



## Minutes

### Arizona Housing Commission

February 27, 2009

AHC Meeting 10:00 a.m. – 12:00 p.m.

Arizona Department of Housing  
1110 W. Washington St.  
2<sup>nd</sup> Floor Training Room  
Phoenix, AZ 85007

#### Commissioners Present

Jerry Anderson  
Reid Butler  
Maria Chavez  
Deb Drysdale Elias  
Helen Hudgens Ferrell  
Irv Hill  
Kelly Langford

Guy Mikkelsen  
Marty Moreno  
Kathy Pechman  
Roberto Ruiz  
Betty J. Villegas

#### Staff Present

Carol Ditmore  
Kristina Fretwell  
Sue J. Dabbs-Preciado

#### Commissioners Not Present

Kim Dorney  
David Lembke  
Aneva J. Yazzie

Rebecca Flanagan, Ad Hoc

#### Others in Attendance:

Anna Maria Chavez, ADOH

Shilo Munk, ADOH

**Chairperson Chavez called the meeting to order at 10:10 a.m.**

**1. Call to the Public (Maria Chavez)**

Chairperson Chavez made a call to the public.

**2. Approval of December 5, 2008 meeting minutes (Maria Chavez)**

Commissioner Chavez called for a motion to approve the minutes of December 5, 2008.

Commissioner Hudgens Ferrell made a motion to approve the minutes and Commissioner Villegas seconded. Minutes approved as presented.

**3. Transition to New Chair (Maria Chavez and Marty Moreno)**

Commissioner Chavez passed the Chairperson position to Marty Moreno due to her resignation.

Interim Director Carol Ditmore presented Ms. Chavez with a certificate of recognition for her many years of service to the Commission.

**4. Interim Director's Updates (Carol Ditmore)**

• **General Comments:**

○ Ms. Ditmore gave an update on the ADOH budget.

○ Commissioner Butler made a motion to establish a sub-committee of the Commission to meet with Tom Manos, Governor's Deputy Chief of Staff about the budget and the HTF. Commissioner Ruiz, Commissioner Pechman and Commissioner Mikkelsen volunteered. Commissioner Ruiz seconded. Motion approved.

• **Transition Issues**-Ms. Ditmore informed the Commission that the Governor's office is conducting a search for a new Director. Ms. Ditmore announced new staff to the Department.

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- **Neighborhood Stabilization Program**-Ms. Ditmore provided an update on the NSP program.
  - **Low Income Housing Tax Credit (LIHTC) program**-Ms. Ditmore provided an update on the 2009 LIHTC round and announced there will be an additional round for 2009 in the summer.
  - **Mortgage Foreclosure Initiative**-Ms. Ditmore provided an update on the mortgage foreclosure hotline, which has received over 14,000 calls since inception last May.

5. **Chair's Report (Marty Moreno)**

**General Comments:**

- Chairperson Moreno announced a new Commissioner; Jerry Anderson, Southern Arizona Aids Foundation.
- Chairperson Moreno announced that she will be contacting commissioners for their thoughts and ideas about the direction of the Commission.

6. **Legislative Discussion (Kristina Fretwell)**

**Legislative Update (Federal)**

- Ms. Fretwell provided an update on the federal stimulus and stated that ADOH will receive \$3.2 million in CDBG funding and \$32 million for gap financing for LIHTC projects. Ms. Fretwell stated that additional NSP funding was included in the stimulus and it will be distributed by a competitive process and the stimulus also includes a tax credit exchange program that may affect the Department.

**Legislative/Budget Update (State)**

- Ms. Fretwell updated the Commission on the budget passed by the Legislature on January 31, 2009. She stated that the budget included a \$20.7 million fund transfer from the Housing Trust Fund and a \$3.1 million reduction from the Housing Program Fund. The reductions will impact programming for FY 2010, at which ADOH anticipates a balance of \$12 million in the HTF.
- Ms. Fretwell updated the Commission on ADOH's rule-making exemption bill for the LIHTC, HOME and CDBG programs; HB 2547, Representative Chad Campbell's bill to provide additional funds to the HTF for homelessness activities and tenant protection measures that were introduced this session.

