



**COMMISSION on EQUITABLE HOUSING AND DEVELOPMENT**  
**Thursday August 7, 2025, 4:00 pm**  
**Zoom Meeting**

[https://us06web.zoom.us/webinar/register/WN\\_P2y7fSgZQkiIM5JyvIMVVA](https://us06web.zoom.us/webinar/register/WN_P2y7fSgZQkiIM5JyvIMVVA)

Commission on Equitable Housing and Development meeting (08/07/2025)  
4:02 pm via Zoom meeting.

MINUTES

1. Call to Order/Roll Call, Statement, Meeting Minute approval and Introductions: The meeting was called to order at 4:02 pm by Chair Jay Young, roll call was taken, and a quorum was established.  
*No Action Taken*

Voting Members:

**Members Present:**

Raye Winch  
Jay Young  
Mindy Bernstein  
Robert Ojeda  
Jim Tofel  
Laurie Mazerbo  
Kenny Wong  
Maggie Amado-Tellez

**Representing:**

Mayor & Council  
Mayor & Council  
HCD  
PCOA  
Mayor & Council  
HCD  
Mayor & Council  
Pima County  
Community

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Exoficio:

Ann Chanecka  
Mike Edmonds  
Marcos Ysmael

HCD  
Tucson House Res.  
Pima County

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Absent:

Koren Manning  
Tisha Tillman  
Vicki Cuscino  
Serena Huaraque

City of Tucson, PSDS  
Mayor & Council  
Direct  
Youth Member

**Review and Adoption of July 10, 2025, Meeting Minutes**

- Without Objection minutes were approved

## **2. Call to the Audience:**

Chair Jay Young read aloud the guidelines for Call to the Audience for virtual meetings:

*This is the time when any member of the public may address the Commission on Equitable Housing and Development. Due to time constraints, the total time allocated for this is 15 minutes. Individuals are allowed three (3) minutes each. Due to Open Meeting Law, Commission Members cannot discuss topics that are not on the agenda. Items brought up by the public may be considered as an agenda item for a future meeting.*

## **3. Report Outs / Action Plan for Addressing Homelessness - Subcommittees**

*- Discussion and report outs within the selected focus areas: prevention, housing options, and services:*

***Equitable Housing Strategies:*** *Did not meet quorum last meeting; leaning toward adopting Keith Bentley's recommendations with some additions.*

***Affordable Housing:*** *Presented draft action plan focusing on:*

- *Reducing homelessness entry.*
- *Housing for mental illness/substance abuse recovery.*
- *Zoning updates for shelter expansion.*
- *Increasing beds, reviewing housing needs, mapping shelter sites, and securing Housing Trust Fund funding.*
- *Public education campaign.*
- *Identified obstacles and opportunities.*
- *Discussion on shelter time limits and support needs.*

**Housing First:** Difficulty meeting; may dissolve subcommittee. Discussion to be had.

**Mobile Home Task Force:** Addressing enforcement gaps in landlord-tenant laws; upcoming meeting on utility charge enforcement.

-Discussion held. No action Taken.

#### **4. Follow-up on Education Materials for the Commission Related to Homelessness:**

*Presentation by Kat Davis on Housing Central Command initiative: Focus on moving individuals from encampments to housing. Streamlined coordinated entry, batch matching, and shared housing concepts. Funding through 2026 with likely renewal.*

##### **Purpose of the Educational Series:**

- *Clarify the roles of various City departments and programs that contribute to the regional homeless response system (including TPCH and others).*
- *Establish a common foundation around terminology, context, and operational structures for the Commission.*

-Discussion held. No action Taken.

#### **5. Housing Trust Fund Task Force Report Out:**

*-Discussion and presentation by Jim Tofel reported that the task force reviewed three city-proposed recommendations for Housing Trust Fund use but found they needed more clarity. At the following meeting, four groups presented funding proposals: a home repair program, eviction prevention/right-to-counsel services, a pilot "city co-signer" program to help renters secure housing, and the Threshold Program for centralized landlord engagement. The task force will evaluate the cost-benefit of each option and return next month with recommendations to Mayor and Council on the most impactful use of funds.*

-Discussion held. No action Taken.

