



COMMISSION on EQUITABLE HOUSING AND DEVELOPMENT
Thursday December 4, 2025, 4:00 pm

https://us06web.zoom.us/webinar/register/WN_P2y7fSgZQkiM5JyvIMVVA

Commission on Equitable Housing and Development meeting (12/04/2025)
4:05 pm via Zoom meeting.

MINUTES

1. Call to Order/Roll Call, Statement, Meeting Minute approval and Introductions:

The meeting was called to order at 4:05 pm by Chair Jay Young, roll call was taken, and a quorum was established.

No Action Taken

Members Present:

Representing:

Voting Members:

Raye Winch	Mayor & Council
Jim Tofel	Mayor & Council
Logan Haven	Mayor & Council
Jay Young	Mayor & Council
Alan Solot	Mayor & Council
Mindy Bernstein-late	HCD
Laurie Mazerbo	HCD
Vicki Cuscino	Direct
Kenny Wong	Mayor & Council
Ann Miskey	Mayor & Council
Maggie Amado-Tellez	Pima County Community Land Trust

Exoficio:

Jason Thorpe	HCD
Mike Edmonds	Tucson House Res.
Marcos Ysmael	Pima County

Absent:

Tisha Tillman	Mayor & Council
Robert Ojeda	PCOA
Serena Huaraque	Youth Member
Koren Manning	City of Tucson, PSDS

Review and Adoption of November 6, 2025, Meeting Minutes

- Without Objection minutes were approved

Call of 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.

2. Emergency Housing Declaration Overview

-Discussion and presentation by Dan Bursuck, Planning Administrator for the City of Tucson Planning and Development Department. Mr. Bursuck reported that on October 21, 2025, Mayor and Council directed staff to return within 45 days with a resolution declaring a Housing and Homelessness Emergency in the City of Tucson. The direction also included initiating a public process to amend the City's Unified Development Code to address potential barriers, including zoning barriers, shelter care, and shelter, with-in shelter care options, as well as both short-term and long-term solutions.

Mr. Bursuck stated that following extensive research and analysis, the proposed information will be presented to Mayor and Council at a study session on December 16, 2025. All related materials will be posted in advance of the study session.

- Discussion held. No action Taken.

3. Discussion on Recommendations to Mayor and Council:

- The Commission held a discussion and presentation focused on recommendations to Mayor and Council regarding homelessness in Tucson. Commissioners reviewed and discussed a draft proposal outlining an Emergency Housing Declaration Overview. The discussion included development of a draft letter expressing the Commission's support for the emergency orders, emphasizing the need for maximum flexibility and opportunities to increase housing and shelter capacity throughout the city. The Commission also expressed support for the direction of the Planning and Development Department prior to formal submission to Mayor and Council.

- A motion was made by Mindy Bernstein and second by Ann Miskey -11-0.

4. Review CEHD Schedule for 2026

- The Commission reviewed the proposed 2026 meeting schedule for the CEHD and its subcommittees. Regular CEHD meetings will continue to be held on the first Thursday of each month from 4–6 p.m., with noted adjustments for holidays. Subcommittee meeting schedules were also reviewed, including:

- Affordable Housing Subcommittee:*** *Third Wednesday of each month, 4–6 p.m.*
- Housing First Subcommittee:*** *Last Tuesday of each month, 4–5:30 p.m.*
- Equitable Housing Strategies Subcommittee:*** *Third Tuesday of each month, 4–6 p.m.*
- MH Task Force:*** *Fourth Thursday of each month, 1–3 p.m. Holiday and school breaks were noted for potential schedule conflicts. No action was required; the schedule will be finalized and shared with members.*

Commissioners will review the upcoming meeting dates for 2026 and come back with recommendations on rescheduling due to holiday conflicts.

-Discussion held. No action Taken

5. City and County Updates:

A. HCD Updates –

Director Housing and Community Development, Ann Chanecka, provided updates on current HCD activities, including the upcoming Housing Equation Budget Forums scheduled across all city wards, focusing on housing priorities. She noted that Mayor and Council are considering an Emergency Housing Declaration, expected to return for discussion in December. Highlights included the ribbon-cutting of the new playground at Wildcat Inn, updates on multiple housing projects such as South Tenth Avenue, Stone and Speedway, and Barrio Anita/El Presidio, and an announcement by Kat Davis of TPCH of registration for January 28, 2026, Point-in-Time Count.

-Discussion held. No action Taken

B. PDSO Updates –

Director of Planning and Development Services, Koren Manning, reported that Proposition 417 (Plan Tucson 2025) was approved by voters, highlighting strong community support for housing

development, equity, and affordability strategies integrated into the city's long-term plan. She also provided an update on the Middle Housing Code Amendment, which aims to expand opportunities for duplexes, triplexes, fourplexes, and townhomes across Tucson. The proposal will be presented to the Planning Commission on November 12, with a public hearing scheduled at 6 p.m. in the Mayor and Council Chambers and online. The item is expected to advance to Mayor and Council in December. Manning thanked the Commission for their prior letter of support for middle housing and encouraged continued participation in the process.

-Discussion held. No action Taken

C. Pima County Updates:

Sofia Blue provided Pima County updates, noting that \$3.5 million in funding has been allocated to support housing stability, with significant disbursements already made for rental, utility, and mortgage assistance, as well as weatherization and home repairs. The rapid rehousing program is actively serving households across the region, with 13 in the pipeline and one rehoused to date. Sofia also announced that the deadline for the Gap Funding RFP has been extended to November 14. She highlighted ongoing regional housing strategy efforts, following successful community engagement sessions across the county, including events in Tucson, Marana, Sahuarita, Ajo, and Green Valley.

-Discussion held. No action Taken

6. Next Steps:

Upcoming Subcommittee and Working Group Meetings:

- *Equitable Housing Strategies: Tuesday, Nov. 18, 1-2:30 p.m.*
- *Affordable Housing: Wednesday, Nov. 19, 4-6 p.m.*
- *Mobile Housing Working Group: Rescheduling*
- *Housing First: Tuesday, Nov. 25, 4-5:30 p.m.*
- *Next Pima County Housing Commission Meeting: Friday, Nov. 21, 8:30 a.m.*
- *Pima County Affordable Housing Commission website o Link to Future and Past Agendas*
- *Next Commission Meeting: Thursday, Dec. 4, 4 – 6 p.m.*

7. Adjournment – 5:15 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. Please allow ample time to make these arrangements.