7. **Sub-Committee Updates/Discussion**

• **Government Affairs Committee (Helen Hudgens Ferrell)**

- Commissioner Hudgens Ferrell provided a report from the Government Affairs Committee meeting and informed the Commission that she sent a letter on behalf of the Commission to the House and Senate Appropriation Committees.

8. **Roundtable:**

No Roundtable due to lack of time.

9. **Other Business:**

- Commissioner Hudgens Ferrell and Chairperson Moreno reviewed tasks for the Commission members for the next meeting;
- Chairperson Moreno announced that the next meeting of the Arizona Housing Commission will be March 27, 2009 at the Arizona Department of Housing.

10. **Adjournment (Marty Moreno)**

- Chairperson Moreno adjourned the meeting at 12:05 p.m.

**Minutes**  
**Arizona Housing Commission**  
**March 27, 2009**  
AHC Meeting 10:00 a.m.

Arizona Department of Housing  
1110 W. Washington St.  
2<sup>nd</sup> Floor Training Room  
Phoenix, AZ 85007

**Commissioners Present**

Jerry Anderson  
Reid Butler  
Deb Drysdale Elias  
Helen Hudgens Ferrell  
Irv Hill  
Kelly Langford  
David Lembke – via conference call

Guy Mikkelsen  
Roberto Ruiz  
Betty J. Villegas  
Rebecca Flanagan, Ad Hoc

**Staff Present**

Carol Ditmore  
Kristina Fretwell  
Marla Charlesworth

**Commissioners Not Present**

Kim Dorney  
Marty Moreno  
Kathy Pechman  
Aneva J. Yazzie

**Others in Attendance:**

Maria Chavez - Guest  
Lisa Crane - Guest

**Carol Ditmore, Interim Director, ADOH called the meeting to order at 10:07 a.m.**

**1. Call to the Public (Carol Ditmore)**

Carol Ditmore, Interim Director, made a call to the public.

**2. Approval of February 27, 2009 meeting minutes (Carol Ditmore)**

Interim Director Ditmore called for a motion to approve the minutes of February 27, 2009. Commissioner Hill made a motion to approve the minutes and Commissioner Ruiz seconded. Minutes approved as presented.

**3. Director's Updates (Carol Ditmore)**

• **General Comments:**

- Ms. Ditmore gave an update on the ADOH budget.
- Ms. Ditmore announced that new agency Director Don Cardon will be starting April 6.
- Ms. Ditmore provided updated information on the Neighborhood Stabilization Program joint website with HUD, which will be made available to other Arizona grantees.
- Ms. Ditmore indicated that there is still limited information on the federal stimulus program. ADOH is waiting for HUD to provide details. The agency has already met twice with the US Government Accountability Office regarding stimulus dollars coming to the agency as part of the federal government's accountability process.
- ADOH's first Sunset Review process is scheduled to begin in May and will be conducted by the State Auditor General. A report with recommendations will be completed by July 2010. At the

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end of the process the agency will seek legislation to reauthorize the agency, which expires July 1, 2011.

4. **Chair's Report (Kristina Fretwell)**

**General Comments:**

- Ms. Fretwell requested volunteers to host the May 29, 2009 meeting in Flagstaff. Commissioner Hudgens Ferrell and Commissioner Lembke offered to host.
- The Vice Chairman's election has been tabled until June when the election of the Chairman and Vice Chairman can be conducted at the annual election.
- There are currently 7 vacancies and the Chairman's position will be open in June.

5. **Legislative Discussion (Kristina Fretwell)**

**Legislative Update (Federal)**

- Ms. Fretwell provided an update on the FY 2009 omnibus spending bill signed by President Obama on March 11.
- Ms. Fretwell presented information on Making Homes Affordable Program for which the Obama administration released guidelines on March 4, 2009.

**Legislative/Budget Update (State)**

- Ms. Fretwell updated the Commission on the budget progress. The House and Senate are meeting in small groups to craft a FY 2010 budget proposal, expected to be released on March 31. House Appropriations Chair Kavanaugh would like the budget completed by mid-April.
- The Governor is expected to release a budget in the next couple of weeks. Last week, the governor's office released their 5-20% increment reduction options completed by each agency.
- The Senate will not be hearing any bills until the FY 2010 budget is complete.

