



Metropolitan Housing Commission
Legal Action Report & Summary of Minutes

July 9, 2015
 320 N Commerce Park Loop
 Pantano, Sentinel Bldg
 Tucson, Arizona

1. Call to Order/Roll Call Meeting was called to order at 8:36 by Pete Chalupsky, Chair

Present:

- | | |
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| Alonzo Morado | Julie Culver |
| Jesus Moro | Gigi Rodriguez |
| Pete Chalupsky | Jay Young |
| Jim Tofel | Jesus Mora |
| Evelia Martinez | Morgan Abraham |

Absent:-----

- | | |
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| Kegan Tom | Lorena Bazua |
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Staff Members Present:

- Sally Stang, Director, Housing & Community Development (HCD),
 Teresa Williams, Deputy Director, HCD
 Ramona Williams & Josie Cuestas, HCD
 Brianda Vila-CM Uhlich Ward office representative

Jeff Singleton

**2. Approval of April 9th Legal Action Report & Minutes- Chair Pete Chalupsky
Motion made by Julie Culver to approve, second by Jesus Mora. Voice vote of 10-0. Motion passed unanimously (Kegan & Lorena absent)**

3. Housing and Community Development Department-Staff Report Sally Stang
 Sally updated the MHC body about the recent activities of the Housing & Community Development department which include: Opening of the Sect 8 waiting list, the Consolidated Plan, and the Promise Zone application status. **No Action was taken.**

4. New Public Housing Authority Board Member: Ms. Derrick & Mr. Hicks Ad Hoc Committee Discussions, Ratification, TMHC recommendation Gigi Aldridge
 Gigi provided an update regarding an accidental breach of open meeting law when the Subcommittee met without posting with the Clerks office. The subcommittee met again upon notification of the error, voted on the member that had been vetted and determined to be the best candidate and is formally submitting that recommendation to the full MHC body for consideration to recommend to Mayor and Council for approval. Former action was ratified. Julie Culver moved to ratify the former action, accept & forward Mary Derrick as the new PHA board member to M&C as soon as possible. Jesus Mora Second the motion:
Motion passed unanimously. 10-0 (Kegan and Lorena absent)

5. **Review of MHC Mission/Ordinances & Vote on proposed new Membership**

Recommendation Process

Pete Chalupsky

Discussion took place about eliminating the subcommittee portion of the membership recruitment process. Staff informed the MHC that they could eliminate the subcommittee and go to the full commission with new members, or they would have to abide by the subcommittee regulations of having quorum, posting agenda etc. Pete suggested that MHC would forward the current new members without the subcommittee process which is what brought the subject up. Discussion then included sending all prospective new candidates information via email to all MHC members for review prior to meetings, that way the full commission could vote at the meetings. It was stated that the responsibility of recruiting should be fulfilled by all members. Discussion also included adding a regular agenda item under “New Membership”. If there is a candidate to interview, arrangements would be made prior to the MHC meeting, and the candidate would be present to answer a brief round of questions and do introductions to meet the MHC members.

Motion made by Evelia Martinez to eliminate the Membership & Governance Subcommittee and to include as a regular part of the agenda the item of “New Membership”. Recruitment is the responsibility of each MHC member, and applications and resumes would be sent out prior to the meeting for members to review. Motion second by Jesus Mora. Alonzo stated for the record, that he did not feel that City staff should be able to tell the Commission what to do one way or another.

Vote passed with 9 in favor and one (Alonzo Morado dissenting)

12.(item taken out of order)

New Member Application/Vote: Mayor and Council Recommendation Jeff Singleton-So. AZ Land Trust and Tom Hopkins- Habitat for Humanity

Chair

Jeff Singleton has been present for the last few meetings, MHC members have had the opportunity to get to know him. Jeff gave a brief overview of his history and desire to serve on the MHC.

Gigi Rodriguez made a motion to accept Jeff Singleton’s application for membership and forward on to M&C for approval. Also to put on the Agenda for next month the acceptance of and introduction to Tom Hopkins. Jay Young seconded the motion.

Motion passed with a voice vote of 10-0 (Kegan and Lorena absent)

11. (Item taken out of order)

Future Meetings: Vote on membership # meeting dates and times.

