

**From:** Glenn Fournie  
**To:** Ramona Williams  
**Date:** 7/29/2015 3:20 PM  
**Subject:** Downtown Motor Apartments comment period  
**Attachments:** FONSI-RR0F DML 7-16-15.doc

Dear Mr. Patch.

Thank you for your comment. The 30 day comment period for the City of Tucson HCD started July 20, 2015 and will end August 19, 2015. The notice about the comment period was in the email you responded to, in the public notice that was attached to the email, posted on our website at [www.tucsonaz.gov/hcd/whats-new](http://www.tucsonaz.gov/hcd/whats-new), and published in the Arizona Daily Star on July 20, 2015. The email you received was also sent to over 500 interested parties. The interested parties list is available on our website. Please see the excerpt below.

#### PUBLIC COMMENTS

**Any individual, group, or agency may submit written or email comments on the ERR to Glenn Fournie, City of Tucson Housing and Community Development Department, 310 N. Commerce Park Loop Tucson AZ 85745 [Glenn.Fournie@tucsonaz.gov](mailto:Glenn.Fournie@tucsonaz.gov). All comments received by August 19, 2015 will be considered by the City of Tucson Housing and Community Development Department prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing. Comments and responses will be posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>.**

#### OBJECTIONS TO RELEASE OF FUNDS

**HUD will accept objections to its release of funds and the City of Tucson Housing and Community Development Department certification for a period of fifteen days following the anticipated submission date of August 19, 2015 or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Tucson Housing and Community Development Department; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to: Maria Cremer, Director Office of Community Planning & Development, US Department of Housing & Urban Development, One Sansome Street, Suite 1200, San Francisco, CA 94104-4430. Potential objectors should contact HUD (Zach Carter, 415-489-6621) to verify the actual last day of the objection period.**

>>> Gary Patch [standuptall@gmail.com](mailto:standuptall@gmail.com)> 7/24/2015 5:41 PM >>

Ms. Stang,

*Will you please send me and those CC'd here the EXACT dates / timeframes that people of Armory Park Historic District and Barrio Libre Historic District have to object to the hideous Bethel development and destruction of the Downtown Motor Hotel.*

*Are there two objection periods - one with the COT and one with HUD?*

*What are the EXACT dates for each objection period?*

*Who do we address our objections to?*

---

Once again the public has been left in the dark as to any time periods of formal objections to the

destruction of this historic, Joesler designed building.

Once again, no one within direct sight of or directly effected by this junk development has received any formal, mailed notice as to how this will impact their property and the two historic zones that it will forever adversely effect.

Once again, over 150 people asked to be included in the Section 106 process and were made to feel invisible and given no voice in the process.

Once again, over the objections of hundreds of neighborhood residents, you and others in the COT have refused to hold current, up to date public meetings and to hear the voices of those whose lives will be most impacted by this poorly designed/planned building. Because you, Ms. Stang, failed to control past meetings is no excuse to silence and excise the voices of hundreds of people who want to be heard through public participation. The actions of your office have been undemocratic and borderline tyrannical at best.

Once again, on-line, under-the-radar postings do not a well informed public make. It is simply a method used by your office to undermine public awareness and still meet your self-determined criteria of an "informed public".

Once again, a Memorandum of Agreement signed only by a select few, chosen by you, does not a public supported agreement make.

Once again, shame on you. Shame on you and all of those who have worked against community sentiment, have worked to degrade historic preservation, to introduce ill-designed, cheaply built - and let's be honest here - ugly buildings into our oldest and most historic neighborhoods.

Once again, we ask that the Downtown Motor Hotel be saved and repurposed for low-income housing that is affordable and fits into the fabric of these historic and important places.

Gary Patch

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

7/20/15

City of Tucson Housing and Community Development Department  
310 N. Commerce Park Loop Tucson AZ 85745

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Tucson Housing and Community Development Department.**

**REQUEST FOR RELEASE OF FUNDS**

On or about August 19, 2015 the City of Tucson Housing and Community Development Department (Responsible Entity) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, to undertake the project known as the Downtown Motor Lodge Apartments, 383 S. Stone Avenue, Tucson, Pima County, Arizona 85701. Requested funding from the HOME program through the City of Tucson Housing and Community Development Department is \$600,000.00. The total estimated project cost from all sources is \$10,604,000.00, with additional funding provided by ADOH Housing Trust Fund, AZ Low Income Housing Tax Credit equity, and the Federal Home Loan Bank.