6. **Sub-Committee Updates/Discussion**

- **Housing Trust Fund Advocacy Group (Reid Butler)**
  - Commissioner Butler will schedule a meeting with the new Director.

7. **Roundtable:**

In a roundtable discussion, good news was shared by commission members.

8. **Other Business:**

- A Public Hearing for the 5<sup>th</sup> Annual Action Plan, 1<sup>st</sup> Draft is scheduled immediately following the April 24, 2009 meeting.
- Public Hearings and Community Meetings for the next five year action plan will be scheduled prior to the completion date of May 2010.
- Interim Director Ditmore announced that the next meeting of the Arizona Housing Commission will be April 24, 2009 at the Arizona Department of Housing.

9. **Adjournment (Carol Ditmore)**

- Interim Director Ditmore adjourned the meeting at 11:10 a.m.

**Minutes**  
**Arizona Housing Commission**  
**April 24, 2009**  
AHC Meeting 10:00 a.m.

Arizona Department of Housing  
1110 W. Washington St.  
2<sup>nd</sup> Floor Training Room  
Phoenix, AZ 85007

**Commissioners Present**

Jerry Anderson via conference call  
Reid Butler  
Deb Drysdale Elias  
Helen Hudgens Ferrell  
Irv Hill  
Kelly Langford  
David Lembke

Guy Mikkelsen  
Kathy Pechman  
Betty J. Villegas

**Staff Present**

Don Cardon  
Carol Ditmore  
Kristina Fretwell  
Marla Charlesworth  
Pat Boland

**Commissioners Not Present**

Kim Dorney  
Marty Moreno  
Roberto Ruiz  
Aneva J. Yazzie

Rebecca Flanagan, Ad Hoc

**Others in Attendance:**

Sylvia Urrutia - Guest  
Michael Letzt - Guest

Cindy Schofield – Guest  
Maria Chavez - Guest

Joe Waters - Guest  
Charlotte Grant-Cobb - Guest

**Carol Ditmore, Assistant Deputy Director, ADOH called the meeting to order at 10:04 a.m.**

**1. Call to the Public (Carol Ditmore)**

Carol Ditmore, Assistant Deputy Director, made a call to the public.

**2. Approval of March 27, 2009 meeting minutes (Carol Ditmore)**

Assistant Deputy Director Ditmore called for a motion to approve the minutes of March 27, 2009. Commissioner Hill made a motion to approve the minutes and Commissioner Langford seconded. Minutes approved as presented.

**3. Director's Updates (Don Cardon)**

• **General Comments:**

- Director Cardon provided the board with a brief history of his background and discussed the Community Meeting to be held at Burton Barr Library on April 28, 2009 from 10:00 – 12:00. Commissioner Anderson requested to expand the Community Meetings to other parts of the state.
- Director Cardon updated the Commission on the state budget and his meetings with Legislators and conducted a question and answer discussion on the direction of housing relative to budget issues.

**4. Chair's Report**

**General Comments:**

- In the absence of the Chairman no report was given.

5. **Legislative Discussion (Kristina Fretwell)**  
**Legislative Update (Federal)**
  - Congress was on break for a couple of weeks in April, no update.  
**Legislative/Budget Update (State)**
  - Ms. Fretwell updated the Commission on the budget process. The legislative leadership continues to work on a budget. The latest version of options for consideration contains a proposal to permanently divert all unclaimed property proceeds to the general fund. When leadership comes to an agreement, a budget will be unveiled.
  - The Senate continues to hold all non-budget related legislation until a budget has been completed. President Burns has indicated that he is planning to allow at least four weeks to hear Senate bills and four weeks to hear House bills after the budget has passed.
  
6. **Sub-Committee Updates/Discussion**
  - **Housing Trust Fund Advocacy Group**
    - This item was skipped.
  
7. **Appointment of Nominating Committee (Carol Ditmore)**
  - Self-nominations for Chair/Vice Chair positions will be taken at the June meeting. A copy of the job duties/requirements will be sent out for review.
  
8. **Housing Hero Award Selection Committee (Carol Ditmore)**
  - Betty Villegas and Kathy Pechman volunteered to work with staff to review Housing Hero Award nominees prior to the June meeting.
  
9. **Round Table**
  - This item was skipped.
  
