



Armory Park Neighborhood
Association

PO Box 2132, Tucson, AZ 85702
(520) 955-9424
armoryparktucson.org

December 10, 2014

Sally Stang, Director
Housing and Community Development Department
320 Commerce Park Loop
Tucson, AZ 85745

Dear Ms. Stang:

RE: Section 106 Process for Federal HOME Funding Grant for 383 S. Stone Ave., Downtown Motor Hotel Apartments

For nearly a year, the Armory Park Neighborhood Association (APNA) and the Armory Park Historic Zone Advisory Board (APHZAB) have been involved in the development process--or lack thereof--surrounding the demolition and redevelopment of the Downtown Motor Hotel property. We have opposed the demolition of this historic property. However, now that redevelopment is certain, we support the grant of HOME funding through the Section 106 Process to help improve the project's design and effectiveness.

APNA's bylaws require us to oppose the demolition of a listed contributing building in our National Register Historic District, such as this historic 1941 Josias Joesler designed building. We recognize that this site is a unique example of old "C3" zoning that is surrounded, adjacent to, but not within our HPZ. And we do recognize the Downtown Motor Hotel is currently in disrepair for several reasons and requires significant changes to reintegrate into the fabric of our community. Nevertheless, we were disappointed that SHPO determined this demolition was proper. Despite a call for other developers to restore the property, no white knight came forward with the money necessary to responsibly restore the property.

In addition to the proposed partial demolition, we were discouraged by the complete lack of due process for stakeholders like APNA. We had no standing to comment on the redevelopment proposal a year ago under the policies of the Planning and Development office of the City of Tucson. During the last year, therefore, APNA has worked to change that process so that, in the future, we are considered stakeholders for similar redevelopment proposals. Working with Office of Integrated Planning, Mayor & Council, and Planning & Development Services, the process has indeed changed. When the proposed and revised Infill Incentive District overlay is adopted and implemented, early next year, we believe historic neighborhoods and developers will be able to work for better and more appropriate infill development together.

Looking forward, Armory Park wishes to support the affordable housing proposed for the site. Armory Park has always supported affordable housing and a diverse community. We plan to work with Compass Affordable Housing to make sure the new residents are a part of our community and truly welcome here.

Moreover, we truly appreciate that Compass Affordable Housing and its partner, Bethel Development, have responded to our requests to improve the project's design heeding neighborhood concerns, and revised their design plans at least five times in an effort to respect the surviving Joesler modernist elements. By maintaining and restoring the street-face buildings, some historic continuity to the area will

remain. Further refinements will make it a better project and we welcome, encourage and will participate in their realization. The developers have gone beyond the official requirements to work with us. We sincerely appreciate their willingness to do so.


We have reviewed their recent request for federal HOME funds through the Section 106 Process for approximately \$600K for an approved \$10.6 million budget project. The funding requirements and oversight tied to this funding will improve the project over time and, therefore we support their request. The funds will not only ensure the restoration of the street-scape historic buildings, and thus maintain the proposed helpful setbacks, but will also mandate the City's regulation of the property's management for the next twenty years.

APNA's supports the approval of federal HOME funding in the Section 106 process for this project. The project is within our neighborhood and, we believe, the additional funds will both help the project's design and help its residents become better integrated within our community.

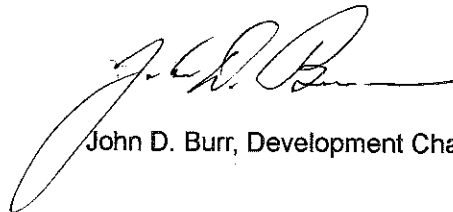
This letter was approved by a unanimous vote of the Board of Directors of the Armory Park Neighborhood Association at its December 9, 2014 board meeting. It is reflected in the official minutes of that meeting. The signatories listed below represent the full intent of the APNA board.

Thank you, in advance for your consideration.

Sincerely,

 10 Dec 14

Jack McLain, Vice President, APNA



John D. Burr, Development Chair, ex officio, APNA

Cc: APNA, APHZAB, PDSO, OIP, Ward VI

HCDAdmin - Downtown Motor Hotel Demolition and Proposed Development Plan

From: "Ira Girard" <iragirard@msn.com>
To: <hcdAdmin@tucsonaz.gov>
Date: 12/09/2014 7:30 AM
Subject: Downtown Motor Hotel Demolition and Proposed Development Plan

Wonderful Plan.....We own the property adjacent (north) of sitethe motel current houses roaches and rats.

Please keep me advised

Ira Girard.....ph. 906 0656...iragirard@msn.com

Sally Stang - Downtown Motor Hotel

From: Gary Patch <standuptall@gmail.com>
To: <mike.rankin@tucsonaz.gov>, Sally Stang <Sally.Stang@tucsonaz.gov>
Date: 12/3/2014 2:03 PM
Subject: Downtown Motor Hotel
Cc: Zach R Carter <Zach.R.Carter@hud.gov>, Nancy E Boone <nancy.e.boone@hud....>

Dear Mr. Rankin and Ms. Stang,

After requesting files from the city regarding the Downtown Motor Hotel development, we finally received a CD with information that has been generated around this project.

The letter from Mr. Hinderaker, the lawyer retained by Bethel Development Inc. (pasted below) is of significant concern. In it, he proceeds to try and convince the city into complying with what he sees as completed steps in the process surrounding this historic property. However, based on our knowledge of what has happened so far, we do not agree with his arguments. Mr. Hinderaker's letter is in obvious response to the letter from Zach Carter sent to Ms. Stang on October 7th, 2014.

We have added comments to some of his statements below.

We want to thank the city and staff and the ACHP for taking the time on this project as we believe it is important to fully review the process and impact that this proposed development will bring to our historic neighborhood. The for-profit developer and their very well paid staff stand to profit greatly from the destruction of our historic heritage and off the backs of the poor, the very people who they claim to champion.

This is a sham and a shame.

Thank You,
Gary Patch
Darren Clark

P.S.

Is there a recording or recorded transcript of the teleconference with HUD, the city staff, SHPO, the developer and their lawyers on October 15th?

If so, we would like to request a transcript or recording of that conference call.

October 14, 2014

VIA E-MAIL

Michael G. Rankin

mike.rankin@tucsonaz.gov

City Attorney

City of Tucson

255 West Alameda, 7th Floor

P.O. Box 27210

Tucson, AZ 85726-7210

RE: Downtown Motor Apartments

Dear Mike:

As you know, I have been retained by Bethel Development, Inc., the developer of the Downtown Motor Apartments, located at 383 South Stone Avenue (the "Property"). My client, along with Compass Affordable Housing, Inc. (Compass), proposes to demolish most of the existing structures on the Property and construct a 44-unit, 4-story apartment complex (the "Project").

Two small existing buildings towards the front of the Property will be refurbished and the sign on the Property will be preserved. Part of the funding for the Project will come from federal and local funds, including a Low Income Housing Tax Credit. Once complete, the Project will supply low income housing for Tucson residents.

You have invited my client and me to attend a teleconference with HUD on October 15, 2014, to discuss the Project. We will attend. I would also like for Mr. Mark Appleby to attend. My client retained Mr. Appleby to conduct the Phase I Environmental Assessment (EA) required for the Arizona Department of Housing. This EA includes clearances from the State Historic Preservation Office (SHPO). Mr. Appleby is particularly knowledgeable about the subjects that I expect will come up during the call.

Why were no stakeholders invited to this conference call?

My client has been working on the Project for nearly a year to obtain the necessary approvals from the City of Tucson (City) and SHPO. After consultation with the various responsible City officials, the City Development Services Department has confirmed that the Project complies with all applicable zoning, building and fire code requirements. Moreover, the Property is not located within any of the City's Historic Preservation Zones. Thus, the City's historic preservation regulations do not apply.

This is not true. Historic preservation regulations DO apply. This project must meet the approval of the Tucson-Pima County Historical Commission and that body must be a consulting party in the Section 106 review. So far they have unanimously condemned this project and, as far as we know, have not been invited to the 106 table.