The vacant and deteriorating Downtown Motor Lodge is proposed for partial demolition, new construction and rehabilitation into the Downtown Motor Apartments. The project will consist of 35 one-bedroom and 9 two-bedroom units of affordable housing with associated amenities and common areas. Twenty-five of the units are being set aside specifically for veterans. Seven units will be handicap accessible. The project will retain and rehabilitate portions of the 2 buildings fronting on Stone Avenue for use as offices and community space and restore the existing historic sign. Historic preservation work will meet the Secretary of the Interior's Standards for Archaeology and Historic Preservation. The buildings will be built to energy efficient standards and include Energy Star appliances. The project is within ¼ mile of major public transportation routes and public services in conformance with goals of the City of Tucson Consolidated Plan.

The City has determined that the undertaking will adversely affect the historic property at 383 South Stone Avenue, which is a contributing element to the Armory Park Historic District and is listed in the National Register of Historic Places. The RE has obtained the concurrence of the Arizona State Historic Preservation Officer (SHPO) pursuant to Section 106 of the National Historic Preservation Act 36 CFR Part 800 to resolve the adverse effects with the stipulations of a Memorandum of Agreement (MOA) by the City of Tucson, SHPO, the Developer and the Advisory Council on Historic Preservation (ACHP) in consultation with concurring parties. A copy of the executed MOA and the documentation of the Section 106 process, including public participation is available in the Environmental Review Record (ERR).

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Tucson Housing and Community Development Department (RE) has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required.

The Environmental Review Record (ERR) that documents the environmental determinations for this project is available at <http://www.tucsonaz.gov/hcd/whats-new> and on file at City of Tucson Housing and Community Development Department, 310 S. Commerce Park Loop, Tucson, Pima County Arizona 85745 and may be examined weekdays 7:00 a.m. to 3:00p.m. Copies may be requested at \$.25 per page.

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written or email comments on the ERR to Glenn Fournie, City of Tucson Housing and Community Development Department, 310 N. Commerce Park Loop Tucson AZ 85745 [Glenn.Fournie@tucsonaz.gov](mailto:Glenn.Fournie@tucsonaz.gov) . All comments received by August 19, 2015 will be considered by the City of Tucson Housing and Community Development Department prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing. Comments and responses will be posted on our website at <http://www.tucsonaz.gov/hcd/whats-new> .

### **ENVIRONMENTAL CERTIFICATION**

The City of Tucson Housing and Community Development Department certifies to HUD that Sally Stang in her capacity as Director of the City of Tucson Housing and Community Development Department consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Tucson Housing and Community Development Department to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

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Sally Stang, Director  
City of Tucson Housing and Community Development Department

**From:** Glenn Fournie  
**To:** Ellen Mering  
**CC:** Ramona Williams  
**Date:** 8/10/2015 7:08 AM  
**Subject:** Support for Downtown Motor Lodge Apartments & response

Dear Ms. Mering,  
thank you for your comment. All comment received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.  
Thank you for your support,  
Glenn

**Glenn Fournie**  
Project Coordinator  
Housing & Community Development  
City of Tucson  
520-837-5408 phone  
520-576-8016 cell  
520-791-2529 fax  
[glenn.fournie@tucsonaz.gov](mailto:glenn.fournie@tucsonaz.gov)

"No one that has served their country should be without a safe and secure Home"  
<http://www.51homes.net/>

>>> Ellen Mering <[meringe2001@yahoo.com](mailto:meringe2001@yahoo.com)> 8/9/2015 2:59 PM >>>

Mr. Fournie,

I am writing in support of Compass Affordable Housing's project at 343 S. Stone.

As far as I can see this project has many advantages for the city of Tucson. From what I understand 25 units will be set aside for veteran's . As Mayor Rothschild has noted, it is important and honorable for us as a society to address the needs of homeless veterans.

The location of the site is perfect for providing transportation for low income residents.

New construction on this property can only be an improvement from the buildings current dilapidated condition.

With this project Compass Affordable Housing and Bethel Development Inc. are in a good position to contribute value to the community. I support the city of Tucson taking advantage of this opportunity.

Thank you for your time and attention to this issue.

Ellen C. Mering  
1940 E. Elm St.  
Tucson, AZ. 85719

“

**From:** Glenn Fournie  
**To:** sltofel@Tofelconstruction.com  
**CC:** Ramona Williams  
**Date:** 8/10/2015 7:12 AM  
**Subject:** Re: Fwd: Support for the Construction of The Downtown Motor Apartments

Dear Mr. Tofel,

thank you for your comment. All comment received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.

