



COMMISSION on EQUITABLE HOUSING AND DEVELOPMENT

August 1, 2024, 4pm

[Commission on Equitable Housing and Development August 2024 \(youtube.com\)](https://www.youtube.com/watch?v=...)

Commission on Equitable Housing and Development meeting via Zoom

MINUTES

1. Call to Order/Roll Call, and Introductions

The meeting was called to order at 4pm pm by Chair Jim Tofel, roll call was taken, and a quorum was established. *No Action Taken*

Members present:

Voting Members:

Jim Tofel
Maryann Beerling
Wendy Ascher
Maggie Amado-Tellez
Vicki Cuscino
Serena Huaraque
Laurie Mazerbo
Tisha Tillman
Kenny Wong
Jay Young

Representing:

Mayor & Council
Mayor & Council
Non-Profit
P. C. Community Land Trust
Direct

HCD
Mayor & Council
Mayor & Council
Mayor & Council

Ex-officio:

Koren Manning
Mike Edmonds

City of Tucson, PDSD
Tucson House Res.

Members absent:

Mindy Bernstein
W. Mark Clark
Raye Winch
Ann Chanecka
Betty Villegas
Marcos Ysmael

HCD
Pima Council on Aging
Mayor & Council
HCD
City of South Tucson
Pima County

Serena Huaraque is a new Commission member and introduced herself.

2. Review and Adoption of the June 6, 2024, Meeting Minutes

Minutes have been accepted as presented.

3. Discussion of the Detailed Agenda – Alison discussed the two different agenda's, basic and detailed in which the detailed is sent to the members in PDF packet via e-mail which includes items such as the minutes, informational sharing items, annual report for CEHD and the adopted goals from the June meeting.

4. Call to the Audience – Nothing to report.

5. Presentation from Dan Sullivan from Pima County – Dan talked about Pima County's Housing Commission and then shared a PowerPoint presentation on Community & Workforce Development (CWD) Workgroup.

- Slide One: History of the Taskforce Commission which was established in 2022.
 - Mission: To make recommendations to the Board to increase the supply of housing across Pima County that is affordable, sustainable, safe and promotes individual and community prosperity.
- Slide Two: Members of the Board
- Slide Three: Commission Accomplishments
 - Endorsed Regional Affordable Housing general fund, budget beginning with \$5 million in 2022
 - To date BOS has allocated \$15 million in general funds to this effort
 - GAP funding for affordable housing preservation, renovation and development
 - More than \$10 million allocated to GAP fund
 - More than 1,000 units of affordable housing with 30 year affordability period, 80% AMI
 - Phased approach to the affordable housing development on County parcels, (1) request for qualifications, (2) request for proposals
 - Procurement of a regional comprehensive market study, target market analysis and charrettes (vendor selected)
 - Data driven strategies
 - Public facing dashboard
- Slide Four: CWD Workgroup-Commission Volunteers
- Slide Five: Goals
 - Develop long-term, data driven and sustainable affordable housing strategic plan
 - Assist staff identify diverse and sustainable affordable housing funding strategies (BOS)
 - Identify the continuum of housing needed for a holistic interim affordability strategy in advance of the Comprehensive Housing Market Study (Timeline)
 - What can we do now?

- Coordinate federal funding-Consolidated Plan
 - Pima County Board of Supervisors Funding allocations
 - Recommend zoning policies to encourage market rate housing
- Slide Six: Timeline
 - Workgroup will bring forward recommendations in the coming months
 - Bring recommendations to Pima Regional Housing Commission for consideration
 - Transmit to the Pima County Board of Supervisors targeting in September
- Dan opened Q&A

Jim thanked Dan for his presentation and informed Dan about the HAST plan, he talked about the synergies between Pima County and the City the \$5 million a year that Pima County puts into the affordable housing fund that has made a huge difference on projects which has benefited several of the projects and hopefully the County will continue to fund that plan especially since budget cuts/issues are impacting both the County and City. Jim would like to have Dan, and the affordable housing sub-committee work together to get the 4% projects into the County and try to get a bond initiative together. Jim and Dan will get together to create a strategy on how to collaborate.

6. P-CHIP Update-Lena Porell, HCD

Lena shared a PowerPoint presentation on P-CHIP

- Slide 1: Timeline from Apr-Oct and takeaways from the Community and Stakeholder engagements. Data and Literature review is complete.
- Slide 2: Survey which closed May 31st shows that physical postcards were distributed at Kickoffs, City & Community events, Recreation Centers, Libraries and other departments public facing centers also it was advertised on social media, press releases, newsletters and more. There were 479 responses from community members. It showed an example of what the survey consisted of.
- Slide 3-5: Community Responses-graph showed the questions and results of the responses and break-down of categories/themes based on those responses.
- Slide 6: Focus Groups-June 2024: Greatest Challenges/Needs. This data is based on the 12 meetings held in June.
- Slide 7: Next Steps timeline-they are at the Internal review/revision stage.

