

# **Tucson Metropolitan Housing Commission**

## ***Minutes of Meeting held on September 14, 2006***

The regularly scheduled meeting of the Tucson Metropolitan Housing Commission (MHC) was called to order by Michael McDonald at 8:08 am on Thursday, September 14, 2006, at 310 N. Commerce Park Loop, 2<sup>nd</sup> floor, Tucson, Arizona.

### I. Call to Order

#### *Commission Members Present:*

Jerry Anderson  
Barbara Becker  
Pat DeVito  
Linda Drew  
Mike Grassinger  
Judy Green  
Linda Leatherman  
Janet Marcus  
Michael McDonald  
Richard Fe Tom

#### *Commission Members Absent*

Jim Brooks  
Tom Doucette  
Andy Gunning  
Melanie Morrison  
John Showalter

#### *Community Services Dept. Staff Present:*

Erin Morris  
Emily Nottingham  
Jack Siry  
Ron Koenig  
Ron Whitman

### II. Approval of August 10, 2006, minutes

Mike Grassinger moved to approve the minutes as written. Seconded by Janet Marcus. Jerry Anderson noted a correction in the attendance portion of the minutes. Tom Doucette was at the meeting and was inadvertently marked absent. Minutes approved unanimously with noted correction.

### III. HTF Discussion with Special Guest, Council Member Carol West

Carol West provided an update on recent housing trust fund activity. She provided information about the trust fund including the following:

- Trust fund is needed in the face of dwindling federal funds

- The costs of housing is rising beyond the means of many Tucsonans
- Rent costs are high and beyond reach of many in our community
- Gap between income and housing costs continues to rise
- Goal of between \$3 to \$5 million to be raised annually for the fund
- Planned uses include 1/3 homeownership; 1/3 rehab; 1/3 rental develop.
- Goal to use the trust fund dollars as seed money to leverage other funds

Council Member West discussed potential revenue sources that are being proposed as well as updates on various meetings she has held with interested/affected parties.

Michael McDonald asked the Commissioners and the Council Member if anyone had thoughts about how best to work collaboratively together.

Council Member West thought active dialogue was a good first step.

Jerry Anderson noted that the Downtown Housing Subcommittee was becoming active in looking at downtown housing issues.

Judy Green discussed the idea that mobile homes were a valuable source of affordable housing and that the Commission needed to look at this source. Michael McDonald requested that the issue of manufactured housing be put on a future MHC agenda.

Mike Grassinger noted that the regulation was adding additional costs to housing and this was adversely affecting affordability. He suggested that an analysis of how new regulations would affect affordability and the market be conducted when these regulations are proposed.

Linda Leatherman noted that the County Housing Commission is hoping to work cooperatively with MHC on projects.

Emily Nottingham asked Council Member West and Commissioners if they felt that the timing for a follow up outreach event was appropriate. Council Member West suggested such an event could be tied to an announcement relating to the Housing Trust Fund. This event could be similar to the Roundtable Breakfast that was sponsored by the Commission last fall.

#### IV. Land Use Code Amendment to the RCP

Jim Mazzocco of the Urban Planning and Design Department joined the Commission to make a presentation about the recently proposed changes to the Residential Cluster Project (RCP) zoning.

He noted that three issues were being looked at: the neighborhood overlay zone; the mixed-use zone; and the residential cluster project zone.

It was recently proposed that while awaiting a full RCP revision, that RCP's of five acres or less be provided with interim regulations. It is expected that this full revision would be at least six months away.

There were three proposals for an interim solution and the Planning Commission chose a proposal that involves all RCP's of five acres or less must go to public hearing to show how these projects meet the purpose statement of the RCP. Unfortunately, this will add several months to projects and delay their moving forward.

Another proposal by staff, entitled "Option B", which included various design revisions and working with adjoining neighbors was discussed, but was not adopted by the Planning Commission. The development community supported this proposal.

There was general discussion of the material presented and Michael McDonald asked the Commission if they wanted to weigh in on the various proposals. The Commissioners agreed that Option B should be reviewed and a statement of support from the Commission to the Mayor and Council relating to Option B should be forwarded.

Emily Nottingham suggested that the Commission take into account the issues relating to housing for those that wouldn't necessarily be supported by various neighborhoods. Those special populations, like the disabled, need appropriate housing. Neighborhoods should be allowed to weigh in, but not veto housing for these populations.

There was also discussion about design of these developments. Several Commissioners noted that design was too often driven by standards for trash collection and fire department issues.

#### V. Subcommittee Reports

- HTE – Michael McDonald noted that this was previously discussed
- Governmental Affairs – Janet Marcus suggested that this group wait until closer to the Legislative Session to begin meeting
- Downtown Housing – Jerry Anderson provided an update on this group's recent meeting. It was an introductory meeting. Next meeting is set for 9/28 at 3:00 pm. This meeting will include an overview of various downtown housing activity.
- Growth and Planning – Barbara Becker will Chair this group and their first meeting will be set shortly
- Membership Recruitment – this Subcommittee is inactive since the Commission is currently at full membership.

#### VI. Governor's Housing Forum Report

Several Commissioners and staff members attended this Conference, held 9/6 through 9/8 at the El Conquistador. The conference as well attended and several good presentations were noted.

VII. Call to the Audience

It was suggested that the Commission invite T. Van Hook from the Town of Marana to discuss their employer assisted housing program.

Pat DeVito and Janet Marcus reported on their recent meeting with City Manager Mike Hein. He had suggested that they follow up with Richard Elias regarding the condo conversion fee. That meeting is occurring today.

Michael McDonald suggested that the Commission look further into Land Trusts. Jack Siry suggested that this could be on the January meeting agenda.

Linda Leatherman suggested at the August meeting the idea of a focus on housing day. She suggested "Housing For All" could be a day to focus on housing and could be planned in conjunction with other events. Proposal currently is to plan for June 2007. This item will be discussed further at the October Commission meeting.

VIII. Adjournment

Meeting adjourned at 9:35 am by Michael McDonald.

Respectfully submitted,

Erin Morris