Thank you for your support,  
Glenn

**Glenn Fournie**  
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Housing & Community Development  
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>>> Maryann Beerling <[mbeerling@compassaffordablehousing.org](mailto:mbeerling@compassaffordablehousing.org)> 8/9/2015 10:32 AM >>>  
This was sent to you but at an incorrect email address for you.

Maryann Beerling

Begin forwarded message:

**From:** Steven Tofel <[sltofel@Tofelconstruction.com](mailto:sltofel@Tofelconstruction.com)>  
**Date:** August 7, 2015 at 1:41:33 PM MST  
**To:** "glenn.fournier@tucsonaz.gov" <[glenn.fournier@tucsonaz.gov](mailto:glenn.fournier@tucsonaz.gov)>  
**Cc:** "sally.stang@tucsonaz.gov" <[sally.stang@tucsonaz.gov](mailto:sally.stang@tucsonaz.gov)>  
**Subject:** Support for the Construction of The Downtown Motor Apartments

The Downtown Motor Apartments represents a unique opportunity for the City of Tucson to support meeting one of the greatest needs in the City: safe, decent housing that is affordable to households living with incomes below 60% of the area's medium income. It provides those citizens with the ability to stabilize their lives by reducing their financial stress while having a place they can truly call home.

There are a number of characteristics of the Downtown Motor Apartments that gives it an even better chance to meet these objectives:

- Twenty-five of the units will be set aside for veterans which helps fulfill the City of Tucson's commitment to end Veteran homelessness as Mayor Rothschild highlighted his push to end

veteran homelessness in his March 2015 State of the City address.

- Seven of the units will also be fully accessible
- The project is located nearby to many transportation alternatives which allows residents to not need an automobile further enhancing their ability to achieve financial stability.
- The green sustainability and high energy efficiency of the project means that residents will experience below average utility expense, thereby furthering the reduction of their financial load.
- The location is ideal because it fulfills the City's goal of developing new housing in the Downtown Area Infill Incentive District.
- The Downtown Motor Apartments will fulfill the high standards set by the developer and the Arizona Department of Housing that makes today's affordable housing an asset for the neighborhood by including a high level of design and construction standards. This has been demonstrated in many other similar affordable housing projects because they improve the character of the neighborhood and stimulate other improvements nearby.
- The developer has a demonstrated track record of managing their properties at the highest level, making them a true asset for the neighborhood.

The developers have faithfully pursuing all aspects of achieving all required approvals in an open, transparent manner. This includes fulling their commitment to preserve an historic-rated portion of the existing structures so that there will be no adverse effect to the Armory Park and Barrio Libre historic districts that qualified them for inclusion in the National Register of Historic Places.

In summary, I believe this is the ideal investment the City of Tucson can make and I without reservation support it.

Steven L. Tofel, President [glenn.fournier@tucsonaz.gov](mailto:glenn.fournier@tucsonaz.gov).

Tofel Construction LLC

3555 E. 42nd Stravenue, Tucson, AZ 85713

Phone: (520) 571-0101 Mobile: (520) 241-4441

[www.tofelconstruction.com](http://www.tofelconstruction.com)

AZ - ROC 139133 KB-01; CA - CSLB 987723

NV - 0079434 B; NM - 80482 GB-98

**From:** Glenn Fournie  
**To:** Lynn Wilson  
**CC:** Ramona Williams  
**Date:** 8/10/2015 7:07 AM  
**Subject:** Downtown Motor Lodge Comment & response

Dear Ms. Wilson,

thank you for your comment. All comment received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.

Thank you for your support,  
Glenn

**Glenn Fournie**  
Project Coordinator  
Housing & Community Development  
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[glenn.fournie@tucsonaz.gov](mailto:glenn.fournie@tucsonaz.gov)

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>>> "Wilson, Lynn" <[lynnw@longrealty.com](mailto:lynnw@longrealty.com)> 8/9/2015 2:35 PM >>>  
Dear Mr. Fournie,

I am writing to express my support of the Downtown Motor Lodge. I have been a resident of Tucson for the past 35 years and a Realtor for the last 13. I sit on the board of Compass Affordable Housing and believe in their mission to provide quality housing for underserved populations.

As a citizen I have watched many buildings downtown linger in disrepair over the years. As a Realtor I know that if this building made economic sense to restore someone would have bought it when the economy was robust and the housing market was short of any inventory. As we all know this property has sat vacant for many many years. It is an eyesore and a danger to people who may inadvertently enter it. Also it has been changed so many times that it's historical nature is difficult to recognize.