10. **Other Business**
  - The May meeting has been cancelled.
  - The next meeting of the Arizona Housing Commission will be held June 26th.
  
11. **Adjournment (Carol Ditmore)**
  - Assistant Deputy Director Ditmore adjourned the meeting at 11:10 a.m.

## Minutes

### Arizona Housing Commission

June 26, 2009

AHC Meeting 10:00 a.m.  
Arizona Department of Housing  
1110 W. Washington St.  
2nd Floor Training Room  
Phoenix, AZ 85007

#### Commissioners Present

Jerry Anderson	Kathy Pechman
Reid Butler	Roberto Ruiz
Kim Dorney	Betty J. Villegas
Irv Hill	Aneva J. Yazzie
Kelly Langford	Rebecca Flanagan, Ad Hoc
David Lembke	

#### Staff Present

Michael Traylor  
Cindy Coen  
Kristina Fretwell  
Susy Bustillos

#### Commissioners Not Present

Deb Drysdale Elias  
Helen Hudgens Ferrell  
Guy Mikkelsen  
Marty Moreno

#### Others in Attendance

Val Iverson - Guest  
Ken Anderson – Guest

Michael Traylor, Director, ADOH called the meeting to order at 10:02 a.m.

#### **1. Call to the Public (Michael Traylor)**

Michael Traylor, Director, made a call to the public.

#### **2. Approval of April 24, 2009 meeting minutes (Michael Traylor)**

Director Traylor called for a motion to approve the minutes of April 24, 2009. Commissioner Hill made a motion to approve the minutes and Commissioner Lembke seconded. Minutes approved as presented.

#### **3. Director's Updates (Michael Traylor)**

##### **General Comments:**

- Director Traylor provided the board with an update on the Governor's budget.
- Director Traylor also delivered a report on the Federal Stimulus, discussing the status of the Neighborhood Stabilization Program Urban Rollout

scheduled for July 2009, the Tax Credit Assistance and the Tax Credit Exchange programs, the Community Development Block Grant as well as the Homelessness Prevention and Rapid Re-housing program.

- Director Traylor gave a brief update on the upcoming Governor's Housing Forum scheduled for September 2009 at the Buttes in Tempe.

#### **4. Chair's Report**

##### **General Comments:**

In the absence of the Chairman no official report was given. Kristina Fretwell took the opportunity to thank Marty Moreno for her service as Chair and presented the certificate of appreciation that would be sent to Marty.

#### **5. Legislative Discussion (Kristina Fretwell)**

##### **Legislative Update (Federal)**

- Ms. Fretwell gave an update on federal legislation including the foreclosure relief legislation signed by the President and the re-authorization of the McKinney-Vento Homeless Assistance Act.

##### **Legislative/Budget Update (State)**

- Ms. Fretwell gave a brief update on the status of the state budget negotiations.
- Ms. Fretwell discussed the agency's bill, SB 1317, which received a hearing in the Senate Government Institutions committee on June 18. She informed the Commission that the status of the bill depends on budget negotiations and that the Department will seek to run the legislation again next year if it is not successful during this legislative session.

#### **6. Election of Chair and Vice-Chair (Michael Traylor)**

Guy Mikkelson was elected chair and Betty Villegas was elected vice-chair.

#### **7. Housing Hero Award Update (Kathy Pechman)**

Commissioner Pechman reported that she and Commissioner Villegas had recently taken part in assisting ADOH in selecting the Housing Hero Award recipients. She shared that although she was not at liberty to discuss who was chosen until the announcements were made at the Governor's Housing Forum, she was pleased to share that there were many deserving people nominated.

#### **8. Other Business**

- Commissioner Butler discussed Historic Preservation

- Director Traylor led a discussion on goals of the Commission including reaching out to their legislators to share with them the importance of what the ADOH does in the community. He also shared that he would assist the Commissioners with this task by preparing a marketing flyer that would explain the importance of the ADOH throughout the state.
- The next meeting of the Arizona Housing Commission will be held at 1:00 p.m. on September 14<sup>th</sup> at the Governor's Housing Forum at The Buttes Tempe Resort.

#### 9. Adjournment

- Director Traylor adjourned the meeting at 11:22 a.m.

## Minutes

### Arizona Housing Commission

September 14, 2009

AHC Meeting 1:00 p.m.