Also, as independent residents of the neighborhood, we too have been working for months and spending countless hours on this issue. [Do you know what the learning curve on Section 106 is like?!] Unlike Mr. Hinderaker and the developers who have paid themselves handsomely, we haven't earned a nickel for time spent on this. The people in our neighborhood have goals that are much more altruistic than those of these developers whose only concern is their profit margin and how much money they can bilk out of our city, our state and the poor. They don't care an iota about historic context or preservation.

This, once again, begs the question - why did they buy this property when there are numerous vacant lots for much less money nearby?

1. SHPO Completed a Section 106 Review in Consultation With The City.

Because my client will be seeking HUD funding for the Project, an environmental review under 24 CFR Part 58 must be completed. One of the many statutory and regulatory elements of the Part 58 environmental review involves a "Historic Preservation Review" that includes a Section 106 consultation process. In cooperation with the Tucson Preservation Office, my client has completed the Historic Preservation Review process through SHPO and, in the process, satisfied the review requirements of historic preservation as required by 24 CFR Part 58 (36 CFR Part 800). Bob Frankeberger, AIA Architect for SHPO confirmed for my client on October 3, 2014, that the Memorandum of Agreement (MOA) is satisfied and the Section 106 consultation process complete. I enclose a copy of the Historic American Buildings Survey (HABS) report for the Project that was an integral part of the MOA. Included with the HABS report are several significant items of correspondence and a copy of the MOA.

The MOA is not satisfied and may even be invalid. Again, Zach Carter: "In its current form the attached MOA would not be valid because it is not signed by a federal agency (or local government Responsible Entity acting as federal agency)." 10/7/14

On January 26, 2014, my client met with the Plans Review Subcommittee of the Tucson-Pima County Historical Commission for a "courtesy review." Although this was not part of the Section 106 consultation process, the members of the Subcommittee were given the opportunity to comment on the Project. Several of the members expressed criticism for the Project and recommended changes to the design. Most of these criticisms had to do with the size and scale of the new structure. The City's Historic Preservation Officer, Jonathan Mabry, was present and he participated in the meeting. Thus, Mr. Mabry was aware of the Subcommittee's concerns.

The City, through its HPO, participated directly in the Section 106 consultation process with SHPO. The HPO attended at least one meeting at SHPO and he communicated with SHPO about the Project throughout the Section 106 process. By letter dated May 13, 2014 (enclosed), the HPO advised my client of his conclusion regarding "adverse effect": In consultation with the Arizona State Historic Preservation Office (SHPO), it is my finding that the Adverse Effect of partial demolition of this contributing property in the Armory Park National Register Historic District will be mitigated by architectural documentation SHPO standards, and there is no additional Adverse Effect of this project on any historical, archaeological, or cultural resources. In a subsequent letter to Michael Trailer, Director of the Arizona Department of Housing, dated June 11, 2014 (enclosed),

the HPO noted that he had received a number of emails and phone calls about the Project, which he described as a "Low Income Housing Tax Credit project." The letter notes that the City facilitated a meeting at City Hall on April 11, 2014, between my client and "multiple stakeholders to discuss the project." The letter details concerns raised by the "stakeholders" at that meeting regarding the demolition of a portion of the existing structure and "the visual impact of the current design of the replacement building on the adjacent historic neighborhood." The letter concludes by recommending that the Arizona Department of Housing require the developers to "further refine the design of the new building to be more compatible with its surroundings through a process that engages adjacent neighbors, the Historical Commission and other stakeholders."

The April 11th meeting was not attended by stakeholders from Barrio Historico. Residents within view and next to the proposed project were never notified and only by chance found out about this development. We were never notified by the developer and even after numerous phone calls by our neighbor to Mary Ann Beerling, they refused to meet with him.

From that date onward, my client has met with members of the public to hear their comments and concerns about the design. In response to those comments, my client modified the building plans. More specifically, the plans were modified to include those items shown on the enclosed list. The most recent design was presented at a public meeting held on October 7, 2014, by the City of Tucson. Thus, my client has engaged with the City and the public throughout the Section 106 consultation process.

This is confusing. First, Mr. Hinderaker claims that the Section 106 process is complete [see below] and if that is, as he claims, the case, then how could there be a public Section 106 meeting after the fact?

The initial 106 meeting held by the city was't even billed as such!

Section 106 states that stakeholders must be involved from the beginning of the design process, not shown the project as designed and ready to build by the developer with no input after the fact. The stakeholders had little or nothing to do with this process. Even after the design was highly criticized, the developer did next to nothing to alter the design to the satisfaction of nearby residents. It is still four stories, looms over neighboring houses and is completely inconsistent with the fabric of the historic neighborhoods.

In addition, after my client made an invitation to the Advisory Council on Historic Preservation (ACHP) to participate directly in the Section 106 consultation process the ACHP declined. By letter dated July 3, 2014 (enclosed), the ACHP advised Compass that the ACHP had reviewed the undertaking. ACHP concluded that the undertaking did not warrant their participation in the Section 106 consultation to resolve adverse effects. Further, the ACHP informed Compass that it could complete the MOA in consultation with SHPO to satisfy the requirements of Section 106.

False. ACHP could not participate because the Section 106 process was not initiated until after HOME funding was applied for.

We have yet to see any documentation of a Section 106 process dating to last July. Do you have such documentation?

2. The City Did Not Notify Compass About The Programmatic Agreement Until The Section 106 Consultation Process Was Essentially Complete.

Section 106 had not even been initiated.

With SHPO's recent confirmation that the MOA is satisfied, the environmental review process for historic preservation under 24 CFR Part 58 should be complete, but that may now be in doubt. On October 1, 2014, Tom Ingram wrote to Compass on the City's behalf. Mr. Ingram first informed my client that he was close to completing the Environmental Review Report (ERR) and everything appeared to be in order. But then he explained that according to City staff (Mr. Mabry) the Project "will likely fall under the governance of the 'Programmatic Agreement Among the City of Tucson, the Advisory Council of Historic Preservation and the Arizona State Historic Preservation Officer.'" Mr. Ingram goes on to explain that while the Programmatic Agreement dates back to 2001, "the Division has never worked with it in the past." This, and other facts I have learned, suggest to me that the City may not have properly implemented the Programmatic Agreement or applied it with any consistency since 2001.

Total speculation on the part of Mr. Hinderaker.

3. The City Waived Its Role Under The Programmatic Agreement By Not Asserting It Sooner.

The City may not invoke the Programmatic Agreement at this late date. The Programmatic Agreement is not a zoning ordinance. It is simply an agreement between the City, SHPO and ACHP that purports to transfer the ability to conduct certain aspects of the Section 106 consultation process from SHPO to the City under certain circumstances. But with that ability came certain requirements on the City. Here, the City has not met those requirements. Under Section II.A of the Programmatic Agreement, the City is required to ensure that "subrecipients" of HUD funding, like Compass, are aware of the Programmatic Agreement and "the need to complete the Section 106 review in coordination with Certified Staff (of the City) *prior to the initiation of the project activities.*" (emphasis added.) Here, project activities were initiated no later than May of 2014, when Compass initiated the Section 106 consultation process with SHPO. The City, through its HPO, participated in that process with SHPO. The process resulted in a completed MOA signed by the State HPO, James Garrison, dated August 4, 2014. In accordance with the MOA, Compass retained Bob Mackay, Architect, to prepare the enclosed HABS report for the Property. I am informed that Mr. Mackay has been preapproved by both SHPO and the City to perform this function.

Under federal law, SHPO had authority to complete a Historic Preservation Review, including the Section 106 consultation process. Federal law contemplates that there will be only one Section 106 consultation process. The Section 106 consultation process is now complete and the City participated in that process.

Where is the documentation of this early Section 106 process?

Why doesn't ACHP have any record of this? Why were no stakeholders aware of this?