Lena opened Q&A

7. HCD Update-Alison provided the following:

- P-CHIP, thanked Lena for those updates
- South 10th Development/public meetings: HCD is in the initial stages of working in terms of updates so there coordinating a more private listening session with the surrounding neighbors that have expressed concern and then a more public facing meeting, we're coordinating a kind of environmental meeting for September 25th at the Santa Rosa Center and invites have been sent out to get an idea of what this

meeting will consist of. Environmental Services Department from the County will be in attendance to discuss the findings from the environmental studies conducted. The city will discuss funding sources, and State funding for infrastructure improvements, utilities, etc.

- PHCM meeting on August 20th which they will touch on single family homes plan presenting that plan to the Commissioners.
- CEHD facilitators-they're in the process of hiring and are going through the procurement process for facilitation and Southwest Decision Resources will oversee that process.

Koren from Planning & Development Services provided updates on the quarter redevelopment tools which she provided and overview back in May/June. They are holding some community meeting next week which she shared the information/link in the chat, the in-person meeting is 8/6/24 in the evening and the virtual meeting on 8/8/24. They continue to develop the course redevelopment tools which includes zoning changes to facilitate more housing development on the corridors. Housing of all kinds including some incentives for affordable housing. They will be presenting an overview of kind of framework for this proposal and hopefully receive a lot of feedback from the community at those meetings and based on that feedback they will draft a code update and another round of meetings in September which will provide further feedback and then all feedback will go through the Planning Commission, Mayor/Council before final adoption. Korem also mentioned a quick update on a house bill, working on an update on local zoning codes to comply with recent State Legislation around ADU's and held some community meetings last week which received some good input, updating zoning codes to comply with new regulations and will allow two ADU's per lot and a third ADU on large sites if one ADU is dedicated to affordable housing and the plan on taking this to the Planning Commission in a study session later this month and a public hearing potentially scheduled by the Planning Commission in September. Korem also mentioned that the Middle Housing Bill has a longer time frame for implementation, until January 1, 2026, and this bill has a little more complexity to the code/requirements. She will keep the Commission updated on how they are addressing this, but the ADU changes are required to be in place by 1/1/25 so they are working on this now.

8. **Subcommittee updates-** Jim reported that in the packet send to members, the second to last page there are recommendations that the sub-committee is hoping to get the Commission to approve. This is a letter that would be sent to the Arizona Department of Housing with feedback on the Qualified Allocation Plan. The feedback is regarding the point categories for employment centers so right now you get up to five points if there's an employment center that has at least 250 full-time year-round employees within a mile of the site and the sub-committee would like to change that to a single location since Tucson does not have a lot of sites with 250, i.e. Tucson and El Con Mall locations which consists of multiple single locations. Jim asked if there's any objections and hearing none, he asked for

a motion to approve the letter, Maryanne made a motion to approve, Jay seconded, and it was approved as drafted. No comments were made, and Jay put it forward for motion to vote, all members approved the letter as drafted.

- **Affordable Housing** - Jim discussed the goals which at last meeting the impact fee structure which Korem gave a PowerPoint presentation to the sub-committee about the fees and the sub-committee will continue those discussions at future meetings and once the draft is ready the affordable housing commission will talk about recommendations at that time.
- **Equitable Housing Strategies** - No meeting in July but from June's meeting there was a discussion with Laurice Walker with the City's office of Equity who hopped on board to meet with the sub-committee, he informed her of all the goings on to get her updated. Jay was happy to have her come aboard to collaborate. Another item the sub-committee is working on during the summer is having the members work on reading materials centered around Equity in their work and engage in discussions at the next meeting.
- **Housing First** - Tisha shared that the last couple of meetings the Commission has been requesting guest speakers and doing some independent research on potential things to make as recommendations to the full commission for their consideration of whether or not they be moved onto the City Council/Mayor. The speakers who were at the meetings had presentations which are available on the website and based on those results from the meetings, the sub-committee would like to get onto the agenda for the next meeting to make some recommendations to the full board for potential discussion that in hopes onto the full commission which can determine that those recommendations can move forward. Also, the PowerPoint presentation that was Rachel Milne from Phoenix who presented at the last meeting on sanctioned campgrounds, the sub-committee would be making recommendations at the next committee meeting will involve that particular model.

9. **Next Steps and Future Agenda Items** – September 5th will be a hybrid meeting at HCD.

Agenda items: Housing First to address full commission. Jim & Tish will discuss this prior. Maggie spoke with Dres at IDA with the City about the Lighthouse Program regarding their Mortgage Revenue Bond program. This is Jim's last meeting as sub-committee Chair and Jay will take over at the October meeting. A Vice-Chair is needed.

Adjournment – 5:25 pm