Compass Affordable Housing, Inc., its development partner Bethel Development, Inc. and the City of Tucson have operated in a thoroughly transparent manner and shown due diligence at every step of the year-long process, exceeding legal requirements. They have addressed many of the neighbors' concerns by adjusting the plans as much as possible without rendering the project economically unfeasible.

Having served on the Compass Affordable Housing's board for the last five years I can say that the quality of their work is outstanding. They not only build the building but they make sure that the residents served have a life enhancing experience and are connected with the neighborhood in many positive ways. The 44 residents who will be living there will be well served.

I support this project and feel it is a good use of this site.  
Sincerely ,  
Lynn Wilson

Lynn Wilson

Long Realty Company

520-918-6510

[Longrealtyapp.com/lynnwilson](http://Longrealtyapp.com/lynnwilson)

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Find out more at my website [lynnw.longrealty.com](http://lynnw.longrealty.com)

**From:** Glenn Fournie  
**To:** Jodi Sheahan;  
**CC:** Ramona Williams  
**Date:** 8/10/2015 4:12 PM  
**Subject:** Re: Downtown Motor Apartments

Dear Ms. Sheahan

thank you for your comment. All comment received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.

Thank you for your support,  
Glenn

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>>> Jodi Sheahan <[jodi@mebmgmt.com](mailto:jodi@mebmgmt.com)> 08/10/15 2:59 PM >>>  
Sir,

I am sending this email regarding the construction of a 44-unit affordable multihousing community at 383 S. Stone Ave., Tucson, AZ known as the Downtown Motor Apartments. Our Tucson corporate office is located only a few blocks away from the proposed multifamily community. MEB is excited to have Downtown Motor Apartments as a 'new neighbor!'

This project is critically needed to provide affordable housing for Veterans and low income persons that work in the downtown area. There will be convenient access to public transportation and supports a walkable lifestyle, conveniently located to shopping, schools, health care, public services and worship services. On-site amenities that will be offered to the residents are a library, a computer room, and private outdoor areas for the residents to gather, parking and bicycle storage. All of this is important to individuals who live on a lower income and work downtown.

With respect to the historic district, the construction will remove a blighted structure that diminishes the quality and character of the neighborhood but yet will preserve the two front buildings along South Stone Avenue along with the vintage street sign. By undertaking a respectful approach to the redevelopment of this community, the vibrancy of our downtown neighborhood will be enhanced.

Compass Affordable Housing, Inc., its development partner Bethel Development, Inc. and the City of Tucson have operated in a thoroughly transparent manner and shown due diligence at every step of the year-long process, exceeding legal requirements.

In addition to following all Section 106 requirements and allowing for additional public input, the

developer has made ten key architectural changes to its building plans to address neighbor concerns, including rehabilitating the street-facing portions of the property and retaining the original historical sign.

MEB believes that everyone should have a home. The Downtown Motor Lodge Apartments remains a beneficial effort that has exhibited due diligence and good faith every step of the way.

We strongly support this project and encourage and appreciate the support of the City of Tucson.

If you have any questions or need any additional information, please feel free to contact me at 602-820-4458.

Jodi Sheahan

--

Jodi Sheahan CPM® | Value Creator  
Principal  
MEB Management Services, AMO®  
1215 E. Missouri, Suite D  
Phoenix, AZ 85014  
(O) 602.279.5515 | (F) 602.279.5553  
(D) 602.792-8619  
(W) [www.mebmgmt.com](http://www.mebmgmt.com)

MEB's purpose is to enrich the lives of our clients, residents, and team members by creating value.

**From:** Glenn Fournie  
**To:** David Giles;  
**CC:** Ramona Williams  
**Date:** 8/10/2015 4:11 PM  
**Subject:** Letter of Support for the DownTown Motor Lodge Housing Project

Dear Mr. Giles,

thank you for your comment. All comment received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.

Thank you for your support,  
Glenn

Glenn Fournie  
Project Coordinator  
Housing & Community Development  
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[glenn.fournie@tucsonaz.gov](mailto:glenn.fournie@tucsonaz.gov)

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<http://www.51homes.net/>

>>> "David Giles" <[DavidG@ichd.net](mailto:DavidG@ichd.net)> 08/10/15 3:07 PM >>>  
Dear Mr. Fournie:

Intermountain Centers for Human Development (Intermountain) is a non-profit organization that provides residential and community-based behavioral health and social services in Tucson and southern Arizona. Development of the 44-unit housing project, the Downtown Motor Lodge Apartments, will provide critically needed housing for Tucson's veterans, low-income residents and downtown workers while contributing to the revitalization of the southern corridor to Tucson's downtown area.