The Buttes Marriott Resort Tempe

200 Westcourt Way

Tempe, AZ 85282

#### Commissioners Present

Reid Butler	Kathy Pechman
Kim Dorney	Guy Mikkelsen
Deb Drysdale Elias	Roberto Ruiz
Helen Hudgens Ferrell	Betty J. Villegas
Aneva J. Yazzie	

#### Staff Present

Michael Traylor  
Carol Ditmore  
Kristina Fretwell  
Carl Kinney  
Susy Bustillos

#### Commissioners Not Present

Jerry Anderson	David Lembke
Irv Hill	Marty Moreno
Kelly Langford	Rebecca Flanagan, Ad Hoc

#### Others in Attendance

Val Iverson - Guest  
Evelia Martinez – Guest

Guy Mikkelsen, Chair, called the meeting to order at 1:13 p.m.

### **1. Call to the Public (Guy Mikkelsen)**

Chairman Mikkelsen made a call to the public.

Val Iverson of the Arizona Housing Alliance provided brief comments about the AHC vacancies.

### **2. Approval of June 26, 2009 meeting minutes (Guy Mikkelsen)**

Chairman Mikkelsen called for a motion to approve the minutes of June 26, 2009. Commissioner Ruiz made a motion to approve the minutes and Commissioner Pechman seconded. Minutes approved as presented.

### **3. Director's Updates (Michael Traylor)**

#### **General Comments:**

- Director Traylor provided the board with an update on the Governor's budget; summarizing the potential for additional reductions.
- Federal Stimulus Update

- Director Traylor delivered a report on the Federal Stimulus, discussing the status of the Neighborhood Stabilization Program, the Tax Credit Assistance and the Tax Credit Exchange programs.
- Carol Ditmore provided an update on the Community Development Block Grant as well as the Homelessness Prevention and Rapid Re-housing program.

#### **4. Chair's Report**

##### **General Comments:**

Chairman Mikkelsen thanked the commissioners for their confidence in electing him as Chair and discussed his thoughts on the role of the Commission.

#### **5. Legislative Discussion (Kristina Fretwell)**

##### **Legislative Update (Federal)**

- Ms. Fretwell provided an update on the federal FY 2010 budget and possible tax extenders legislation in October.

##### **Legislative/Budget Update (State)**

- Ms. Fretwell gave a brief update on the status of the state budget and noted that agencies were asked to limit legislation next year to urgent matters due to continuing budget difficulties.

#### **6. Marketing Piece Update (Michael Traylor)**

Director Traylor will present a rough draft at the October meeting.

#### **7. State Land Subcommittee (Guy Mikkelsen)**

Chairman Mikkelsen called for volunteers to serve on the State Land Subcommittee. Commissioner Butler volunteered to serve as chair and Commissioners Hudgens Ferrell, Dorney, Villegas and Lembke offered to sit on the committee.

#### **8. AHC Retreat/Meeting dates for 2010 (Guy Mikkelsen)**

Chairman Mikkelsen discussed holding a commission retreat in early 2010. Meeting day preferences were also discussed and the commission decided that Friday meetings were preferred.

#### **9. Other Business**

The next meeting of the Arizona Housing Commission will be held from 10:00 a.m. – 12 noon on October 30<sup>th</sup> at the United Way Boardroom, 1515 E. Cedar Drive, Suite D-1, Flagstaff, AZ 86004. Lunch will be provided following the

meeting, along with a possible tour of affordable housing projects in the vicinity for those interested.

#### **10. Adjournment**

Chairman Mikkelsen adjourned the meeting at 2:28 p.m.

## Minutes

### Arizona Housing Commission

October 30, 2009

AHC Meeting 10:00 a.m.