## **6. Discussion on Keith Bentele's Presentation to the Equitable Housing Strategies Subcommittee**

*-Commission reviewed Keith Bentley's data-driven analysis on homelessness causes, system gaps, and prevention strategies. Key findings included the lack of a coordinated homelessness prevention system, under-resourced programs, and inconsistent access to accurate information. Bentley recommended developing a centralized intake for prevention services, diversifying shelter and housing options, and improving public access to resources.*

*-Discussion noted strong overlap between Bentley's recommendations and current subcommittee proposals. Members stressed the need to address public misconceptions that people choose homelessness, pointing out that even if all unsheltered individuals sought help, capacity would fall far short. Shelter refusal is often tied to restrictive rules or past negative experiences, making trust-building through outreach critical. The commission also discussed advocating for increased state and federal funding and including public education on resource scarcity in final recommendations.*

*- No Discussion held. No Action Taken*

## **7. Check-in Prior to Southwest Decision Resources Facilitation**

*- The commission discussed priorities for the September 4th in-person meeting facilitated by Southwest Decision Resources (SDR). The goal is to consolidate subcommittee recommendations into a unified set, determine priority actions, and decide on the number and scope of final recommendations. Members agreed to send draft recommendations to SDR in advance to help streamline the process. The discussion also highlighted the need to address broader systemic barriers and distinguish between short-term actionable items and longer-term goals.*

*- No Discussion held. No Action Taken*

## **8. City, County, and Working Group Updates**

### ***HCD Updates:***

*Brief Discussion from Ann Chanecka Director of City of Tucson, there are two vacant commission seats in the appointment process; a nonprofit development seat is also open. Updates included progress on a safe parking/outdoor shelter pilot and the single-family home disposition framework, with plans for future community engagement.*

- TPCH, City of Tucson, and Partner Agencies are engaging with people living in the 100-Acre Wood Bike Park ahead of construction in the fall. Read here*
- TPCH Survey Extended: Draft Priority Ranking. Read here*
- Scattered Site Presentation to City of Tucson Mayor and Council*
- Upcoming Affordable Housing Development Celebrations*
- City-operated Cooling Centers remain open until August 31*

### ***PDSD Updates:***

*No one from PDSD was present in the meeting to present*

### ***Pima County Updates:***

*-Cassie Lundine: Reported the Housing Commission's July 18th decision to allocate \$8.5M — \$5M to the "Build More" category for new affordable and transitional housing development, and \$3.5M to "Keeping People Housed" programs. This funding will extend existing programs during uncertain economic conditions.*

*-Nicole Fyffe: Provided details on the Board of Supervisors' 10-year, \$250M affordable housing commitment starting next fiscal year. Funding will come from property tax increases or other sources, with yearly allocations decided during budget planning. Most funds will be spent in the City of Tucson, guided by the upcoming Regional Housing Strategy and Funding Plan. The final Echo Northwest housing needs assessment has been received, and the strategy phase will follow.*

### ***Mobile Home Task Force updates:***

*-Discussion by Ray Winch, the groups continued focus on accountability and enforcement of the Mobile Home Park Landlord-Tenant Act, particularly regarding master meter utility charges and service reliability. At the groups next meeting, August 28 meeting will feature research presentations on utility charges and eviction linkages, as well as discussion of regulatory models such as Colorado's dedicated enforcement department.*

## 9. Next Steps

### ***Upcoming Subcommittee Meetings:***

1. *Equitable Housing Strategies: Tuesday, Aug. 19, 1-2:30 p.m.*
2. *Affordable Housing: Wednesday, Aug. 20, 4-6 p.m.*
3. *Housing First: Tuesday, Aug. 26, 4-5:30 p.m.*
4. *Mobile Housing Task Force: Thursday, Aug 28, 1 – 3 p.m.*

*Virtual meetings, visit [tucsonaz.gov/hcd/cehd](https://tucsonaz.gov/hcd/cehd) to register*

### ***-Full commission meeting:***

*September 4, 2025 – 4:00-6:00pm In-Person at the Primavera Foundation Training Center (151 W 40th St)*

*Commissioners decided to hold September's meeting in-person at the Primavera Foundation Training Center (151 W 40th Street) instead of August.*

### ***Next Pima County Housing Commission Meeting:***

*-Friday, August 19, 2025 - 1:30 p.m. Virtual*

## 10. Adjournment – 5:45 pm

For meeting support such as Spanish language translation, sign language interpretation, or other access needs, please contact Ernesto Portillo at (520) 403-5709 or [ernesto.portillo@tucsonaz.gov](mailto:ernesto.portillo@tucsonaz.gov). Please allow ample time to make these arrangements.