

AGENDA



3:00 P.M.

CITY COUNCIL SPECIAL MEETING

WEDNESDAY, FEBRUARY 9, 2022

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.
- The decision to receive Public Comment during Work Sessions/Special City Council meetings is at the discretion of the Mayor.

PROCEDURES:

- **It is strongly encouraged that public input on agenda items be submitted by sending an email to the City Clerk at cityclerksdept@sedonaaz.gov in advance of the 3:00 p.m. Call To Order.**
- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/microphone.
- State your:
 1. Name and
 2. City of Residence
- Limit comments to **3 MINUTES.**
- Submit written comments to the City Clerk.

DUE TO CONTINUED PRECAUTIONS RELATED TO COVID-19, SEATING FOR THE PUBLIC WITHIN THE COUNCIL CHAMBERS IS LIMITED. THOSE WISHING TO COMMENT ON SCHEDULED AGENDA ITEMS MAY BE ASKED TO WAIT OUTDOORS OR IN AN ALTERNATE LOCATION IF THERE IS NOT ADEQUATE SEATING IN COUNCIL CHAMBERS. **COMMENTS IN ADVANCE OF THE 3:00 P.M. CALL TO ORDER ARE STRONGLY ENCOURAGED BY SENDING AN EMAIL TO CITYCLERKSDEPT@SEDONAAZ.GOV AND WILL BE MADE PART OF THE OFFICIAL MEETING RECORD.** THE MEETING CAN BE VIEWED LIVE ON THE CITY'S WEBSITE AT WWW.SEDONAAZ.GOV OR ON CABLE CHANNEL 4.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
2. ROLL CALL
3. SPECIAL BUSINESS

LINK TO DOCUMENT =

- a. AB 2771 **Discussion/possible direction** regarding the consideration of potential sites for affordable and/or workforce housing including higher density housing, and proposed programs to support housing affordability in the existing market.
- b. **Discussion/possible action** regarding future meetings/agenda items.

4. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

- a. To consult with legal counsel for advice regarding matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
- b. Return to open session. Discussion/possible action regarding executive session items.

5. ADJOURNMENT

Posted: 02/03/2022

By: DJ

JoAnne Cook, CMC
City Clerk

Note: Pursuant to A.R.S. § 38-431.02(B) notice is hereby given to the members of the City Council and to the general public that the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that four or more members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with material relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at www.SedonaAZ.gov. The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made **forty-eight hours** prior to the meeting.

CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.



**CITY COUNCIL
AGENDA BILL**

**AB 2771
February 9, 2022
Special Business**

Agenda Item: 3a

Proposed Action & Subject: Discussion/possible direction regarding the consideration of potential sites for affordable and/or workforce housing including higher density housing, and proposed programs to support housing affordability in the existing market.

Department City Manager (Housing)

Time to Present 30 minutes

Total Time for Item 2 hours

Other Council Meetings N/A.

Exhibits None

City Attorney Approval	Reviewed 1/31/22 KWC	Expenditure Required	\$ 0
City Manager's Recommendation	For discussion and possible direction only.	Amount Budgeted	\$ 0
		Account No. (Description)	
		Finance Approval	<input checked="" type="checkbox"/>

SUMMARY STATEMENT

Background: The City's housing study prepared in November 2020 identified an affordable housing gap of approximately 1,500 households including the existing demand of 1,260 units and the future employment demand of 250+/- units. The housing crisis has been exacerbated even further since the study's completion with median home sales price in Sedona rising over \$900,000. There is also historically low inventory of housing for sale or lease.

The Affordable Housing Action Plan which resulted from the housing study recommended a five-year effort to address affordable housing. The first objective of the Action Plan is: "Encourage development of affordable housing units that meet the needs of low- and moderate-income households. In order to be effective, this objective requires the active recruitment of affordable housing developers by the City." Multiple developers are seeking opportunities to work with the City to address the affordable housing issue. Most of the potential sites developers and staff have identified are not zoned for multi-family housing, and as such, would require Council's approval for rezoning. As the rezoning process has historically created barriers to development, the goal in this session is to identify levels of density and types of development which Council deems appropriate for proposed sites.

The Action Plan recommends a multi-pronged approach to the shortage of affordable housing. And, as time is of the essence, staff has studied models from other cities

experiencing a workforce housing shortage which could provide a more immediate supply of affordable units. The three programs staff recommends include 1. Purchasing Deed Restrictions from existing property owners, 2. Incentivizing residents to provide long-term leases for the local workforce, and 3. Providing limited short-term emergency housing vouchers until new-construction helps ease the demand. Each of these programs would be designed to meet the Sedona market with a set of rules and restrictions to limit eligibility and maximize the value of the subsidy provided. The goal in this session is to determine Council's appetite for public subsidy programs of this kind and identify acceptable eligibility criteria.

Climate Action Plan/Sustainability Consistent: Yes - No - Not Applicable

Board/Commission Recommendation: Applicable - Not Applicable

Alternative(s):

MOTION

I move to: for discussion and possible direction only.