

COMMISSION on EQUITABLE HOUSING AND DEVELOPMENT

October 17, 2024, 4:15pm

[Commission on Equitable Housing and Development October 2024 \(youtube.com\)](#)

Commission on Equitable Housing and Development Zoom meeting

MINUTES

1. Call to Order/Roll Call, and Introductions

The meeting was called to order at 4:18pm pm by Chair Jay Young, roll call was taken, and a quorum was established. *No Action Taken*

Members present:

Voting Members:

Maggie Amado-Tellez
Vicki Cuscino
Wendy Ascher
Laurie Mazerbo
Kenny Wong
Jay Young
Raye Winch
Mindy Bernstein
Serena Huaraque

Representing:

P. C. Community Land Trust
Direct
Non-Profit
HCD
Mayor & Council
Mayor & Council
Mayor & Council
HCD

Ex-officio:

Koren Manning
Mike Edmonds
Ann Chanecka

City of Tucson, PDSD
Tucson House Res.
HCD

Members absent:

W. Mark Clark
Betty Villegas
Marcos Ysmael
Maryann Beerling
Tisha Tillman

Pima Council on Aging
City of South Tucson
Pima County
Mayor & Council
Mayor & Council

Review and Adoption of the September Meeting Minutes

Minutes have been accepted as presented.

2. Call to the Audience – nothing.

3. HCD Updates - Ann provided the following updates:

HCD hosted the South 10th Environmental Meeting which was to address concerns regarding the environmental conditions both Environmental and General Services were in attendance to talk about the studies performed as well as TeraCon which is an outside consulting firm that has done a lot of the work. It was a decent turnout and addressed some but not all the concerns. Some takeaway requests and items that HCD has been working on. There will be further updated on this project at future meetings which will be more comprehensive. Also, they have submitted their Pathways to Removing obstacles to housing grant. Upcoming items at next week's Mayor/Council they will present the People Communities and home investment plan and in November there will be a Sugar Hill at Stone meeting. At next week's Mayor/Council meeting there will be a discussion on the Truth & Taxation regarding the safe and vibrant city sales tax document. A couple items listed where the commission has been incorporated into that process will look like for allocating funding. The first is gap financing pool will go into the city's housing trust fund. Another update on funding in process for resiliency for renters in which landlords who rent to low to affordable and workforce housing could apply for funding to rehabilitate their housing projects and would go through a similar process, the commission would help in terms of scoring and evaluating what projects would meet with the most priorities for recommendations to Mayor/Council. She has a recommendation at either the next meeting in November or December to invite the City's Managers office and Assistant Manager's office to talk more about the tax initiative to make sure the people are educated in terms of the content. She asked if anyone had any questions/comments.

4. Presentation on PDSO Corridor Redevelopment Tools and Plan Tucson Update:

Dan Bursuck and Koren gave a PowerPoint overview presentation which consisted of following:

- Background
- Goals
- Location criteria
- Underutilized site definition
- Aligning the development code with city policies
- Additional plan and policies
- Zoning tools
- Rising housing costs graph which reflected the difference between renters and homeowners based on job
- How did we get her graph (based on population growth rate, period of 23yrs)
- What is being built map (different types of units)
- Satellite map of growth, one from 1965 and one current
- What can we learn from other cities period 2017-2023 rent growth
- Why zoning matters in Minneapolis 2017-2023
- Why corridors map
- What is a corridor
- Underutilized sites
- Pedestrian orientated development
- Environmental benefits of infill
- Economic benefits

- Economics of land development
- Why our zoning codes needs to be updated
- Impact of Tucson's existing zoning tools, existing tools/policy
- What is getting built? (mostly commercial)
- What could be build?
- Barriers identified (zoning)
- Proposed zoning tools
- Pedestrian oriented development
- Building orientation and entrances
- Active and shaded ground floors
- Open space
- Transitions in scale & form
- Community feedback from two August meetings
- Next steps/timeline from October-January with a tentative presentation to Mayor/Council in January.

Dan asked for comments/questions/feedback.

Koren also bought up ADU Amendment bills passed earlier this year, making updates to their regulations around necessary dwelling units and that will be going to Mayor/Council for public hearing and another code amendment driven by state legislation working on is for adaptive reuse of obsolete commercial buildings which will be going to the Planning Commission.

5. P-CHIP Update-Lena Porell, HCD

Lena again shared a overview PowerPoint presentation on People, Community and Homes Investment Plan draft looking for final feedback and would like to have the commission make a motion to recommend adoption of before next week's Mayor/Council meeting. Mindy made a motion to adopt the plan, seconded by Vicki all in favor to approve the adoption of the plan.

6. Pima County Housing Commission update – There weren't any representative to provide any updates.

7. Subcommittee Report Updates –

- a. Affordable Housing – No September meeting, no updates.
- b. Equitable Housing Strategies – Jay updated on presentations made at the last meeting from William Mackey and Greg Vetch presenting a report from Drachman Institute on Tucson's land use policies and a recommendation to declare a housing emergency. It was a very informative presentation regarding micro shelters.
- c. Housing First – Mindy and Ernesto discussed the presentation from Bryan Benz who talked about Wholistic transformation which helps out those who are aging out of foster care and providing housing, training and services and Bethyl Baptist Church provides the land for tiny homes made from shipping containers.

8. Next Steps and Future Agenda Items –

Next Meeting: Commission meeting, November 14th

Equitable Housing Strategies, November 19th

Affordable Housing, November 20th

Housing First, October 29th.

Adjournment – 5:30 pm