Under the legal doctrines of waiver and estoppel, the City cannot now subject Compass to a second Section 106 consultation process based upon an intergovernmental agreement that the City has never properly implemented and failed to follow in this case. The City HPO has understood the nature of the Project since at least January 2014. He participated in the Historic Preservation Review conducted by SHPO. His letter dated May 13, 2014, found no Adverse Effect.

There was never an initial 106 process. Here we empathize with the city HPO who, in a closed door meeting with the developer on May 12th, was not allowed time or access to community input to make an informed decision.

The process is complete and nothing in federal law or the Programmatic Agreement allows the City to take the Project back through a second Section 106 consultation.

Again, Zach Carter:

"While much of the existing MOA could be utilized by the City in completing its Section 106 responsibilities, the City would need to revise and amend the document in its entirety, with input from consulting parties. There appear to be several community members who are interested in this activity; additionally, there appears to be interest in mid-century modernist architecture from the larger Tucson/Pima County community. Therefore, the Section 106 process should include outreach to these individuals, groups, and organizations to identify potential consulting parties. As always, evidence of this public outreach should be retained in the Environmental Review Record, and may be requested by the Advisory Council on Historic Preservation (ACHP) or by HUD.

The Section 106 process should also document consideration of alternatives to demolition of the historic resource, and realistic evaluation of these possibilities. My understanding is that the currently preferred alternative may include partial retention of the hotel façade facing Stone Avenue, and of the historic sign. If this is part of the resolution of adverse effects, then it must be included in the MOA.

Currently the MOA appears to resolve adverse effects through recordation only. Also, while the MOA discusses a design for the new development that would be in keeping with the scale and configuration of adjacent structures, it should go on to specify the content of these design elements. Mitigation and new design elements contributing to resolution of adverse effects should be included in the MOA.

The ACHP must be invited to consult when an activity will have an adverse effect on a historic property, per 36 CFR 800.6(a). The invitation to ACHP to consult and to be a signatory to the MOA needs to be extended by the City as federal agency RE. Since there is public interest in this activity, ACHP may wish to consult. If ACHP does not consult or sign the MOA, the City will still need to file the MOA with ACHP once executed, to complete the Section 106 process."

10/7/14

4. At Most, the Programmatic Agreement Requires a Consultation With SHPO, Which Has Already Occurred.

There may be some misunderstanding about the meaning of the Programmatic Agreement should it apply. Section IV.A requires a review by the Historical Commission only in certain instances and then only to assure “treatment” according to the “Secretary of the Interior’s Standards” (the “SI Standards”). The SI Standards relate to historic buildings that are preserved and rehabilitated. My client proposes to demolish the main structure and construct a new one in its place. Thus, Section IV.A does not apply.

Section IV.C of the Programmatic Agreement may apply to the Project because it covers instances where “existing improvements are demolished and new buildings are planned...” In those cases, the property owner must perform a survey and archaeological records check. My client appears to have already satisfied this requirement by preparing a HABS report.

Has this HABS been submitted to ACHP and HUD for their review and approval?

Finally, under Section IV.D, my client may be required to consult with SHPO under certain circumstances. These include when the proposed treatment does not meet the SI Standards and when there are proposed additions that exceed 50% of the square footage of an existing building. SHPO’s review process necessarily considered whether the Project provides treatment in accordance with the SI Standards. My client has already consulted SHPO regarding these issues and SHPO has approved an MOA. Thus, Section IV.D is satisfied and any further review process regarding these issues would be futile.

5. Conclusion.

Based upon the foregoing, the HPO has no further discretion. All of the City’s regulations and requirements for approval have been fully satisfied and the HPO’s effort to raise federal regulations to block the ERR are misplaced. Thus, the HPO must now sign off on the ERR. In addition, the City should approve the Project and allow my client to proceed with demolition immediately for a more practical reason—it is the right thing to do and the City’s reputation is at stake. My client has done everything the City has asked. My client has expended over \$250,000 in reliance on the City’s assurances and guidance. This is a great Project that enjoys strong support from the community and will provide desperately needed housing for Tucson’s low income residents. If the City scuttles this Project at this juncture or demands design changes that make the Project infeasible, that would be unfortunate for those people who desperately need low income housing options and unjust given that the City could have and should have raised any concerns over the Programmatic Agreement at the beginning of the process before my client invested so much money. The City should not force my client to go through another Section IO6 consultation process or reopen the process because certain individuals do not like the results of the SHPO consultation process that has already occurred.

This project does not enjoy great support from the community!

Everyone surrounding this project is against the demolition of this historic resource.

We would love to see this property developed and put to re-use as low-income housing. The property, as is, is totally viable for restoration and would be an asset to our neighborhood and city if restored to its former glory.

I trust the City will not cave into the loud and indignant voices of some neighboring property owners or give them outsized influence over my client's Project. My client has already heard extensive public comment and so has the City and SHPO. The existing structure is well beyond repair, has been vacant for many years and must be demolished. The new structure will comply with all applicable City regulations, including zoning, building code and fire code. As for concerns over the structure's scale and impact on neighboring properties, those concerns were expressed multiple times and my client addressed them by changing the building's design. The City should allow the Project to proceed without further delay so that Compass can get on with providing much needed low income housing to the community.

We trust the city will not be bullied and cave into the well oiled voices of expensive lawyers!

We have no "outsized influence" here. We are at a great disadvantage to their well paid staff and insider dealings with the state.

And again, the developer has done next to nothing to mitigate the great Adverse Effect that this behemoth of a building will bring to our historic neighborhood. Some minor color changes do nothing to alleviate the realities of living in small, dark, windowless apartments.

Our city can and should do better than this, not only for the well being of its citizenry but also for the historic context that this development will adversely effect.

Thank you for considering our point of view. I look forward to discussing the matter with the City and HUD on October 15, 2014.

Very truly yours,

John Hinderaker

JH/yr

Enclosures

Copy: Mr. Mark Shoemacher

Mr. Mark Appleby

Mr. Zach Carter (HUD)

From: Ramona Williams
To:
Subject: Fwd: Re: Meeting invitation: Downtown Motor Lodge- Wednesday December 10 @ 9:30 AM
Attachments: Williams, Ramona.vcf

>>>

From: Sally Stang
To: Ramona Williams
Date: 12/08/2014 12:28 PM
Subject: Fwd: Re: Meeting invitation: Downtown Motor Lodge- Wednesday December 10 @ 9:30 AM

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

310 North Commerce Park Loop
Santa Rita Building
520.791.4171 office
520.837.5395 direct

>>> Demion Clinco <demionc@yahoo.com> 12/5/2014 5:58 PM >>>
Good afternoon Director Stang,

I wanted to reach out to you directly after emails back and forth with Romona Williams in your office today about the December 10 meeting. I am still unclear if this meeting is part of the section 106 process with consulting parties.

After receiving a number of emails today I have an additional question about how the MOA was executed earlier in the year without the participation of interested parties, stakeholders or neighbors. It seems that Arizona Department of Housing took action based on this MOA. Can you provide insight into exactly how the City Signed MOA covered the actions of ADH and what the outcome was. Additionally, I remain very concerned about about the timeline of the section 106 process from its start to now. If the MOA was created earlier in the year without the participation of consulting parties (instead their explicit exclusion) It seems the process is ahead of itself. Shouldn't this process start with the involvement of consulting parties in the development of the MOA, not simply the modifications? It would help if there was clear

transparency about what has happened to get us to this point.

It would be very useful before our meeting if you could provide the following information to the participants:

1. A time line of the creation of the MOA and the section 106 process from its start to now.
2. An outline of the established undertaking.
3. How consulting parties have been identified
4. A summary of the public participation/involvement plan.
5. A document/map that shows the APF - at the T-PCHC meeting city staff said the APF were the Historic Neighborhoods - is this formally documented.
6. The identification of historic properties
7. The evaluation of historic significance
8. A list of consulting parties included so far.
9. An outline of how residents in the surrounding historic districts have been notified and included in the process.
10. the current MOA

Additionally, I want to voice my concern that the December 10th meeting dose not include representation from the Barrio Hisotrico Historic Preservation Zone Advisory Board (a clear interested and impacted party) or the neighbors who are directly effected by the undertaking who have expressed interest in participating as consulting parties. I believe the success of the section 106 process is based on an inclusive process that actively engages the community and solicits participation.