The Downtown Motor Lodge Apartments housing project at 383 South Stone Avenue is an ideal location with convenient access to public transportation allowing tenants to utilize community facilities, veteran services and to access jobs in the downtown area. With 25 units being reserved specifically for veterans, the development will aid in diminishing homelessness in Tucson's veterans' population, as supported by Mayor Rothschild in his March 2015 State of the City address. The new construction will not adversely affect the historic properties located near the site. New construction will insure that the tenants live in a safe and functional living environment.

Intermountain supports Compass Affordable Housing, Inc., and its development partner, Bethel Development, Inc. in their efforts to provide safe and affordable housing for veterans and low-income workers in Tucson.

Sincerely,

David K. Giles, Ph.D.  
President and CEO  
Intermountain Centers for Human Development, Inc.

P.O. Box 17749  
Tucson, AZ 85731-7749  
[www.ichd.net](http://www.ichd.net)  
Pho: 520.721.1887, ext. 5222  
Fax: 520.721.0069

\*\*\*\* Confidentiality Notice \*\*\*\*

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**From:** Glenn Fournie  
**To:** Margaret E - (zanger) Zanger  
**CC:** Ramona Williams  
**Date:** 8/11/2015 2:17 PM  
**Subject:** Re: Downtown Motor Lodge Apartment

Dear Ms. Zanger,  
thank you for your comment. All comments received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.  
Sincerely,

**Glenn Fournie**  
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<http://www.51homes.net/>

>>> "Zanger, Margaret E - (zanger)" <[zanger@email.arizona.edu](mailto:zanger@email.arizona.edu)> 8/11/2015 1:10 PM >>>  
Dear Tucson Housing and Community Development,

I write in strong support of the project to build the Downtown Motor Lodge Apartments at 383 South Stone Ave. This is designated for veterans, low income people and downtown workers.

I really really do see any serious, rational downside to this project, despite all the heat.

Again and again the City says it is dedicated to low income housing, so its time to see that through. There's been a lot of high-income housing built downtown and it is time to diversify.

I know there have been concerns expressed about clashing with the historic homes nearby, but this is Stone Ave. not Myer Street. Unfortunately, we lost the grace of Stone Ave. a long time ago. There's nothing historic about the huge TPD complex or Midtown liquor store I used to drive into on my way home from work when I lived in Barrio Viejo.

This project is not the prettiest building on the planet, but I have seen nothing downtown of late that speaks of high quality architecture. Look at the TEP monstrosity that replaced the beautiful, historic hotel.

This housing development really needs to go forward. I urge you to support the Downtown Motor Lodge housing project. It will benefit the city and downtown in all the right ways.

Sincerely,

Maggy Zanger  
Professor of Practice  
School of Journalism  
University of Arizona  
Tucson, Arizona  
520-661-2742  
Twitter: @maggyzanger  
Skype: maggyzanger  
<http://journalism.arizona.edu/maggy-zanger>

**From:** Glenn Fournie  
**To:** charlotte keller  
**CC:** Ramona Williams  
**Date:** 8/12/2015 7:00 AM  
**Subject:** Downtown Motor Lodge

Dear Ms. Keller,  
thank you for your comment. All comments received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.  
Sincerely,

**Glenn Fournie**  
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<http://www.51homes.net/>

>>> charlotte keller <[chark60@yahoo.com](mailto:chark60@yahoo.com)> 8/12/2015 12:50 AM >>>  
Hello,

I am writing to express my strong support for the apartment project planned by Compass Affordable Housing. This project will provide desperately needed affordable housing for veterans and others in a convenient downtown area location.

The current building is not historically relevant and is a severely deteriorated state. Compass Affordable Housing, Inc has done everything required and more to address issues brought up by very few opponents who have attempted to derail this project for many months.

Please give your support to allow this wonderful housing project to happen without further delay and the derelict property to be transformed into a much needed home to those in need.

Thank you,  
Charlotte Keller  
Tucson resident for 28 years

**From:** Glenn Fournie  
**To:** Don Blascak  
**CC:** Ramona Williams  
**Date:** 8/14/2015 8:31 AM  
**Subject:** Re: Housing at 383.South Stone. Downtown Motor Lodge Property

Dear Mr. Blascak,

thank you for your comment. All comments received by August 19th 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new> , and included in the Environmental Review Record submitted to HUD.

