

COMMISSION on EQUITABLE HOUSING AND DEVELOPMENT

September 5, 2024, 4pm

[Commission on Equitable Housing and Development September 2024 \(youtube.com\)](#)

Commission on Equitable Housing and Development Hybrid Meeting

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
Maggie Amado-Tellez
Vicki Cuscino
Laurie Mazerbo
Tisha Tillman
Kenny Wong
Jay Young
Raye Winch
Mindy Bernstein

Representing:

Mayor & Council
Mayor & Council
P. C. Community Land Trust
Direct
HCD
Mayor & Council
Mayor & Council
Mayor & Council
Mayor & Council
HCD

Ex-officio:

Koren Manning
Mike Edmonds
Ann Chanecka

City of Tucson, PDSD
Tucson House Res.
HCD

Members absent:

Wendy Ascher
W. Mark Clark
Betty Villegas
Marcos Ysmael
Serena Huaraque

Non-Profit
Pima Council on Aging
City of South Tucson
Pima County

Review and Adoption of the August 1, 2024, Meeting Minutes

Minutes have been accepted as presented.

2. **Call to the Audience** – It was brought up that the Regional Housing Bond to be brought up on the next agenda.
3. **Presentation from Dre Thompson from Tucson IDA** – Dre Thompson & Nicole Johnson shared a PowerPoint presentation on Lighthouse-Single Family Mortgage Revenue Bond Program which is in collaboration with Pima County and the City, and the following was covered:
 - a. since 2023 the program has served 467 families, \$5 million in down payment assistants
 - b. the program has won a National Housing Award.
 - c. The program was created by the federal government to support those who typically have challenges entering the housing market without some additional support. The central, traditional target has been first-time homebuyers but also: Veterans, those purchasing homes in economically distressed zip codes, low-income families and manufactured homebuyers.
 - d. IDAs were created for and empowered to implement these federal programs for the State of Arizona.
 - e. AZ Volume Cap data
 - f. What are Single Family Mortgage Revenue Bonds
 - g. Leveraging Capital data
 - h. Guidelines both Federal and Local
 - i. Program Qualifications
 - j. Marketing and Communications
 - i. Awareness Campaign
 - ii. Urgent Housing Needs
 - k. Community Impact breakdown data
 - l. Demographics data on:
 - i. Household Annual Income report
 - ii. Household Size report
 - iii. Property Type report
 - iv. Ethnicity report
 - m. Appendix data

Q & A

4. **P-CHIP Update**-Lena Porell, HCD

Lena shared a PowerPoint presentation on People, Community and Homes Investment Plan draft.

-Opening for public feedback will be either 9/6/24 or 9/9/24 and be opened for two weeks.

-Lena went over the draft priorities and goals for the next five years.

-This plan is available for public view and offer feedback.

-Lena will send this draft to all the commissioners for review.

-All the priorities, goals and actions came from the feedback received from all the focus groups they had, from the community engagement efforts and the commission.

-There will be an online survey that is attached to the draft for feedback on the different sections.

-They will be hosting a virtual community meeting on 9/17/24 at 5:30pm via Zoom and information will be sent to the commissioners so they can register if interested.

Q & A

5. **HCD/PDSD Updates** - Ann introduced Manisha Bewtra the new Community Services Manager and provided the following:
- a. PDSD updated the Corridor Redevelopment Tools that were presented back in May to the Commission and are moving forward.
 - b. Ann presented to the Public Housing Board of Commissioners last week and update on the Public Housing Authority Financial Stability Plan. They focused on the single-family homes.
 - c. September 11th the Sales Tax Initiative will continue to be discussed with a possibility on it on the March 2025 ballot to vote on.
 - d. El Pueblo Housing Development Initiatives have been very busy with the 1-year construction at Milagro, Sugar Hill just held a public hearing for another tax credit project, the project will move ahead in design and construction to start the first of next year.
 - e. South 10th Ave-large project and still in the early predevelopment stages. A listening session only for the neighborhood is coming up and mailers have been sent out. October 2nd will be a public meeting on environmental conditions at the site at 5:30pm at the Santa Rosa community center.
 - f. CEHD spotlight in the Mayor's newsletter on Equitable Housing and Development featuring Kenny Wong and the Commission.
 - g. Southwest Decision Resources Facilitation is under contract, approved and working on the final process.
6. **QAP Letter update** - Jim reported the letter that was approved last month will be sent by Jim after much discussion on who should send it as soon as possible.
7. **Commission Membership and Appointment of Chair/Vice-Chair** – This is Jim's last meeting, the Chair's 4-year term is up. Jim handed out a recap of some of the accomplishments of the Commission and presented a slide show of the last five years and touched on the following:
- 9% Affordable Housing Project which went from 9.7% in 2017 to 28.9% in 2023.
 - Choice Neighborhood Grant
 - Home Funds
 - Other M&C Recommendations
 - Other Accomplishments
- Jim thanked all the members for the last 4 years. Nominations opened for Chair, Jim nominated Jay Young and Maryann seconded. All voted in favor. Nominations for Vice-Chair opened, and Tisha was nominated, all voted in favor. There are also two vacancies representing Mayor and Council and there will be a public call out to fill the vacancies.
8. **Subcommittee Report Updates** –
- a. Affordable Housing – Jim updated on ADOH recommendations; he brought up the presentations presented at the previous meetings.
 - b. Equitable Housing Strategies – Jay updated on presentations made at previous meetings.
 - c. HCD – Ann announced that there will be a public community conversation regarding racial discrimination in housing in Tucson that is being spearheaded by the Library, YWCA and U of A on September 7th and 12th and she will send the link to all.
 - d. Housing First – Tisha updated and gave a handout to all for review and talked about the previous presentations from the meetings held.

9. Next Steps and Future Agenda Items –

Next Meeting: Commission meeting, October 3rd; Equitable Housing Strategies, September 17th; Affordable Housing, September 18th; Housing First, September 24th.

Agenda items: If there are any items to add, inform the new Chair-Jay Young.

The next CEHD meeting conflicts with M&C on November 7th – All were in favor of moving the meeting the following week on the 14th.

Adjournment – 5:58 pm