I have CC Zach Carter from HUD as I understand that he providing guidance in this process. I look forward to hearing back from you.
Thank you so much.

All the best,
Demion Clinco



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

Date: December 9, 2014

Subject: Dec 10, 2014 Meeting of interested parties: Downtown Motor Hotel

Dear: Mr. Clinco,

Thank you for your correspondence dated 12/5/2014 requesting information on the Section 106 process and where the City is in the process.

Below are numbered responses to the questions. Some of the responses will include attachments and will be marked as such:

1) Question: A time line of the creation of the MOA and the section 106 process from its start to now.

Response: The 'process' started on Oct 14th when HCD received the referral to the HOME program. That is what launched the City/HCD's involvement in the process. Since Oct 14, we have had two public meetings, (Oct 28, Nov 20) We are currently in the phase of gathering public comments.

2) Question: An outline of the established undertaking:

Response (See attachment marked #2) **PLEASE NOTE:** attachment 2b outlines action/activities before HCD was involved.

3) Question: How consulting parties have been identified

Response: Between Oct 14 (the beginning of the Sect 106 process for the City) and Oct 28, we requested that Jonathan Mabry's office (OIP), provide us a list of the interested parties including Neighborhood Association contacts, Historic District contacts, and attendees from previous meetings that were held. (prior to HCD's/Section 106 process for federal funding was instigated). OIP provided us a list and we notified those contacts via email. (Email list attached) as well as posting the regular Public Meeting notice with the Clerk's Office and on our website. (See attachment #3)

4) Question: A summary of the public participation/involvement plan.

Response: The meetings (since the Oct 14th start of the 106 process) were publicly noticed, and the comments are located for viewing on HCD's website:

<http://hcd.tucsonaz.gov/hcd/whats-new> In addition, the information has gone out to all the



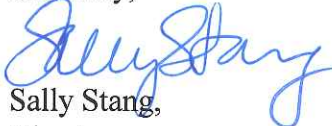
contacts provided by OIP (Historic Preservation) who have been identified as interested parties. At the meeting of Nov 20, 2014; City staff asked attendees to review the email list that was provided to ensure email addresses were correct. Many were returned the first time undeliverable. There were no responses to the invitation to correct incorrect email addresses. Comments are still being accepted at the City HCD website:

<http://hcd.tucsonaz.gov/hcd/whats-new>

- 5) **Question: A document/ map that shows the APF – at the T-PCHC meeting city staff said the APF were the Historic Neighbors – is this formally documented.** Please note: We assume that APF is referring to Area of Potential Effect (APE) (See 3 attachments marked #5)
- 6) **Question: The identification of historic significance.**
Response: This information can be obtained from the Historic Preservation Office
- 7) **Question: The evaluation of historic significance.**
Response: This information can be obtained from the Historic Preservation Office
- 8) **Question: A list of consulting parties included so far.**
Response: (email list posted on HCD's website): <http://hcd.tucsonaz.gov/hcd/whats-new> (See attachment #3)
- 9) **Question: An outline of how residents in the surrounding historic districts have been notified and included in the process.**
Response: Individual residents per se have not been notified since HCD's process began on Oct 14. Again, the meeting notices were sent to those identified from OIP as previously interested parties and meeting notices were posted in the Clerks office and on the HCD website. <http://hcd.tucsonaz.gov/hcd/whats-new>
- 10) **Question: The current MOA.**
Response: PLEASE NOTE: This MOA is not a City entity signed MOA: it is an MOA between SHPO and Downtown Motor Lodge. If the project is approved for Section 106 federal funding, a new MOA will be drafted and implemented between the **City** and Downtown Motor Lodge, SHPO and ACHP (if interested) at that time.
(See attachment #10)

If you have any further questions, please let us know.

Sincerely,



Sally Stang,

Director

Housing & Community Development Department

Attachment



DOWNTOWN MOTOR APARTMENTS

ATTACHMENT # 2



Downtown Motor Apartments is an acquisition and demolition with new construction of a blighted structure. The project will provide 44 units of affordable housing in a growing urban area that lacks affordable housing, especially for households that work in and near downtown Tucson. This sustainable development project consists of thirty-five one bedroom and nine two bedroom apartments. It will serve low income and veteran households. Construction includes demolition of the majority of the dilapidated structure and the commitment to remodel the two front buildings along South Stone Avenue and to refurbish the existing vintage street sign.

Downtown Motor Apartments is located just a few blocks south of the central business district at 383 South Stone Avenue. Downtown Motor Apartments is within the City of Tucson's "Downtown Area Infill Incentive District" and has strong locational attributes due to its access to public transit that includes five Sun Tran bus stops, the Ronstadt Transit Center and the new Modern Street Car (light rail). The site offers walk-able proximity to a variety of services within one-quarter mile to one-mile radius that includes retail stores, grocery stores, pharmacies, convenience stores, banks, restaurants, hair care, dry cleaners, and apparel stores. Also nearby are recreational facilities (parks, museums, theatres and other venues), community/senior centers, and public, charter, and private schools serving elementary, middle, and high school students. In addition, it is near the University of Arizona, as well as three Pima Community College campuses, and very close to civic facilities that include government offices that serve the public, police/fire stations, and public libraries, places of worship, social service providers, hospitals, and medical clinics.

GREEN building features include low maintenance exterior, energy efficient window and doors, Energy-Star appliances and equipment, etc. The building common areas include a library and computer room, balconies, private outdoor areas, covered and secure parking garage for vehicles and bicycles, a laundry room, and shared interior circulation. The office building includes a lobby that will be used as a gallery for tenants/artists. Professional on-site property management and staff will be provided.

Attachment #2b

Project

Downtown Motor Apartments

Stakeholder Meeting

October 7, 2014/5:30 - 7:00 p.m. / Joel D. Valdez Main Library

Overview of City Regulations & Review Process Pertaining to Stone Motor Apartments, 383 S. Stone Ave., Tucson. New construction of a 44-unit, 4-story apartment complex; renovations to front portion of existing buildings and proposed demolition of remainder (listed as contributing in the Armory Park National Register Historic District)

Location & Zoning

Property is zoned C-3 (i.e., for commercial uses); located within the Armory Park National Register Historic District; not within but adjacent to Armory Park and Barrio Historico local Historic Preservation Zones [HPZ]; located within Infill Incentive District, but project is not utilizing this optional zoning overlay.

Planning & Development Services (PDS) Review Timeline Case Numbers:

- Individual Parking Plan (IPP) Case Number: T14SA00036
- Design Development Option (DDO) / Design Review Board (ORB) Case Number: T14SA00263

1/14/14 - Although not in a Historic Preservation Zone (HPZ), the applicant submitted an HPZ Courtesy Review application package for demolition and new construction of an affordable housing apartment complex. PDS staff found the application to be complete and had no recommendations. The applicant was advised to contact the Armory Park Historic Zone Advisory Board to schedule a Courtesy Review.

1/23/14 - The applicant attended the Plans Review Subcommittee of the Tucson-Pima County Historical Commission (T-PCHC) for a Courtesy Review of the project. Following is the Motion and Discussion included in the Legal Action Report for the above Subcommittee Meeting:

Motion by Commissioner Stables to approve plans as submitted with the recommendation to consider a new roofline and to step the building to make the scale of the building more suitable. Motion seconded.

Further discussion included comments from Commissioners Mirto and Clinco expressing concern for the approval of the demolition of a significant historic resource. Mr. Tom explained that the historic Joesler character had been diminished over time due to alterations. Mr. Tom added that in certain areas the building is in such disrepair that its restoration is not a viable option. [Note: Mr. Tom was the project architect.] A second motion by Commissioner Stables that the T-PCHC is not in favor of the demolition of historic resources, however, if the project were to proceed the recommendation is to consider a new roofline and to step the building to make the scale of the building more compatible with surrounding structures and suitable to the human scale.