Sincerely,  
Glenn

**Glenn Fournie**  
Project Coordinator  
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<http://www.51homes.net/>

>>> "Don Blascak" <[don.blascak@comcast.net](mailto:don.blascak@comcast.net)> 8/7/2015 1:53 PM >>>

Hi Glenn. As you may recall I have been an advocate for over 20 years for homeless Veterans and other other homeless populations. I now have the priveledge to serve on the Board of Compass Affordable Housing. The homeless challenge for both Veterans and others in our community represents an issue that will not go away in a meaningful time frame without the steady and continuing requirement to secure property and advance construction. Housing for these Veterans and others in dire need of quarters as well as case management . As veterans become rehabilitated and begin to get their lives back, new cycles of Veterans and homeless emрге needing quality housing as a step upward towards self sufficiency. This project is part of a long term continuing process and a much needed new start in this area

Twenty five of the projected 44 units at the Stone Ave site will be reserved for and dedicated to Veterans. Seven units will be Handicap accessible and be in compliance with ADA requirements. The site is ideally suited as it is located in the so called "homeless corridor" within walking distance to other supporting helping sevicees such as Primavera and the Southern Arizona VA Health Care Main Facility. New construction on this site can do nothing but enhance the property in terms of the esthetics in the neighbor and contribute to the overall appearance of this major access to the downtown area.

Compass Affordable Housing, The developer, has done due diligence and demonstrateed good faith in every aspect of its dealings in this matter to assure that any possible historic value attributed to the sourrounding area will not be affected .

I strongly support this project and urge the city of Tucson to approve any and all conditions which will reduce further delay and allow the project to move forward.

Best regards

Don Blascak Col US Army (R)

**From:** Glenn Fournie  
**To:** Project Insight  
**CC:** Ramona Williams  
**Date:** 8/14/2015 7:48 AM  
**Subject:** Re: Downtown Motor Lodge Project

Dear Mr. Irving,

thank you for your comment. All comments received by August 19th 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new> , and included in the Environmental Review Record submitted to HUD.

Sincerely,  
Glenn

**Glenn Fournie**  
Project Coordinator  
Housing & Community Development  
City of Tucson  
520-837-5408 phone  
520-576-8016 cell  
520-791-2529 fax  
[glenn.fournie@tucsonaz.gov](mailto:glenn.fournie@tucsonaz.gov)

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<http://www.51homes.net/>

>>> Project Insight <[projectinsightaz@gmail.com](mailto:projectinsightaz@gmail.com)> 8/10/2015 10:18 AM >>>  
Dear Mr. Fournie,

I am writing in support of the Downtown Motor Lodge Project put forward by Compass Affordable Housing. This group has a proven track record of developing affordable housing for our community. I believe that their plan for this property will help address the chronic shortage of housing available to veterans and people with disabilities in Tucson.

Any long time resident of Tucson can verify the sad deterioration of this property over the years. The plan put forward by Compass Affordable Housing is the only fiscally feasible proposal that has been developed for this property. It would be foolish to allow the property, and by extension the neighborhood, to continue decaying simply to placate a vocal nimby group who has no real plan to compete with this proposal.

Compass Affordable Housing's proposal preserves the historical nature of the property to the greatest extent possible. It improves the neighborhood, provides jobs, and helps veterans. Honestly, how has this not already been approved?

Ben Irving

**From:** Glenn Fournie  
**To:** Ben Olsen  
**CC:** Ramona Williams  
**Date:** 8/17/2015 7:05 AM  
**Subject:** Re: Support for Compass Affordable Housing

Dear Mr. Olsen,  
thank you for your comment. All comments received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.  
Sincerely,

**Glenn Fournie**  
Project Coordinator  
Housing & Community Development  
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>>> Ben Olsen <[bolsen@arizonaserve.org](mailto:bolsen@arizonaserve.org)> 8/14/2015 8:30 AM >>>  
Dear Mr. Fournie,

I am contacting you to express my support for Compass Affordable Housing in their proposed plan to build housing at 383 S. Stone for veterans and low-income individuals. Arizona Serve have been a partner with CAH for the past three years, and I strongly support their efforts to expand affordable housing options in Tucson.