United Way Boardroom

1515 E. Cedar Drive, Suite D-1

Flagstaff, AZ 86004

#### Commissioners Present

Reid Butler	Kathy Pechman
R. Michael McQuaid	Guy Mikkelsen
Deb Drysdale Elias	Douglas Lingner
Helen Hudgens Ferrell	Betty J. Villegas
Aneva J. Yazzie	Irv Hill
David Lembke	Jerry Anderson
Albert Elias	

#### Commissioners Not Present

David Adame	Kelly Langford
Kim Dorney	Marty Moreno
Peter Herder	Roberto Ruiz
Rebecca Flanagan, Ad Hoc	

#### Staff Present

Michael Traylor  
Kristina Fretwell  
Susy Bustillos

#### Others in Attendance

Jean Richmond-Bowman  
Steve Hastings  
Sarah Darr  
Victor Hudenko  
Devonna McLaughlin

Guy Mikkelsen, Chair, called the meeting to order at 10:15 a.m.

#### **1. Call to the Public (Guy Mikkelsen)**

Chairman Mikkelsen made a call to the public.

Jean Richmond-Bowman asked Director Traylor for clarification on the 2010 Qualified Allocation Plan (QAP). Director Traylor addressed her concern and shared that a draft of the QAP would be available on line in the next week.

#### **2. Approval of September 14, 2009 meeting minutes (Guy Mikkelsen)**

Chairman Mikkelsen called for a motion to approve the minutes of September 14, 2009. Commissioner Pechman made a motion to approve the minutes and Commissioner Anderson seconded. Minutes approved as presented.

### **3. City of Flagstaff and BOTHANDS presentation (Helen Hudgens Ferrell)**

Helen Hudgens Ferrell, staff from BOTHANDS and the City of Flagstaff made a presentation about the city, rural housing concerns and the issues they face. Following the meeting, the Commissioners were invited on a guided tour of the city, showcasing local housing projects.

### **4. Director's Updates (Michael Traylor)**

#### **General Comments:**

- Director Traylor provided the board with an update on the Governor's budget; summarizing the potential for additional reductions.
- Federal Stimulus Update
  - Director Traylor delivered a report on the Federal Stimulus, discussing the status of the Neighborhood Stabilization Program, the Tax Credit Assistance and the Tax Credit Exchange programs.
  - Director Traylor also provided an update on the Community Development Block Grant as well as the Homelessness Prevention and Rapid Re-housing program.

### **5. Chair's Report**

#### **General Comments:**

#### **AHC Retreat/Meeting dates for 2010 (Guy Mikkelsen)**

Chairman Mikkelsen discussed holding a commission retreat at the January 29, 2010 meeting. The retreat will be held at the Foundation for Senior Living in Phoenix.

Meeting day preferences were also discussed and the commission decided that Friday meetings were preferred, with a later start time of 1 p.m.

### **6. Legislative Discussion (Kristina Fretwell)**

#### **Legislative Update (Federal)**

Ms. Fretwell provided an update on the extension of the first-time homebuyer tax credit, the National Housing Trust Fund, the FY 2010 Budget and the recent HFA initiative announced by the Administration.

#### **Legislative/Budget Update (State)**

Ms. Fretwell provided an update on the status of the state budget and a potential special session related to the FY 2010 budget.

### **7. Marketing Piece Update (Michael Traylor)**

Director Traylor will present a rough draft at the January meeting.

### **8. State Land Subcommittee (Reid Butler)**

Commissioner Butler provided a brief summary of the first subcommittee meeting with the State Land Department. The subcommittee will provide a more detailed report at the January meeting.

Mr. Butler received direction from the Commission about participation in state trust land reform for the 2011 ballot. The Commission agreed that they would like to pursue participation in the process.

### **9. Other Business**

The next meeting of the Arizona Housing Commission will be held from 10:00 a.m. – 12 noon on December 18<sup>th</sup> in Tucson.

### **10. Adjournment**

Chairman Mikkelsen adjourned the meeting at 12:00 p.m.

## Minutes

### Arizona Housing Commission

December 18, 2009

AHC Meeting 10:00 a.m.  
Pennington Street Garage  
110 E. Pennington Street  
Tucson, AZ 85701

#### Commissioners Present

Reid Butler  
R. Michael McQuaid  
Douglas Lingner  
Betty J. Villegas  
Irv Hill  
Albert Elias

David Adame  
Guy Mikkelsen  
Peter Herder  
Jerry Anderson  
Roberto Ruiz

#### Staff Present

Michael Traylor  
Kristina Fretwell  
Susy Bustillos

#### Commissioners Not Present

Kelly Langford  
Aneva J. Yazzie  
Kim Dorney  
Helen Hudgens Ferrell  
Kathy Pechman

Deb Drysdale Elias  
David Lembke  
Marty Moreno  
Rebecca Flanagan,  
Ad Hoc Member

#### Others in Attendance

Susan Soto  
Ken Anderson  
Jerry Dixon  
Adam Weinstein

Guy Mikkelsen, Chair, called the meeting to order at 10:12 a.m.