Motion passed. Vote 5 - 0.

Attachment #2b

Downtown Motor Apartments
Stakeholder Meeting
October 7, 2014/5:30 - 7:00 p.m. / Joel D. Valdez Main Library

1/27/14 - PDSB issued an HPZ Courtesy Review Decision Letter with the following conditions:

1. *The applicant strongly considers consultation with the Barrio Historico Neighborhood Historic Zone Advisory Board;*
2. *The applicant alters roof type to be more appropriate to scale and compatible with the development zone;*
3. *The applicant steps the height of the building to be more appropriate to scale of the surrounding structures and compatible with the development zone.*

1/30/14 - IPP Application Submitted and Accepted for Processing; Development Package also submitted for processing; Floodplain submitted, approval conditional to approval of development package and building plans.

2/3/14 - Staff Review finds Property Is Zoned C-2 and Is Not Within 300' of R-3 or More Restrictive Zoning; Project Does Not Require Notification

2/11/14 - Plan Found In Compliance with IPP Criteria. Decision Made to Approve Individual Parking Plan

NOTE: On September 23, 2014, the Mayor and Council approved a text amendment that updated the notice requirement for IPPs proposed within 300' of properties with a historic designation. While this does not apply to this project; it will apply to future projects.

8/19/14 - DDO/DRB Applications Received for Processing; 8/20/14 applicant notified of DRB meeting date

9/3/14 - Notice of DDO Request Sent to Affected Parties; DDO Request Reviewed by the DRB; Case Continued to 10/3/14 DRB Meeting

9/17/14 - End of Public Comment Period on DDO

10/6/14 - PDSB Director's Decision sent to Property Owners; Applicants attended continued DRB meeting and presented revised landscape plans. DDO Request Reviewed by the DRB; DRB Recommended Approval. Applicants will need to provide revised landscape plans to PDSB before the issuance of PDSB Director's Decision Letter.

10/8/14 - PDSB Director's Decision sent to Property Owners; 10/15/14 is date decision is effective; 10/22/14 is final date to appeal decision

City Requirements for Projects Seeking a Permit for Demolition of a Historic Property
Projects that seek demolition permits for buildings 50 years or older and that are listed or eligible for listing in the National Register of Historic Places must provide to the City Historic Preservation Officer full architectural documentation for review and approval of the documentation's completeness before demolition permits may be issued. The purpose of architectural documentation is to provide a permanent record of a building's historical significance before its loss. [*City Ordinance 10776, April 13, 2010.*]

Because the Downtown Motor Apartments, built in 1941, is over 50 years old and is a contributor in the Armory Park National Register Historic District, the developer is required to provide full architectural documentation to the City Historic Preservation Officer for review and determination of completeness prior to the City issuing a demolition permit. Because architectural

Attachment #2b

Downtown Motor Apartments
Stakeholder Meeting
October 7, 2014/5:30 - 7:00 p.m./ Joel D. Valdez Main Library

documentation has been required by the State Historic Preservation Office as part of the funding for this project, the developer will submit that same documentation to the City Historic Preservation Officer for approval.

City's Historic Preservation Role for Projects Seeking Federal Funding through the State

- Projects with properties (1) either individually listed in the National Register of Historic Places or listed as contributors in a National Register Historic District and (2) seeking state funding assistance in which federal dollars are involved are required to undergo a consultation with the State Historic Preservation Office (SHPO) pursuant to Section 106 of the National Preservation Act to determine if there are any adverse effects and how those adverse effects may be mitigated. This is often referred to as a "106 review."

- Such projects must also be reviewed and commented on by the local jurisdiction if that local jurisdiction is a Certified Local Government (CLG). CLGs are designated by both the National Park Service, which administers federal historic preservation laws and regulations, and the Arizona State Historic Preservation Office.

- CLG designation requires the City Historic Preservation Officer to consult with the SHPO and formally comment on whether the project will have any adverse effects on a historic property or on a historic district and on how adverse effects may be mitigated according to federal standards. Federal standards allow for mitigation of demolition through detailed architectural documentation.

- Because the developer of the proposed Downtown Motor Apartments is seeking funding through the Arizona Department of Housing's Low Income Housing Tax Credits (LIHTC) Program (a federal tax credit); because the project involves a contributor in a National Register Historic District; and because the City of Tucson is designated as a CLG, the City Historic Preservation Office participated in a joint consultation with SHPO and the project team. During that consultation, the project team made the case that it is not economically feasible to preserve the entire existing building because of structural issues and abundance of hazardous materials such as asbestos. The City Historic Preservation Officer submitted a letter with findings consistent with this consultation, noting that the project will have an adverse effect on the building's designation as a contributor to the Armory Park National Register Historic District and acknowledging that the adverse effect may be mitigated through architectural documentation before the demolition in accordance with federal standards. SHPO issued its own letter with the same findings; in such consultations, the SHPO findings prevail.

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Attachment # 3

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BC: lmazerbo@OurFamilyServices.org (lmazerbo@ourfamilyservices.org)	Transferred	11/18/2014 4:38 PM
BC: loispawlak@cox.net (loispawlak@cox.net)	Transferred	11/18/2014 4:38 PM
BC: lori.nunez@lafrontera.org (lori.nunez@lafrontera.org)	Transferred	11/18/2014 4:38 PM
BC: lpearmain@msn.com (lpearmain@msn.com)	Transferred	11/18/2014 4:38 PM
BC: lrothshepherd@cox.net (lrothshepherd@cox.net)	Transferred	11/18/2014 4:38 PM
BC: luckmatthew@gmail.com (luckmatthew@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: lvnasec@outlook.com (lvnasec@outlook.com)	Transferred	11/18/2014 4:38 PM
BC: lyle.ford@rallypointtucson.org (lyle.ford@rallypointtucson.org)	Transferred	11/18/2014 4:38 PM
BC: lynnw@longrealty.com (lynnw@longrealty.com)	Transferred	11/18/2014 4:38 PM
BC: mararchitectsinc@cox.net (mararchitectsinc@cox.net)	Transferred	11/18/2014 4:38 PM
BC: mark.crum115@gmail.com (mark.crum115@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: mark.roe@exodushelp.org (mark.roe@exodushelp.org)	Transferred	11/18/2014 4:38 PM

Attachment # 3

BC: masonm@email.arizona.edu (masonm@email.arizona.edu)	Transferred	11/18/2014 4:38 PM
BC: mattzoll@cox.net (mattzoll@cox.net)	Transferred	11/18/2014 4:38 PM
BC: mbeach06@cox.net (mbeach06@cox.net)	Transferred	11/18/2014 4:38 PM
BC: mbeerling@compassaffordablehousing.org (mbeerling@compassaffordablehousing.org)	Transferred	11/18/2014 4:38 PM
BC: mbhoman@msn.com (mbhoman@msn.com)	Transferred	11/18/2014 4:38 PM
BC: megan.lee@cpsaarizona.org (megan.lee@cpsaarizona.org)	Transferred	11/18/2014 4:38 PM
BC: merkaba@cox.net (merkaba@cox.net)	Transferred	11/18/2014 4:38 PM
BC: mhazlett@amphi.com (mhazlett@amphi.com)	Transferred	11/18/2014 4:38 PM
BC: michaelkeith@downtowntucson.org (michaelkeith@downtowntucson.org)	Transferred	11/18/2014 4:38 PM
BC: michal.andrew@teamrwb.org (michal.andrew@TeamRWB.org)	Transferred	11/18/2014 4:38 PM
BC: mickmrf1@msn.com (mickmrf1@msn.com)	Transferred	11/18/2014 4:38 PM
BC: mikea@lineandspace.com (mikea@lineandspace.com)	Transferred	11/18/2014 4:38 PM
BC: mikemorgue@cox.net (mikemorgue@cox.net)	Transferred	11/18/2014 4:38 PM
BC: mikerebro@yahoo.com (mikerebro@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: miraclemanorna@cox.net (miraclemanorna@cox.net)	Transferred	11/18/2014 4:38 PM
BC: mjghory@gmail.com (mjghory@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: mlee@pasaderanetwork.org (mlee@pasaderanetwork.org)	Transferred	11/18/2014 4:38 PM
BC: mmayer1@mindspring.com (mmayer1@mindspring.com)	Transferred	11/18/2014 4:38 PM
BC: mmilazzo@compasaffordablehousing.org (mmilazzo@compasaffordablehousing.org)	Transferred	11/18/2014 4:38 PM
BC: moatesart@q.com (moatesart@q.com)	Transferred	11/18/2014 4:38 PM
BC: moniqua.k.lane@gmail.com (moniqua.k.lane@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: Montserrat.Caballero@pima.gov (Montserrat.Caballero@pima.gov)	Transferred	11/18/2014 4:38 PM
BC: moonjyee@gmail.com (moonjyee@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: mray@dakotacom.net (mray@dakotacom.net)	Transferred	11/18/2014 4:38 PM
BC: mrnapresident@mesquiteranch.org (mrnapresident@mesquiteranch.org)	Transferred	11/18/2014 4:38 PM
BC: mrnavicepresident@mesquiteranch.org (mrnavicepresident@mesquiteranch.org)	Transferred	11/18/2014 4:38 PM
BC: MRozar67@msn.com (MRozar67@msn.com)	Transferred	11/18/2014 4:38 PM
BC: mshoemacher@gmail.com (mshoemacher@gmail.com)	Transferred	11/18/2014 4:38 PM