Sincerely,  
Ben Olsen

**Ben Olsen**  
Director, Arizona Serve  
of Prescott College  
928-848-7871  
2233 East Speedway Blvd.  
Tucson, AZ 85719  
[www.arizonaserve.org](http://www.arizonaserve.org)  
[@AZServe](https://twitter.com/AZServe)

**From:** Glenn Fournie  
**To:** Peggy Hutchison  
**CC:** Ramona Williams  
**Date:** 8/17/2015 7:03 AM  
**Subject:** Re: Downtown Motor Hotel Development

Dear Peggy,  
thank you for your comment. All comments received by August 19th, 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>. All comments become a part of the permanent Environmental Review Record files and are made available to HUD.  
Sincerely,

**Glenn Fournie**  
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Housing & Community Development  
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>>> Peggy Hutchison <[p Hutchison@Primavera.org](mailto:p Hutchison@Primavera.org)> 8/14/2015 3:41 PM >>>  
Dear Glenn Fournie,

I am writing to support the submission of the City of Tucson Housing and Community Development request for release of funds from the US Department of Housing and Urban Development to support the redevelopment of the Downtown Motor Lodge Apartments located at 383 S. Stone Avenue in Armory Park neighborhood.

I serve as CEO of the Primavera Foundation whose mission is to provide pathways out of poverty through safe, affordable housing, workforce development, and neighborhood revitalization. Every year Primavera's continuum of programs serve around 7,500 residents experiencing homelessness, at risk of homelessness, and low income individuals and families working hard to become economically self-sufficient. Despite the diverse continuum of housing programs and resources and the strong, creative collaborations active in our community, every day my staff turns away many individuals and families who are unable to find a safe, affordable place to call home. There is a huge lack of affordable housing units/homes in Tucson and Pima County. This is especially true in the downtown area where the development of housing has grown significantly over the last two years but units that targeted to students with resources or people with incomes over 120% AMI. There is just not enough affordable units for hard working, low wage workers. Primavera's collaborative Project Action for Veterans program serving veterans and their families provides much needed rapid re-housing support but many veterans and their families struggle to find affordable units. For these reasons, the construction of the 44-unit Downtown Motor Lodge providing affordable housing options for veterans and low wage workers is critical to our community.

The project is designed to be energy efficient, transit-oriented, and walkable to a variety of services, including health care, recreational facilities, community and senior centers, libraries, schools, stores, pharmacies, and a variety of businesses. It is supported by the Armory Park Neighborhood Association where the project is located. In addition, the Downtown Motor Hotel project is designed to remodel the two front buildings along South Stone Avenue and to maintain and refurbish the existing vintage street sign.

Primavera will work collaboratively with Compass Affordable Housing and other community partners to ensure that this project is integrated into our community's continuum of diverse affordable housing portfolio.

Please don't hesitate to contact me should you have questions or need additional information.

Best regards,

Peggy Hutchison  
CEO  
Primavera Foundation

**Peggy Hutchison**

*Chief Executive Officer*

151 W. 40th Street, Tucson, AZ 85713 | (520) 308-3096

Visit us [online](#)

| Like us on [Facebook](#)

| Support [Primavera](#)

*Primavera provides pathways out of poverty through safe, affordable housing, workforce development, and neighborhood revitalization.*

**From:** Glenn Fournie  
**To:** Ramona Williams  
**Date:** 8/17/2015 7:41 AM  
**Subject:** Fwd: Letter of support for Compass Affordable Housing  
**Attachments:** Compass Affordable Housing Letter of Support.pdf

**Glenn Fournie**  
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Housing & Community Development  
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>>> Korina Mitchell <KMitchell@lisc.org> 8/13/2015 10:29 AM >>>  
Hello Mr. Fournie,

Please see the attached letter of support from LISC Phoenix for Compass Affordable Housing's efforts to create affordable housing for veterans, low-income people and downtown workers.

Thank you,

**Korina Mitchell**  
Administrative Assistant  
LISC Phoenix  
111 W Monroe, Suite 720  
Phoenix, AZ 85003  
P: 602-252-6316



August 10, 2015

Mr. Glenn Fournie  
City of Tucson/Housing and Community Services Division  
310 N. Commerce Park Loop  
Tucson, AZ 85745

Dear Mr. Fournie,

The Local Initiatives Support Corporation (LISC) is happy to support Compass Affordable Housing's efforts to build housing at 383 S. Stone for veterans, low-income people and downtown workers via the Downtown Motor Lodge Apartments housing project.

LISC is a 30 year old national non-profit financial intermediary with offices in 30 metropolitan areas and 60 rural communities dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity.

LISC Phoenix feels that this project is consistent with our efforts to address economic development and deterioration issues in our various markets around the country. We feel that this project will ultimately help to stimulate the local economy by expediting the redevelopment of an otherwise unused site. LISC supports this project because it aligns with the neighborhood's goals to reduce or eliminate veteran homelessness. In addition, developing this location will contribute to revitalization, transforming a dilapidated property into a community asset.

