financial leveraging tools which might help the employee in buying a home.

YRMC shared incentive packages used to entice new employees to relocate to Prescott.

Chair Fann shared the idea of creating workforce housing trust which all stakeholders are involved in and contribute to.

Prescott Fire stated their difficulties hiring new employees due to housing concerns and believed a housing trust would be beneficial.

CAFMA reiterated Prescott Fire's hiring and retention difficulties within their organization.

YCREDC asked the city about changing building codes and zoning to ease barriers on developing housing stock.

Chelsea Walton responded that the city, and State, are looking at their codes and zoning regarding housing development. Many codes are necessary for safety purposes. The WFH Committee is looking at building incentives that might help. The current City code for ADUs does not allow long-term renting and that might a code which could be changed.

Chair Fann stated using deed restrictions as a tool to keep housing dedicated for the workforce. He added that the need for a Workforce Housing Manager that works for the City of Prescott.

City of Prescott Valley shared strategies of working with developers towards workforce housing and infill housing being an option. Community partnerships are important.

Prescott Chamber of Commerce shared about Yavapai County's "Home of your Own" program. Suggested a community advocate that can reach out to landlords to see how they may assist in housing public service workforce.

General discussion on legislative measures. Desire by stakeholders for an advocate. City of Prescott Valley shared about the League of Cities and Towns advocacy organization.

Consensus from the group to have future stakeholder meetings.

Chair Fann concluded the meeting with discussion on setting up a funding apparatus or trust. Request to stakeholders to discuss trust with their respective organization leadership teams.

4. UPDATES

No staff updates.

5. ADJOURNMENT

There being no further business to discuss, Chair Fann adjourned the meeting at 12:00 p.m.

ATTEST:



Amber Fraser, Staff Liaison


Mike Fann, Chair

Jon Rocha, Vice-Chair