



COMMISSION on EQUITABLE HOUSING AND DEVELOPMENT

Thursday- January 15, 2026, 4:00 pm

Zoom Meeting

Online Zoom Webinar, Registration Required:

<https://us06web.zoom.us/webinar/register/WNP2y7fSgZQkiIM5JyvIMVVA>

Commission on Equitable Housing and Development meeting (01/15/2026)
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 4:0 pm by Ann Miskey, a roll call was taken, and a quorum was established.

No Action Taken

Members Present:

Voting Members:

Raye Winch
Jim Tofel- Late 4:30pm
Robert Ojeda
Serena Huaraque
Mindy Bernstein-late 4:04pm
Laurie Mazerbo
Vicki Cuscino
Kenny Wong
Ann Miskey
Maggie Amado-Tellez

Representing:

Mayor & Council
Mayor & Council
PCOA
Youth Member
HCD
HCD
Direct
Mayor & Council
Mayor & Council
Pima County
Community Land Trust

Exoficio:

Ann Chanecka
Mike Edmonds
Koren Manning

HCD
Tucson House Res.
City of Tucson, PDSO

Absent:

Jay Young
Alan Solot
Marcos Ysmael
Tisha Tillman

Mayor & Council
Mayor & Council
Pima County
Mayor & Council

Review and Adoption of December 4, 2025, Meeting Minutes

- Without Objection minutes were approved

Call to the Audience

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. HOME Gap Funding – Proposal Scoring Preview

- Andrew Paredes, HCD's Community Development Administrator, presented and discussed the HOME Gap Funding Proposal Scoring process.

He explained that the Housing and Community Development Department issues an annual RFP for Gap funding to support affordable rental and homeownership projects using HUD HOME funds, with applications due January 16. Applicants will present to the Commission at the February 5 meeting, with presentations limited to five minutes, and commissioners will score presentations solely on their merits, with scores incorporated into funding recommendations to Mayor and Council.

Mr. Paredes noted that approximately 10–12 applications are anticipated and that commissioners will receive one-page project summaries in advance of the meeting. He emphasized that evaluation is limited to the RFP criteria, reviewed conflict-of-interest and recusal requirements, and confirmed that funding for the current RFP has already been appropriated and is not impacted by pending federal appropriations.

- Discussion held. No action Taken.

3. Continuum of Care (CoC) & HUD NOFO Update:

- Kat Davis, HCD's TPCB Manager, presented an update on the Continuum of Care (CoC) HUD Notice of Funding Opportunity (NOFO) process. She explained that recent federal litigation resulted in multiple NOFO rescissions and reopenings, and that HUD has reopened the FY 2024–2025 NOFO for renewal funding only. The local CoC application is currently open, with submission to HUD due February 9, and no new or bonus funding available.

Ms. Davis reported that approximately \$16.6 million in CoC funding is expected to be renewed pending final court judgment anticipated in February, with award announcements expected in March. She also provided brief updates on the upcoming Point-in-Time Count scheduled for January 28 and progress toward launching Housing Trust Fund prevention rental assistance, including development of application and payment processing systems.

- Discussion held. No action Taken.

4. City and County Updates:

A. HCD Updates –

-Ann Chanecka, HCD Director, presented updates from Housing and Community Development, including the introduction of Ben Olsen as the Commission's new liaison. She reviewed the Commission's oversight role related to Housing Trust Fund emergency and prevention funding and noted progress toward launching a rental access program to assist households facing barriers such as poor credit or lack of move-in funds. Draft participant agreements for landlords and households were included in the meeting packet for commissioner feedback, with program launch anticipated in the coming month.

Ms. Chanecka reported financial close and commencement of construction on the Tucson House rehabilitation project, with demolition activities underway and a groundbreaking scheduled for March 10. She also provided updates on the closure of the 29th Street Thrive Zone call for projects, advancement of the HUD PRICE grant and the \$7 million PRO Housing grant, and ongoing efforts to reduce regulatory and financing barriers to affordable housing development.

-Discussion held. No action Taken

B. PDSB Updates –

-Koreen Manning, Administrator of Planning and Development Services, provided an update on recent planning activities, including Mayor and Council approval of citywide middle housing zoning amendments allowing up to four dwelling units per residential lot, along with reduced setbacks and minimum lot size requirements.

Ms. Manning reported upcoming community outreach and implementation efforts supported by the PRO Housing grant, progress toward a housing and homelessness emergency declaration targeted for February 3, and year-end housing permit data indicating increased multifamily and affordable housing production. Additional discussion addressed challenges impacting 4% Low-Income Housing Tax Credit projects in Tucson and the Commission's potential advocacy role.

-Discussion held. No action Taken

C. **Pima County Updates:** No updates

5. Mobile Home Task Force Update

- Raye Winch presented updates on the Mobile Home Task Force, including notice of an upcoming meeting scheduled for January 22 at 1:00 p.m. via Zoom and a request for an additional commissioner to serve as the Commission's liaison. She noted that upcoming discussion topics will include sub metered utility billing transparency, tenant opportunity to purchase, and potential city and county regulatory actions.

-Discussion held. No action Taken

6. Next Steps:

Upcoming Subcommittee and Working Group Meetings:

- *Equitable Housing Strategies: Thursday, Feb 19th, 1-2:30 p.m.*
- *Affordable Housing: Wednesday, Jan. 21st, 4-6 p.m.*
- *Mobile Housing Working Group: Thursday, Jan. 22nd 1-2:30pm*
- *Housing First: Tuesday, Jan 27th, 4-5:30 p.m.*
- **Next Pima County Housing Commission Meeting: Friday, January 16, 8:30 a.m.**
- **Next Commission Meeting: Thursday, February 5, 4-6:00 p.m.**

7. Adjournment – 5:05 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.