

ARIZONA STATE LEGISLATURE

HOUSING SUPPLY STUDY COMMITTEE

Minutes of the Meeting

September 7, 2022, 1:00 P.M.

**Northern Arizona Center for Entrepreneurship and Technology (NACET)
2225 N Germini Rd., Flagstaff, AZ 86001**

Members Present:

Senator David Gowan, Co-Chair
Senator Martin Quezada
Matthew Contorelli
Jake Hinman
Spencer Kamps
Jean Moreno

Representative Steve Kaiser, Co-Chair
Representative César Chávez
Joan Serviss
Thomas Simplot
Mayor Corey Woods

Staff:

Paul Benny, House Research Analyst
Joel Hobbins, House Assistant Research Analyst
Jason Theodorou, Senate Research Analyst
Ian Jaime, Senate Assistant Research Analyst

Co-Chairman Kaiser called the meeting to order at 1:02 p.m. and attendance was noted.

INTRODUCTION OF MEMBERS

Representative Kaiser requested that the Committee members introduce themselves.

OVERVIEW OF COMMITTEE PURPOSE

Paul Benny, House Research Analyst, gave an overview and purpose of the Committee.

OPENING REMARKS

Representative Kaiser gave a brief explanation on the Committee's purpose.

LOCAL HOUSING SUPPLY STATUS RELATING TO THE FOLLOWING TOPICS:

- Current housing supply
- General plan
- Housing permits
- Legislative proposals to help create/increase the housing supply
- Additional city issues

PRESENTATIONS

Joe Galli, Senior Advisor Public Policy, Greater Flagstaff Chamber, distributed and explained a PowerPoint presentation entitled "Greater Flagstaff Chamber of Commerce" (Attachment A). Mr. Galli answered questions posed by the Committee.

Mr. Galli distributed and explained a handout entitled "Examining the Real Estate Market from the Trenches" (Attachment B).

David Carpenter, Owner, Hope Construction, expressed his concerns with the housing supply shortages and answered questions posed by the Committee.

The Committee offered comments.

Chris Kemmerly, Owner, Miramonte Homes, expressed his concerns on the Flagstaff housing supply shortages and answered questions posed by the Committee.

The Committee offered comments.

Dan Folk, Community Development Director, City of Flagstaff, distributed and explained a PowerPoint presentation entitled "Housing Supply Legislative Study Committee Tour" (Attachment C). Mr. Folk answered questions posed by the Committee.

The Committee offered comments.

Sarah Darr, Housing Director, City of Flagstaff, continued with the PowerPoint presentation (Attachment C). Ms. Darr distributed and explained a handout entitled "How Will the Regional Plan be Updated" (Attachment D).

Michelle McNulty, Planning Director, City of Flagstaff, continued with the PowerPoint presentation (Attachment C) and answered questions posed by the Committee.

Ms. Darr continued with the PowerPoint presentation (Attachment C) and answered questions posed by the Committee.

Ms. McNulty continued with the PowerPoint presentation (Attachment C) and answered additional questions posed by the Committee.

Johnathan Hale, Contractor, New Mexico Social Justice Equity Institute, distributed and explained a PowerPoint presentation entitled "Housing Justice on Indigenous Homelands" (Attachment E). Mr. Hale distributed and explained a handout entitled "Housing Justice on Indigenous Homelands, Off Reservation and Urban Area Hearing" (Attachment F).

PUBLIC TESTIMONY

Eric Wolverton, Executive Director, Habitat for Humanity in Northern Arizona, expressed his concerns with the housing problem and answered questions posed by the Committee.

Jim McCarthy, Council Member, City of Flagstaff, expressed his concerns with his personal experience with the issues on housing supply.

Brian Rhoton, Owner, Capstone Homes, expressed his concerns with the housing supply issues and its lack of funding.

Michelle McManimon, representing herself, expressed her personal experience as a homeowner and the issues with the housing supply rates.

Adam Shimoni, Council Member, City of Flagstaff, expressed his concerns with the housing supply issues and answered questions posed by the Committee.

Tyler Denham, representing himself, expressed his personal experience with the housing supply issue.

Attached are forms noting the individuals who submitted a Speaker slip on the agenda items (Attachment G).

There being no further business, the meeting was adjourned at 3:50 p.m.

Respectfully submitted,

Brisa Roman
Committee Secretary

(Audio recordings and attachments are on file in the Secretary of the Senate's Office/Resource Center, Room 115. Audio archives are available at <http://www.azleg.gov>)