Attachment # 3

BC: mspark@cox.net (mspark@cox.net)	Transferred	11/18/2014 4:38 PM
BC: myvenicehouse@aol.com (myvenicehouse@aol.com)	Transferred	11/18/2014 4:38 PM
BC: mznqlor@gmail.com (mznqlor@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: nataliabzieman@gmail.com (nataliabzieman@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: nbrbns@aol.com (nbrbns@aol.com)	Transferred	11/18/2014 4:38 PM
BC: ncwall@aol.com (ncwall@aol.com)	Transferred	11/18/2014 4:38 PM
BC: neil.scott@q.com (neil.scott@q.com)	Transferred	11/18/2014 4:38 PM
BC: Nicole Ewing-Gavin (Nicole.Ewing-Gavin@tucsonaz.gov)	Deleted	11/19/2014 8:55 AM
BC: niemicat@hotmail.com (niemicat@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: nmwarner51@msn.com (nmwarner51@msn.com)	Transferred	11/18/2014 4:38 PM
BC: nopal.85756@gmail.com (nopal.85756@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: odowd@flash.net (odowd@flash.net)	Transferred	11/18/2014 4:38 PM
BC: oienjmo@msn.com (oienjmo@msn.com)	Transferred	11/18/2014 4:38 PM
BC: onecitizenonevote@gmail.com (onecitizenonevote@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: onthebluetoo@gmail.com (onthebluetoo@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: opt1775@yahoo.com (opt1775@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: paloverdena@gmail.com (paloverdena@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: Pamela.Moseley@pima.gov (Pamela.Moseley@pima.gov)	Transferred	11/18/2014 4:38 PM
BC: pandrew@primavera.org (pandrew@Primavera.org)	Transferred	11/18/2014 4:38 PM
BC: pat.crutcher@va.gov (pat.crutcher@va.gov)	Transferred	11/18/2014 4:38 PM
BC: Patricia Gehlen (Patricia.Gehlen@tucsonaz.gov)	Forwarded	11/19/2014 7:57 AM
BC: patriciamb@cox.net (patriciamb@cox.net)	Transferred	11/18/2014 4:38 PM
BC: patrickbunker1@msn.com (patrickbunker1@msn.com)	Transferred	11/18/2014 4:38 PM
BC: pbsadza@gmail.com (pbsadza@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: pcaldwell@ourfamilyservices.org (pcaldwell@ourfamilyservices.org)	Transferred	11/18/2014 4:38 PM
BC: pete@cdphousing.com (Pete@cdphousing.com)	Transferred	11/18/2014 4:38 PM
BC: pfv@email.arizona.edu (pfv@email.arizona.edu)	Transferred	11/18/2014 4:38 PM
BC: PH8list@aol.com (PH8list@aol.com)	Transferred	11/18/2014 4:38 PM

Attachment # 3

BC: philipp@richjoy.com (philipp@richjoy.com)	Transferred	11/18/2014 4:38 PM
BC: phoman2@cox.net (phoman2@cox.net)	Transferred	11/18/2014 4:38 PM
BC: PLDunford@cox.net (PLDunford@cox.net)	Transferred	11/18/2014 4:38 PM
BC: pnorback@cox.net (pnorback@cox.net)	Transferred	11/18/2014 4:38 PM
BC: poetssquare@gmail.com (poetssquare@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: porourke6@cox.net (porourke6@cox.net)	Transferred	11/18/2014 4:38 PM
BC: president@broadmoorbroadwayvillage.com (president@broadmoorbroadwayvillage.com)	Transferred	11/18/2014 4:38 PM
BC: President@FeldmansAZ.org (President@FeldmansAZ.org)	Transferred	11/18/2014 4:38 PM
BC: prussell@eeeveterans.org (prussell@eeeveterans.org)	Transferred	11/18/2014 4:38 PM
BC: psalm116@gmail.com (psalm116@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: pueblo-gardensneighborhood@cox.net (pueblo-gardensneighborhood@cox.net)	Transferred	11/18/2014 4:38 PM
BC: rabago89@hotmail.com (rabago89@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: R-A-IMOEHL@cox.net (R-A-IMOEHL@cox.net)	Transferred	11/18/2014 4:38 PM
CC: Ramona Williams (Ramona.Williams@tucsonaz.gov)	Delivered	11/18/2014 4:38 PM
BC: ramoscheverri@aol.com (ramoscheverri@aol.com)	Transferred	11/18/2014 4:38 PM
BC: RB6603@att.net (RB6603@att.net)	Transferred	11/18/2014 4:38 PM
BC: RebeccaAP@ELRIO.ORG (RebeccaAP@ELRIO.ORG)	Transferred	11/18/2014 4:38 PM
BC: reusrobert@yahoo.com (reusrobert@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: rfetom@architecturecompany.net (rfetom@architecturecompany.net)	Transferred	11/18/2014 4:38 PM
BC: richarda_10918@yahoo.com (richarda_10918@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: richardstudwell@msn.com (richardstudwell@msn.com)	Transferred	11/18/2014 4:38 PM
BC: Rick@lavaty.com (Rick@lavaty.com)	Transferred	11/18/2014 4:38 PM
BC: rjroati@hotmail.com (rjroati@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: rkattnig@ag.arizona.edu (rkattnig@ag.arizona.edu)	Transferred	11/18/2014 4:38 PM
BC: rlsbcs@liveline.com (rlsbcs@liveline.com)	Transferred	11/18/2014 4:38 PM
BC: rmtrinidad@compasshc.org (rmtrinidad@compasshc.org)	Transferred	11/18/2014 4:38 PM
BC: robert@hedrickacres.org (robert@hedrickacres.org)	Transferred	11/18/2014 4:38 PM
BC: robertsbowers@cox.net (robertsbowers@cox.net)	Transferred	11/18/2014 4:38 PM

