



AFFORDABLE HOUSING SUBCOMMITTEE MINUTES

July 24, 2024- 4:00PM

<https://youtu.be/gJl7CChYSCg>

Affordable Housing Subcommittee of the Commission on Equitable Housing and Development
meeting via Zoom.

Call to Order/Roll Call, and Introductions

The meeting was called to order at 4 pm by Chair Jim Tofel. Roll call was taken, and a quorum was established.

No Action Taken

Members present: Maggie Tellez, Jim Tofel, Maryann Beerling

Members present: David Wohl, Michael Edmonds, Koren Manning, Sarah Meggison

1. Call to the Audience - no one present

2. HCD Update – Sarah shared the process of hiring positions is ongoing and they are moving forward with the Sugar Hill on Stone low-income housing tax credit project.

3. QAP Feedback – Jim shared a feedback presentation. David went over the employment section of the document (link for the document can be found at: [2024-2025 Final QAP 2.pdf \(az.gov\)](#)). David wants to propose an addition: add a criterion which is either a single private company at one location or a single location including but not limited to a shopping center or mall with multiple employers that in the aggregate has at least 250 employees year-round, full-time. David's asking the committee to sign on to a proposal that he will then in turn present to ADOH on his behalf and Pima County Regional Affordable Housing Commission to make this change. Maryann and Jim agreed for this change. David would like to present the proposal at the focus group meeting at the housing conference and then submit it in writing. Maryann thinks that this subcommittee send the proposal to the full commission to sign off.

Jim would like to see another adjustment to the Tribal set asides, and he shared the excel spreadsheet document of the awards from 2024. Jim went over the cost differences of unit costs. Jim noted that the money goes towards amenities not housing and that's the reason for high costs. Jim shared the QAP document for the Tribal Set Aside section. Jim and David went over this section for possible revisions. Jim thinks the percentage is too high, Jim also feels they are not using the tax credits for the intended purpose, which is for housing. Both David and Maryann think it unwise to have the City names behind the proposal. Discussion was held on the costs and possibly a cap on the costs. Jim will put together a letter from the commission and present to the overall commission.

4. Impact Fee changes – Jim went over the document that was presented at the last meeting, made some changes and shared again. Jim went over the cost breakdown, only five items that the City has control over which are highlighted in red. Jim and Corine also shared the current development impact fee document from the City which was from 2019 and is a five year plan and went over the different categories. Discussion over the different costs associated with multi-family and single-family homes/apartment complex was held. Not a lot of multi-family housing is currently being built in the city, most projects are student housing and senior housing according to developers due to land zoned for multi-family housing. A lot of factors come into play preventing these from being developed. Lowering the impact fees could possibly lift the barriers. Jim shared the link for the 2019 City land use assumption/development impact fee report. Discussion was held over the breakdown of costs, and it was determined that at this time that there will be no recommendations at this time. Sara will try to get someone from the budget office to talk about the direction that they are moving for at the next round and ask them if they think they should make any tweaks at that time.

5. Next Agenda items – Items to discuss at next meeting:

- * Overall commission meeting, working closer with Pima County Affordable Housing Commission in terms of looking at what it would take to do an affordable housing bond initiative and what would come out of that is most likely establish a subcommittee that's feasible where it can set put on the ballot to help financially support future affordable housing projects and we're going to need volunteers to participate in that subcommittee. Have this subcommittee work on this. Major has asked the subcommittee to look at what other cities are doing to help incentivize affordable housing and it's been a challenge to find those plans and will take some work to review them and see if there's anything that we can pull out that could be recommended to the city.
- * Maryann will follow up on the letters sent to City Council.
- * Maggie – along with the bond resolution, we also need to include Mortgage Revenue bond. Both City and County participate through their respective IDA's. A discussion on why we don't do these bonds. These bonds protect the low/moderate income bracket. Maggie would like to open a discussion on this topic at future meetings and placed on the agenda. Life House (home ownership) is a great program, and they offer 6% rate with a 4% down payment assistance. Have someone come and speak about these programs which would be very informative.

Next AHS meeting will be August 28th instead of the 21st due to conflicts in schedules.



Adjournment – 5:03 pm