#### **1. Call to the Public (Guy Mikkelsen)**

Chairman Mikkelsen made a call to the public.

#### **2. Approval of October 30, 2009 meeting minutes (Guy Mikkelsen)**

Chairman Mikkelsen called for a motion to approve the minutes of October 30, 2009. Commissioner Anderson made a motion to approve the minutes and Commissioner Hill seconded. Minutes approved as presented.

#### **3. Southern Arizona Housing Programs presentation (Betty Villegas; Jerry Anderson; Albert Elias)**

Commissioner Villegas, Elias and Anderson, along with staff from Gadsen Development made a presentation about the city and current housing projects, including the Mission District Master Plan.

#### **4. Director's Updates (Michael Traylor)**

## **General Comments:**

- Federal Stimulus Update
  - Director Traylor delivered a report on the Federal Stimulus, discussing the status of the Neighborhood Stabilization Program, the Tax Credit Assistance and the Tax Credit Exchange programs.
  - Director Traylor also provided an update on the Community Development Block Grant as well as the Homelessness Prevention and Rapid Re-housing program.

## **5. Chair's Report**

### **General Comments:**

#### **AHC Retreat/Meeting dates for 2010 (Guy Mikkelsen)**

Chairman Mikkelsen discussed the plans for the commission retreat scheduled for the January 29, 2010 meeting. The retreat will be held at the Foundation for Senior Living in Phoenix from 1 p.m. to 5 p.m. Lunch will be provided from 12 noon to 1 p.m.

Chairman Mikkelsen also discussed plans for a Legislative Strategy Discussion to take place at the retreat and asked members to reflect on legislative relationships in preparation for meetings about the Housing Trust Fund next year.

## **6. Legislative Discussion (Kristina Fretwell)**

### **Legislative Update (Federal)**

- Ms. Fretwell updated the Commission on the FY 2010 omnibus spending bill, which was signed by the President on December 17. The bill included additional funding for current and new HUD programs.
- Ms. Fretwell also provided an update on the Jobs for Main Street Act, passed by the House on December 16, which includes \$1 billion in funding for the National Housing Trust Fund.
- Ms. Fretwell discussed the tax extenders legislation, passed by the House in early December, which will extend the Tax Credit Exchange Program for a year if passed by the Senate.

### **Legislative/Budget Update (State)**

- Ms. Fretwell updated the Commission on the Forth Special Session of the Legislature held on November 17. The funding formula for the Housing Trust Fund was changed to restrict the annual distribution to the Housing Trust Fund to \$10.5 million per year.
- Ms. Fretwell also discussed the Fifth Special Session which was convened on December 17. If the special session bill is passed, an additional \$4.8 million will be swept from the Department of Housing; \$2.5 million from

the Housing Trust Fund; \$1.8 million from the Housing Program Fund and \$500,000 from the AzHFA.

- The 2<sup>nd</sup> Regular Session of the Legislature convenes on January 11, 2010 and lawmakers are facing an estimated deficit of over \$3 billion for FY 2011.

#### **7. Governmental Affairs Committee Chairperson (Guy Mikkelsen)**

Chairman Mikkelsen shared that Commissioner Hudgens Ferrell had tendered her formal resignation from the Commission due to her retirement at the end of December. Chairman Mikkelsen made a call to the Commission for a new Governmental Affairs Committee Chairperson. Commissioner Lingner volunteered as chair.

#### **8. Marketing Piece Update (Michael Traylor)**

Director Traylor will present a final draft at the January meeting.

#### **9. Other Business**

The next meeting of the Arizona Housing Commission will be held from 1:00 p.m. – 5 p.m. on January 29<sup>th</sup> at the Foundation for Senior Living Caregiver House, 1201 E. Thomas Road, Phoenix, AZ.

#### **10. Adjournment**

Chairman Mikkelsen adjourned the meeting at 11:45 a.m.