Attachment # 3

BC: rose.nba@cox.net (rose.nba@cox.net)	Transferred	11/18/2014 4:38 PM
BC: royzarow@iglide.net (royzarow@iglide.net)	Transferred	11/18/2014 4:38 PM
BC: rpsparkmal@cox.net (rpsparkmal@cox.net)	Transferred	11/18/2014 4:38 PM
BC: RRNAMike@aol.com (RRNAMike@aol.com)	Transferred	11/18/2014 4:38 PM
BC: Russlyn Wells (Russlyn.Wells@tucsonaz.gov)	Read	11/19/2014 9:44 AM
BC: rutheblunier@hotmail.com (rutheblunier@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: s.nation@hotmail.com (s.nation@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: salbego@cox.net (salbego@cox.net)	Transferred	11/18/2014 4:38 PM
CC: Sally Stang (Sally.Stang@tucsonaz.gov)	Read	11/18/2014 4:38 PM
BC: samantha.bivens2@redcross.org (samantha.bivens2@redcross.org)	Transferred	11/18/2014 4:38 PM
BC: sandyloutucson@cox.net (sandyloutucson@cox.net)	Transferred	11/18/2014 4:38 PM
BC: Sascha.Navarro@va.gov (Sascha.Navarro@va.gov)	Transferred	11/18/2014 4:38 PM
BC: skyjacobs@gmail.com (skyjacobs@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: slimtuc@msn.com (slimtuc@msn.com)	Transferred	11/18/2014 4:38 PM
BC: smolterferris@yahoo.com (smolterferris@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: SPNA@cox.net (SPNA@cox.net)	Transferred	11/18/2014 4:38 PM
BC: SRamsey@helptucson.org (SRamsey@helptucson.org)	Transferred	11/18/2014 4:38 PM
BC: standuptall@gmail.com (standuptall@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: Stanley@email.arizona.edu (Stanley@email.arizona.edu)	Transferred	11/18/2014 4:38 PM
BC: stanley19263@msn.com (stanley19263@msn.com)	Transferred	11/18/2014 4:38 PM
BC: Steve.Nelson@pima.gov (Steve.Nelson@pima.gov)	Transferred	11/18/2014 4:38 PM
BC: styerwhite@yahoo.com (styerwhite@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: sven_silberschlag@ml.com (sven_silberschlag@ml.com)	Transferred	11/18/2014 4:38 PM
BC: Sylvia.cuestas@pima.gov (Sylvia.cuestas@pima.gov)	Transferred	11/18/2014 4:38 PM
CC: Teresa Williams (Teresa.Williams@tucsonaz.gov)	Delivered	11/18/2014 4:38 PM
BC: tgreeng@centurylink.net (tgreeng@centurylink.net)	Transferred	11/18/2014 4:38 PM
BC: thevanburen@mehapartments.com (thevanburen@mehapartments.com)	Transferred	11/18/2014 4:38 PM
BC: tieyorksltue@gmail.com (tieyorksltue@gmail.com)	Transferred	11/18/2014 4:38 PM

Attachment # 3

BC: tjackson@ourfamilyservices.org (tjackson@ourfamilyservices.org)	Transferred	11/18/2014 4:38 PM
BC: toddbukowski@yahoo.com (toddbukowski@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: Tom Heath (Tom@theheathteam.com)	Transferred	11/18/2014 4:38 PM
BC: Tom.Wills@cox.net (Tom.Wills@cox.net)	Transferred	11/18/2014 4:38 PM
BC: tortuga51@gmail.com (tortuga51@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: tpattsmith@icstucson.org (tpattsmith@icstucson.org)	Transferred	11/18/2014 4:38 PM
BC: treat4sage@hotmail.com (treat4sage@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: tschwartz@compassaffordablehousing.org (tschwartz@compassaffordablehousing.org)	Transferred	11/18/2014 4:38 PM
BC: TUCIRISH@aol.com (TUCIRISH@aol.com)	Transferred	11/18/2014 4:38 PM
BC: twocanfest@yahoo.com (twocanfest@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: tworockings@cox.net (tworockings@cox.net)	Transferred	11/18/2014 4:38 PM
BC: vbaker35@aol.com (vbaker35@aol.com)	Transferred	11/18/2014 4:38 PM
BC: vlegvold@earthlink.com (vlegvold@earthlink.com)	Transferred	11/18/2014 4:38 PM
BC: Ward6 (Ward6@tucsonaz.gov)	Deleted	11/19/2014 10:08 AM
BC: wasteph@cox.net (wasteph@cox.net)	Transferred	11/18/2014 4:38 PM
BC: waynesunne@netscape.net (waynesunne@netscape.net)	Transferred	11/18/2014 4:38 PM
BC: wildaboutdacats@cox.net (wildaboutdacats@cox.net)	Transferred	11/18/2014 4:38 PM
BC: wille@email.arizona.edu (wille@email.arizona.edu)	Transferred	11/18/2014 4:38 PM
BC: william.altaffer@azbar.org (william.altaffer@azbar.org)	Transferred	11/18/2014 4:38 PM
BC: womankraftaz@yahoo.com (womankraftaz@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: wuna.org@gmail.com (wuna.org@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: zoeorawr@gmail.com (zoeorawr@gmail.com)	Transferred	11/18/2014 4:38 PM

Previous Meeting attendees emails:

BC: Albert.Elias@tucsonaz.gov (Albert.Elias@tucsonaz.gov)	Transferred	11/18/2014 4:44 PM
BC: artgod@whidbey.com (artgod@whidbey.com)	Transferred	11/18/2014 4:44 PM
BC: azkaleb@gmail.com (azkaleb@gmail.com)	Transferred	11/18/2014 4:44 PM

Attachment # 3

BC: barbieu1@gmail.com (barbieu1@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: barbieui@gmail.com (barbieui@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: Ben Irving <projectinsightaz@gmail.com> (Ben Irving <projectinsightaz@gmail.com>)	Transferred	11/18/2014 4:44 PM
BC: bill@schlesinger (bill@schlesinger)	Transferred	11/18/2014 4:44 PM
BC: caguirre082@centurylink.net (caguirre082@centurylink.net)	Transferred	11/18/2014 4:44 PM
BC: casamariatucson@yahoo.com (casamariatucson@yahoo.com)	Transferred	11/18/2014 4:44 PM
BC: cathyivers1@gmail.com (cathyivers1@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: craig@tracmedia.com (craig@tracmedia.com)	Transferred	11/18/2014 4:44 PM
BC: danna.auriana@va.gov (danna.auriana@va.gov)	Transferred	11/18/2014 4:44 PM
BC: Diana Amado (Diana.Amado@tucsonaz.gov)	Read	11/18/2014 4:48 PM
BC: Elaine Becherer (Elaine.Becherer@tucsonaz.gov)	Read	11/18/2014 5:05 PM
BC: erawl@earthlink.net (erawl@earthlink.net)	Transferred	11/18/2014 4:44 PM
BC: Glenn Fournie (Glenn.Fournie@tucsonaz.gov)	Read	11/18/2014 4:45 PM
BC: hannahglasston@cox.net (hannahglasston@cox.net)	Transferred	11/18/2014 4:44 PM
To: HCDAdmin (HCDAdmin.CSPO2.CHDOM2@tucsonaz.gov)	Read	11/19/2014 7:16 AM
BC: jamesojeda@gmail.com (jamesojeda@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: jmora@ccs-pio.org (JMora@ccs-pio.org)	Transferred	11/18/2014 4:44 PM
BC: jodabu@hotmail.com (jodabu@hotmail.com)	Transferred	11/18/2014 4:44 PM
BC: Jody Gibbs (j.gibbsarchitect@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: john@johnroldan.com (john@johnroldan.com)	Transferred	11/18/2014 4:44 PM
BC: Jonathan Mabry (Jonathan.Mabry@tucsonaz.gov)	Delivered	11/18/2014 4:44 PM
BC: Joyce Alcantar (Joyce.Alcantar@tucsonaz.gov)	Read	11/18/2014 5:08 PM
BC: justin.lanne@naihhorizon.com (justin.lanne@naihhorizon.com)	Transferred	11/18/2014 4:44 PM
BC: kate.kisha@tucsonaz.gov (kate.kisha@tucsonaz.gov)	Transferred	11/18/2014 4:44 PM
BC: kenbacker@earthlink.net (kenbacker@earthlink.net)	Transferred	11/18/2014 4:44 PM
BC: lumsden@email.arizona.edu (lumsden@email.arizona.edu)	Transferred	11/18/2014 4:44 PM
BC: lynnw@longrealty.com (lynnw@longrealty.com)	Transferred	11/18/2014 4:44 PM
BC: mab@brink.com (mab@brink.com)	Transferred	11/18/2014 4:44 PM