Thank you for your consideration in this matter. Please feel free to contact me if you need any additional information.

Respectfully,

A handwritten signature in cursive script that reads "Terry Benelli".

Terry Benelli  
Executive Director

Cc: Sally Stang, Housing Director

Our *future* is on the line

**From:** Glenn Fournie  
**To:** Ramona Williams  
**Date:** 8/17/2015 7:40 AM  
**Subject:** Fwd: Downtown Motor Lodge Apartments  
**Attachments:** Letter supporting Downtown Motor Lodge 8-7-15.doc

**Glenn Fournie**  
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>>> "Bob Lanning" <bob@lanningarchitecture.com> 8/7/2015 9:16 AM >>>  
Hi Glenn,

I understand that this is the 30 day comment period for the proposed Downtown Motor Lodge Apartments. I support the proposal! Attached here is my letter on the subject, which I am also mailing to you via the regular mail. Thank you for your consideration,

Bob Lanning  
Lanning Architecture  
1202 E. Broadway Blvd. Suite 104  
Tucson, AZ 85719  
520.792.0265 (p)  
bob@lanningarchitecture.com  
www.lanningarchitecture.com

August 7, 2015

Glenn Fournie  
City of Tucson Housing and Community Development

Re: Downtown Motor Lodge Apartments  
383 S. Stone  
Tucson AZ 85701

Dear Mr. Fournie:

I understand that you are considering the merits of the proposed Downtown Motor Lodge Apartments during this 30 day comment period. I want to register my whole-hearted endorsement of the proposal. I have studied the drawings and renderings, and this is a good proposal on every level. It serves a population that is completely underserved, it turns a vacant and blighted property into a vital and energized property, and the location works for the people that will live there.

I am a local downtown architect and have lived at 922 S. 7<sup>th</sup> Avenue, which is about 5 blocks south of the site, since 1988. I'm a neighbor. I have passed by the property (in a car, on a bicycle, or on foot) almost every day for 27 years, and I can tell you that the property has been a blight for the entire time. Also, I am an architect that believes in historic preservation, and in fact historic preservation has been a significant part of my work for my entire career. So I don't take a project that calls for the demolition of most of a historic Joessler building lightly. In this case, the existing buildings are so completely deteriorated that a proposal such as this one is the only type of project that actually makes sense.

Some people seem to be opposing the project. The arguments that they are making regarding this project hold no water. As I understand it, those arguments consist of the following:

1. **"The project is too large, the scale is wrong for the location."** This is just myopic. Immediately south of the site is the Twin Palms apartment building, a 30 foot tall structure (I know, I drew the architectural preservation drawings for that restoration back in the '90's). Immediately to the rear is a four story masonry dormitory building that formerly served the adjacent former convent. That project has been converted into condominiums. Just north of the property is Casa Vicente, a large commercial building, and just north of that is the backside of the Temple of Music and Art, a massive structure. There is the police station. There will be the large apartment complexes a bit further

north on Stone. The context is varied, it is not just a bunch of Armory Park Victorian homes. In fact there are no adjacent Armory Park Victorian homes.

2. **“The project is not historically compatible.”** Admittedly this is Armory Park. But South Stone Avenue is a multi-family and commercial part of Armory Park. The proposal calls for salvaging the front offices, which will serve to hold on to some of the existing character of the site. Furthermore, to achieve historic compatibility one does not need to just slavishly copy what already exists. Even the Secretary of the Interior Standards for Historic Preservation state this clearly.
3. **“I can’t believe they are going to demolish a Joessler building. Why don’t they just preserve the building?”** This is a false choice that opponents of projects such as this one often suggest. It does not pencil out to just restore the existing structure. If a critic wanted the structure preserved, then he or she should have bought it when it was for sale for all those years and done the restoration that they claim they want. You can bet that if it made economic sense to restore the property and re-open it as a restored motor lodge, it would have already been done. The real choice is between doing a project such as this, or doing nothing at all and leaving the property vacant and blighted as it has been for years. I’ll take the new proposal every time myself.
4. **“There are already too many social services in this area.”** That comment, which I’ve heard directed at this project and from critics of other downtown projects, is just Nimbyism at its absolute worst.

I realize that there is opposition to this project. Please don’t let it get in the way of making the right decision. This project will be a net plus for downtown (and for 44 new tenants) in every way, in spite of what a very vocal minority has to say about it.

Thanks for your consideration. If you want to follow up, I can be reached at 792-0265. My email is [bob@lanningarchitecture.com](mailto:bob@lanningarchitecture.com).

Sincerely,

Bob Lanning