



COMMISSION on EQUITABLE HOUSING AND DEVELOPMENT
Thursday June 5, 2025, 4:00 pm
Zoom Meeting

https://us06web.zoom.us/webinar/register/WN_P2y7fSgZQkiIM5JyvIMVVA

Commission on Equitable Housing and Development meeting (06/05/2025)
4:02 pm via Zoom meeting.

MINUTES

1. Call to Order/Roll Call, Statement, Meeting Minute approval and Introductions: The meeting was called to order at 4:02 pm by Chair Jay Young, roll call was taken, and a quorum was established.
No Action Taken

Voting Members:

Members Present:

Raye Winch
Jay Young
Alan Solot
Maryann Beerling
Serena Huaraque
Jim Tofel
Maggie Amado-Tellez
Laurie Mazerbo
Mindy Bernstein
Kenny Wong

Representing:

Mayor & Council
Mayor & Council
Mayor & Council
Mayor & Council
Youth Member
Mayor & Council
Pima County Community
HCD
HCD
Mayor & Council

Exoficio:

Ann Chanecka
Mike Edmonds
Marcos Ysmael

HCD
Tucson House Res.
Pima County

Absent:

Koren Manning
Tisha Tillman
Vicki Cuscino

City of Tucson, PDSD
Mayor & Council
Direct

Review and Adoption of May 1, 2025, Meeting Minutes

- Without Objection minutes were approved

2. Call to the Audience:

Chair Jay Young read aloud the guidelines for Call to the Audience for virtual meetings:

This is the time when any member of the public may address the Commission on Equitable Housing and Development. Due to time constraints, the total time allocated for this is 15 minutes. Individuals are allowed three (3) minutes each. Due to Open Meeting Law, Commission Members cannot discuss topics that are not on the agenda. Items brought up by the public may be considered as an agenda item for a future meeting.

3. Mini Retreat Report Outs:

4. Report Outs/Action Plan for Addressing Homelessness-Subcommittees:

-Discussion and presentation by subcommittees Jay Young and Jim Tofel. Tisha Tillman absent unable to discuss. Tisha being absent, and her Subcommittee did not meet. Jay reported on the Equitable Housing Strategies Subcommittee, which is focused on eviction prevention. The group reviewed successful strategies from other cities and began identifying local resources, with plans to invite guest speakers over the next few months to deepen their understanding.

-Jim presented on behalf of the Affordable Housing Subcommittee, outlining objectives to reduce homelessness through zoning reforms, increased housing supply, and supportive housing models for individuals with mental health or substance use issues. Concerns were raised about the proposed length of stay in recovery housing and the importance of using respectful, up-to-date language around substance use. Both subcommittees are refining their action plans and preparing to gather more data and input in future meetings. Subcommittees discussed what their focus and action plan is.

-Discussion held. No action Taken.

5. Housing Alternatives for Urban Strength (HAUS)

-Discussion and Presentation by Ann Chanecka, Director of Housing and Community Development and Ben Buehler-Garcia discussing the HAUS program and the details of the program. The commission received an overview of the HAUS pilot program proposed by Council Member Cunningham and discussed it at Mayor and Council in early May. This initiative aims to support individuals in shelters who have income but face barriers to securing rental housing, such as lack of funds for deposits, poor credit, or criminal records. The program would offer financial assistance for move-in costs, a risk mitigation fund to cover potential damages or early lease termination, and case management services. Participation by landlords would be voluntary, and the city is considering a \$100,000 pilot fund, though the final cost may be lower. Concerns were raised about fair housing compliance, the administrative burden on landlords, and challenges related to eviction histories. The commission emphasized the need for streamlined reimbursement processes and suggested exploring tenant-readiness curricula as part of the program's implementation.

-Discussion held. No action Taken.

6. Housing Trust Fund in Depth Discussion:

-Discussion and Presentation by Nicole Fyffe provided an update on - Presentation by Ann Chanecka of HCD, addressing the commission on the Housing trust fund and updating the commission on the Housing trust fund and guidelines and scenarios. The commission received an in-depth update on the City of Tucson's Housing Trust Fund, including its history, current status, and potential future uses. Originally established in 2006, the fund saw limited use during the recession and was recently reinstated as part of the city's affordable housing strategy. With approximately \$320,000 currently available, the commission was asked to advise on spending priorities and long-term strategy. Draft guidelines were introduced, outlining three main funding categories: affordable housing development, homeownership support, and rental housing assistance. Four preliminary funding scenarios were presented for consideration, including immediate community needs, long-term infrastructure planning, a hybrid of both, or a commission-defined option.

-The commission was encouraged to provide feedback and consider forming a working group to develop recommendations for Mayor and Council, especially given the urgency of using the available funds effectively. Sustainability models from other jurisdictions were also shared to help inform future funding strategies.

-Discussion held. Motion made by CEHD Chair Jay Young to create a task force working group to figure out the most impactful way to spend Housing Trust Fund dollars. Mindy Bernstein seconded the motion by Jay Young. Motion carried 7-0.

-proposed 3-cent property tax increase for affordable housing.

-The motion passed unanimously (7-0).

7. City, County, and Working Group Updates:

- Due to time constraints during the Commission meeting, PDSO was not present, Ann Chanecka gave a brief update with the recent meeting with Mayor and Council, recent meeting with PCOA and any updates.

-Discussion held. No action Taken.

8. Next Steps:

Upcoming Subcommittee and Working Group Meetings:

- 1. Equitable Housing Strategies: Tuesday, June 17, 1-2:30 p.m.*
- 2. Affordable Housing: Wednesday, June 18, 4-6 p.m.*
- 3. Mobile Housing Working Group: Thursday, June 26, 1-3 p.m., In person at the Sentinel Building 320 N Commerce Park Loop*
- 4. Housing First: Tuesday, June 24, 4-5:40 p.m.*

Next Commission Meeting: Thursday, July 10, 4 – 6 p.m. - Virtual Meeting

9. Adjournment – 6:07 pm

For meeting support such as Spanish language translation, sign language interpretation, or other access needs, please contact Ernesto Portillo at (520) 403-5709 or ernesto.portillo@tucsonaz.gov. Please allow ample time to make these arrangements.