

## Commission on Equitable Housing and Development

### Update to Tucson Mayor and Council

---

**TO:** Honorable Mayor Romero and City of Tucson Council Members

**FROM:** Jim Tofel, Chair  
Jay Young, Vice-Chair  
Commission on Equitable Housing and Development  
(CEHD)

**DATE:** 7/01/2024

**SUBJECT:** CEHD Update to Mayor and Council

---

The Commission on Equitable Housing and Development (CEHD) is pleased to provide an update on the last year of the group's progress. The CEHD has been meeting since February of 2021 and we are continuing to drill down into the issues and potential solutions to help meet the affordable and equitable housing crisis in Tucson.

#### **Meeting Information**

- CEHD meets on the first Thursday of every month from 4 PM to 6 PM if it does not conflict with other critical City meetings.
- Agendas, minutes, meeting materials, etc. can be found on the Housing and Community Development CEHD website at: <https://www.tucsonaz.gov/hcd/cehd>

#### **Commission Roster**

<b><u>Voting Members</u></b>	<b><u>Representation</u></b>
1 Maggie Amado-Tellez	Pima Community Land Trust
2 Tisha Tallman	Mayor and Council
3 Vicki Cuscino	Direct Advocacy and Resource Center
4 Jim Tofel	Mayor and Council

---

TO: Honorable Mayor Romero and Tucson Council Members

SUBJECT: Quarterly Update to Mayor and Council

---

5	Serena Huaraque	HCD - Youth Representative (18-24 years)
6	Jay Young	Mayor and Council
7	Mindy Bernstein	HCD
8	Laurie Mazerbo	HCD
9	Wendy Ascher	HCD
10	Maryann Beerling	HCD
11	W. Mark Clark	Pima Council on Aging
12	Raye Winch	Mayor and Council
13	Kenny Wong	Mayor and Council

<b><u>Ex-officio</u></b> <b><u>Representatives</u></b>	-
---	---

Micheal Edmonds	HCD
Marcos Ysmael	Pima County
Betty Villegas	South Tucson
Koren Manning	City of Tucson PDSD
Ann Chanecka	City of Tucson HCD

### **Topics Discussed over the last year**

The following were presentations and/or topics discussed at Commission meetings in 2023 and 2024 year-to-date:

- Review of the HUD Housing Choice Vouchers utilization within Tucson.
- Completed and reviewed the Equity Study which was developed by the ASU grad students for the City of Tucson.
- Reviewed current homelessness trends and data collection in Tucson, including the point-in-time count and the needs assessment and bed utilization.

- Recommend establishment of an affordable housing goal for the City of Tucson of 15,000 units by the year 2030.
- Reviewed the City of Tucson's Housing Trust Fund, which currently has a balance of \$312,449 and discussed updating the policy on how those funds are used and replenished.
- Assisted with the evaluation of proposed projects submitted to the City of Tucson for supplemental funding under the City of Tucson's P-CHIP program. The following projects received a recommendation for funding from the City based on the presentations received:
  - Casa del Pueblo Rehab (CPLC)
  - El Camino Apartments (Casa Maria/Compass Affordable Housing)
  - Rincon Manor (Spire Development)
  - Shasta Apartments (La Frontera)
  - Tucson House (CoT & Gorman)
- Working with Laurice Walker, the Chief Equity Officer for the City of Tucson, to better define housing equity
- Received updates on the P-CHIP initiative and are providing feedback to staff on the proposed goals and programs.
- Reviewed the Prosperity Initiative documentation to understand how it can support the City's affordable housing goals.
- Working with Planning and Development Services on the proposed changes to Impact Fees and the new Zoning Overlay, which can help promote infill housing.
- Attempting to collaborate with Pima County's affordable housing commission to explore the potential for an affordable housing bond initiative to be added to the ballot.

### **Revised Goals and Subcommittees**

The CEHD held an on-site retreat in February to revisit the commissions mission statement and goals, including the three subcommittees. Below are the results of that retreat:

The Commission will review, investigate, and recommend actions to the Mayor and City Council, based on research, data, and inclusive public input, to ensure that all Tucsonans have equitable, accessible, and affordable housing.

1. Develop and preserve affordability for all Tucsonans, including renters, homeowners, and those without housing.
2. Protect barrios and communities from rapid change and displacement as well as structural disinvestment, recognizing past harm and advocating for efforts to repair past harm and mitigate future harm.
3. Identify and reduce barriers to creating and maintaining equitable, accessible, and quality affordable housing.
4. Serve as a forum for community collaboration and education around issues of equitable, accessible, and quality housing.

1) Affordable Housing (Chair: Jim Tofel)

- a. Provide a set of recommendations to Mayor and Council on activities / levers / tools the City can leverage to preserve and increase affordable housing (short-term and long-term goal)
- b. Identify and advocate for new funding sources for preserving and creating affordable housing (short-term and long-term goal)
- c. Establish and monitor progress towards a goal of 15,000 affordable housing units by 2030 including both rental and home ownership, within the City of Tucson.
- d. Make recommendations to Mayor and Council to streamline the housing development processes and identify regulations that are barriers to development

2) Housing First (Chair: Tisha Tallman)

- a. Recommend policies from other housing first programs in similar cities, including emergency interim responses be implemented.

---

TO: Honorable Mayor Romero and Tucson Council Members

SUBJECT: Quarterly Update to Mayor and Council

---

- b. Recommend program and service models used by other cities' housing First programs
  - c. Recommend implementation ideas at the intersection of housing first and the Prosperity Initiative
- 3) Equitable Housing Strategies (Chair: Jay Young)
- a. Gather, share, and maintain research about equitable housing policies and advocacy around the country, with a focus on how they address housing segregation and equity
  - b. Work with City of Tucson departments to provide recommendations to CEHD for Mayor and Council on equitable housing strategies
  - c. Collaborate with the City of Tucson to develop a set of indicators to measure housing equity in Tucson over time, including race, ethnicity, disability, income, and access to opportunities in Tucson, recognizing that housing patterns show the legacy of racism.

### **Action Items for the Mayor and Council Members**

1. There are two vacant seats that we would like to request Mayor and Council fill.
2. Approve the affordable housing goal for the City of Tucson of 15,000 units by 2030.

Thank you for consideration on these items.