



**El Pueblo**  
Housing Development

El Pueblo Housing Development  
March 7, 2024, 2:00 pm  
In Person Meeting- City Hall, First Floor

## Legal Action Report and Meeting Minutes

### 1. Call to Order, Statement, Roll Call and Establish Quorum

Meeting was called to order at 2:05 pm by Ann Chanecka. Roll call was taken and a quorum was established.

*No Action Taken*

#### Members Present:

Ann Chanecka

Liz Morales

Anna Rosenberry

Johanna Hernandez

Dre Thompson

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Absent: None

### 2. Review and Adoption of October 30, 2023, Meeting Minutes

Motion to approve the minutes of 10/30/23 made by Liz Morales and seconded by Dre Thompson. Anna Rosenberry noted two typographical errors for correction.

*Motion to approve the minutes of 10/30/2023, as corrected, passed unanimously.*

### 3. Approval of Entity Creation for Sugar Hill on Stone (fka Bum Steer)

Johanna Hernandez provided the Board the context around the need to establish entities for EPHD projects. Ann Chanecka provided the Board a summary of the Sugar Hill project, including the Low Income Housing Tax Credit (LIHTC) funding.

Options for alternate funding sources discussed, including New Market Tax Credits and Solar Credits.

Motion to approve the creation of necessary entities for the Sugar Hill on Stone project made by Liz Morales and seconded by Anna Rosenberry.

*Motion to create entities passed unanimously.*

### 4. EPHD Project Website Walk-through

Staff provided a walk-through of the website currently in development. Staff noted that donate now functionality will be added to the site as soon as the 501(c)(3) is processed. Other content was discussed, including information for

future residents, engagement opportunities, and additional links in the resources section.

*No action taken.*

**5. Milagro on Oracle Update**

Staff provided an update on the status of the project and timeline. The project has had multiple proposed change orders related to the adaptive reuse nature of the project. However, the project is on budget. The surrounding neighbors are being engaged regarding access to the public alley right-of-way. Discussion was held regarding the outcome of the original No-Tel sign. Crews will remove and preserve the sign for some possible future use.

*No action taken.*

**6. Next Meeting: Quarterly**

Liz Morales left the meeting at 2:50 pm.

**a. Agenda Items**

- i. Transition of Tucson House to EPHD (staff)
- ii. Solar Credits – Direct Pay (Dre Thompson)
- iii. New Market Funding Options (Dre Thompson)
- iv. Staff will follow up on previous questions related to discussions around memorializing loans and/or reserve policy as requested by Anna Rosenberry.

**7. Call to the Audience**

Ann Chanecka recognized audience members present. Questions were raised regarding gap funding for Sugar Hill on Stone and information was provided on funding recently awarded for future projects.

**8. Adjournment**

Motion to adjourn made by Anna Rosenberry and seconded by Johanna Hernandez.

*Motion to adjourn passed unanimously. Meeting adjourned at 3:01 pm.*