Chair

Discussion took place about changing the number of MHC members lower to allow for less to make a quorum. Julie Culver voiced that although she previously thought that would be helpful, she changed her stand and wanted to keep membership at 15. No other members indicated the desire to change the number. Pete asked if the body would like to change the meeting dates or times to accommodate members. A suggestion of a lunch meeting was presented. Discussion took place. Members decided to keep the meeting dates and times as already scheduled.

Members mutually decided that next year, we will eliminate the July and December meetings from the ‘projected meeting date’ calendar.

NO action taken

7. & 8. **MHC Elections, Chair, Vice Chair, Subcommittee Chairs, Vice Chairs** Full Membership

Julie Culver nominated Jay Young for Vice Chair, Alonzo for Housing Resources Chair, with Evelia and Jeff to serve on that subcommittee. Nominated Morgan to chair the Outreach & Education subcommittee with Jay Young to serve as Vice, and these appointments to serve until the end of the year. Evelia second the motion. **Motion passed 10-0. Voice vote**

9. **Ad Hoc “Planning Task Force” Meeting:**

Jay Young/Gigi

Discussion took place that this was not officially an “Ad Hoc” task force and the responsibilities of this objective could be moved in to one of the subcommittees. Members discussed best meeting dates/times and agreed to post agendas with agreed upon meeting dates/times and location. **NO ACTION TAKEN**

6 (item taken out of order)

Report- Review of Subcommittee 2 yr Strategic Plan/Initiative

Housing Resources

Outreach & Education

Governance and Membership (eliminated)

Chairman Pete updated MHC members on the interest and efforts he has taken in the last four months. Board of Supervisors voted to support the Bonds. Pete has been meeting with grassroots group of people in support of Bonds. These people (PCIC & neighborhoods) are looking for participation and money. Pete would like to encourage participation with Pima County Housing Commission.

Predevelopment Program- Pete had a meeting with So. AZ Community Foundation with Subcommittee with representative from Az Comm. There has been direction from this Commission to take the remaining Housing Trust Fund dollars to try to leverage that to create a pre-development fund. The So. Arizona Community Foundation has decided not to participate in setting up a fund particularly for pre-development, they are already loaning to non-profits based on the capacity of that non-profit and primarily for operational needs, but they weren't interested in getting in to the affordable housing underwriting business at this point. So Pete talked to the AZ Community Found and said he had money and it was available in Tucson and some of you may be using it now. Their concern was underwriting. They wanted to make sure there was adequate underwriting, and they had been using LISC . Local initiative support corporation based out of Phoenix had been running a predevelopment program that was very successful with 21 out of 23 loans that had been paid back. Pete called LISC who indicated they are anxious to be more aggressively lending in Tucson and if we were to donate to the AZ Comm found it would increase the pot that they have. They go through cycles. It is predevelopment money that is being reused, and that's one of the reasons this commission wanted to take the money and make sure that it would recycle itself. This is sort of remaining funding from about ½ a million dollars in funding that was provided to this commission many years ago before I was on. They spent it down and did great projects that leveraged 11-1 other funding sources but there was not a sustainable funding source to keep the money rolling. So that's why there was direction a year and a half ago to look at facilitating predevelopment projects. So we will talk more at the subcommittee level about where we want to go. We have already identified their underwriting process for these loans. It will be coming back at a later date.

Supportive Housing Trust Fund: Jay Young updated the discussion about priorities in Ed and Outreach and bonds and educating folks on projects as they come up. Also talked about having a more narrow focus to handle tasks because there are so many. Also about what a presentation would look like and how long it would take to get one together. Pete said there was also discussion about bi-lingual communication and asking the City for help with that. Discussion took place. **NO ACTION TAKEN**

10. **State Housing News/ AZ Housing Alliance Participation**

Julie Culver

Julie updated that Tucson was awarded three LIHTC projects. Julie encouraged participation in the QAP meetings and discussion at the Housing Alliance meetings. She also suggested that as many as possible attend the Housing Forum in Aug. Jim Tofel was asked to sit on the AZ Housing Alliance board. Discussion also took place regarding all MHC members becoming Alliance members. **NO ACTION TAKEN**

12. **Future Agenda Item/ Call to the Audience/ Announcement:** Full Membership
Brianda Villa encouraged voting and supporting Bond initiatives. Jay Young updated the MHC about the landmark Fair Housing and Affirmatively furthering fair housing decision that made this the biggest day in the last 25 years. .
13. Adjournment: Meeting was adjourned at 10:29