Attachment # 3

BC: mbeerling@compassaffordablehousing.org (mbeerling@compassaffordablehousing.org)	Transferred	11/18/2014 4:44 PM
BC: mlheuet@gmail.com (mlheuet@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: mshoemacher@gmail.com (mshoemacher@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: opt1775@yahoo.com (opt1775@yahoo.com)	Transferred	11/18/2014 4:44 PM
BC: pat.crutcher@va.gov (pat.crutcher@va.gov)	Transferred	11/18/2014 4:44 PM
BC: pcaldwell@ourfamilyservices.org (pcaldwell@ourfamilyservices.org)	Transferred	11/18/2014 4:44 PM
BC: Peggy Hutchison (phutchison@Primavera.org)	Transferred	11/18/2014 4:44 PM
BC: Pete@cdphousing.com (Pete@cdphousing.com)	Transferred	11/18/2014 4:44 PM
BC: phillip@richjoy.com (phillip@richjoy.com)	Transferred	11/18/2014 4:44 PM
BC: phillipp@rickjoy.com (phillipp@rickjoy.com)	Transferred	11/18/2014 4:44 PM
BC: phutchinson@Primavera.org (phutchinson@Primavera.org)	Transferred	11/18/2014 4:44 PM
BC: piaseckibarb@gmail.com (piaseckibarb@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: Ramona Williams (Ramona.Williams@tucsonaz.gov)	Delivered	11/18/2014 4:44 PM
BC: rosiandrade@yahoo.com (rosiandrade@yahoo.com)	Transferred	11/18/2014 4:44 PM
BC: Sally Stang (Sally.Stang@tucsonaz.gov)	Read	11/18/2014 5:00 PM
BC: shropball12@cox.net (shropball12@cox.net)	Transferred	11/18/2014 4:44 PM
BC: sknutson@compassaffordablehousing.org (sknutson@compassaffordablehousing.org)	Transferred	11/18/2014 4:44 PM
BC: sltofel@Tofelconstruction.com (sltofel@Tofelconstruction.com)	Transferred	11/18/2014 4:44 PM
BC: smcdaid@codac.org (smcdaid@codac.org)	Transferred	11/18/2014 4:44 PM
BC: standuptall@gmail.com (standuptall@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: stanley19263@msn.com (stanley19263@msn.com)	Transferred	11/18/2014 4:44 PM
BC: Steve Kozachik (Steve.Kozachik@tucsonaz.gov)	Read	11/18/2014 8:40 PM
BC: Teresa Williams (Teresa.Williams@tucsonaz.gov)	Read	11/19/2014 9:47 AM
BC: tgreen9@centurylink.net (tgreen9@centurylink.net)	Transferred	11/18/2014 4:44 PM
BC: tieyourshoe@gmail.com (tieyourshoe@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: tpattsmith@icstucson.org (tpattsmith@icstucson.org)	Transferred	11/18/2014 4:44 PM
BC: wille@email.arizona.edu (wille@email.arizona.edu)	Transferred	11/18/2014 4:44 PM

Mayor & Council addresses:

Attachment # 3

CC: Alvira Gallego (Alvira.Gallego@tucsonaz.gov)	Read	10/23/2014 4:34 PM
CC: Amy Stabler (Amy.Stabler@tucsonaz.gov)	Emptied	11/1/2014 1:02 AM
CC: Anakarina Rodriguez (Anakarina.Rodriguez@tucsonaz.gov)	Read	10/23/2014 5:17 PM
CC: Ann Charles (Ann.Charles@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Brianda Vila (Brianda.Vila@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Carmen Noriega (Carmen.Noriega@tucsonaz.gov)	Read	10/23/2014 4:32 PM
CC: Cathy Borinstein (Cathy.Borinstein@tucsonaz.gov)	Emptied	11/4/2014 1:02 AM
CC: Diana Amado (Diana.Amado@tucsonaz.gov)	Forwarded	10/24/2014 11:21 AM
CC: Heileen Evans (Heileen.Evans@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Javier Herrera (Javier.Herrera@tucsonaz.gov)	Emptied	10/31/2014 1:01 AM
To: Jonathan Rothschild (Jonathan.Rothschild@tucsonaz.gov)	Emptied	10/31/2014 1:02 AM
CC: Judith Anderson (Judith.Anderson@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
To: Karin Uhlich (Karin.Uhlich@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Karla Avalos-Soto (Karia.Avalos-Soto@tucsonaz.gov)	Read	10/24/2014 11:37 AM
CC: Kate Kish (Kate.Kish@tucsonaz.gov)	Read	10/24/2014 11:01 AM
CC: Katie Bolger (Katie.Bolger@tucsonaz.gov)	Read	10/27/2014 9:40 AM
CC: Lannie Patel (Lannie.Patel@tucsonaz.gov)	Emptied	11/1/2014 1:03 AM
CC: Laura Dent (Laura.Dent@tucsonaz.gov)	Read	10/24/2014 9:03 AM
CC: Lisa Markkula (Lisa.Markkula@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Luke Knipe (Luke.Knipe@tucsonaz.gov)	Emptied	10/27/2014 5:51 PM
CC: Mark Kerr (Mark.Kerr@tucsonaz.gov)	Emptied	11/1/2014 1:03 AM
CC: Martha Cantrell (Martha.Cantrell@tucsonaz.gov)	Read	10/24/2014 12:51 PM
CC: Mary Fimbres (Mary.Fimbres@tucsonaz.gov)	Read	10/28/2014 10:52 AM
CC: Matt Kopec (Matt.Kopec@tucsonaz.gov)	Forwarded	10/23/2014 4:40 PM
CC: Melinda Jacobs (Melinda.Jacobs@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Molly Thrasher (Molly.Thrasher@tucsonaz.gov)	Emptied	10/31/2014 1:02 AM
CC: Odessa Draheim (Odessa.Draheim@tucsonaz.gov)	Read	10/24/2014 8:20 AM
To: Paul Cunningham (Paul.Cunningham@tucsonaz.gov)	Read	10/24/2014 10:35 AM
CC: Ramona Williams (Ramona.Williams@tucsonaz.gov)	Read	10/23/2014 4:33 PM
To: Regina Romero (Regina.Romero@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Renee Sowards (Renee.Sowards@tucsonaz.gov)	Emptied	11/1/2014 1:03 AM
To: Richard G. Fimbres (Richard.Fimbres@tucsonaz.gov)	Forwarded	10/23/2014 5:00 PM
CC: Ryan Anderson (Ryan.Anderson@tucsonaz.gov)	Deleted	11/13/2014 3:22 PM
CC: Sally Stang (Sally.Stang@tucsonaz.gov)	Read	10/24/2014 6:16 AM
To: Shirley Scott (Shirley.Scott@tucsonaz.gov)	Emptied	11/1/2014 1:03 AM
CC: Steve Arnquist (Steve.Arnquist@tucsonaz.gov)	Read	10/23/2014 4:38 PM
To: Steve Kozachik (Steve.Kozachik@tucsonaz.gov)	Emptied	10/31/2014 1:02 AM
CC: Tamara Prime (Tamara.Prime@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Ted Prezelski (Ted.Prezelski@tucsonaz.gov)	Read	10/28/2014 12:52 PM
CC: Teresa Olson (Teresa.Olson@tucsonaz.gov)		

MAP FIND TOOLS PREFERENCES HELP

Scale: 1: 6,000

Base Aerial

Information

X: 994016.23 Y: 444110.47 State Plane

Fields	Values
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CON	657
DEMO	24
Date_Listed	
FORM_NAME	ArmoryParkHRD1996_Amend_
GIS_ISLAND	
HistoricDesc	
IL	1
LTR_SHPO	
MAPNAME	ARMORY PARK
MAP_DFSIG	1

X-Coord: 994828.73 Y-Coord: 445209.43

MAP FIND TOOLS PREFERENCES HELP

Scale: 1: 12,000

Base Aerial

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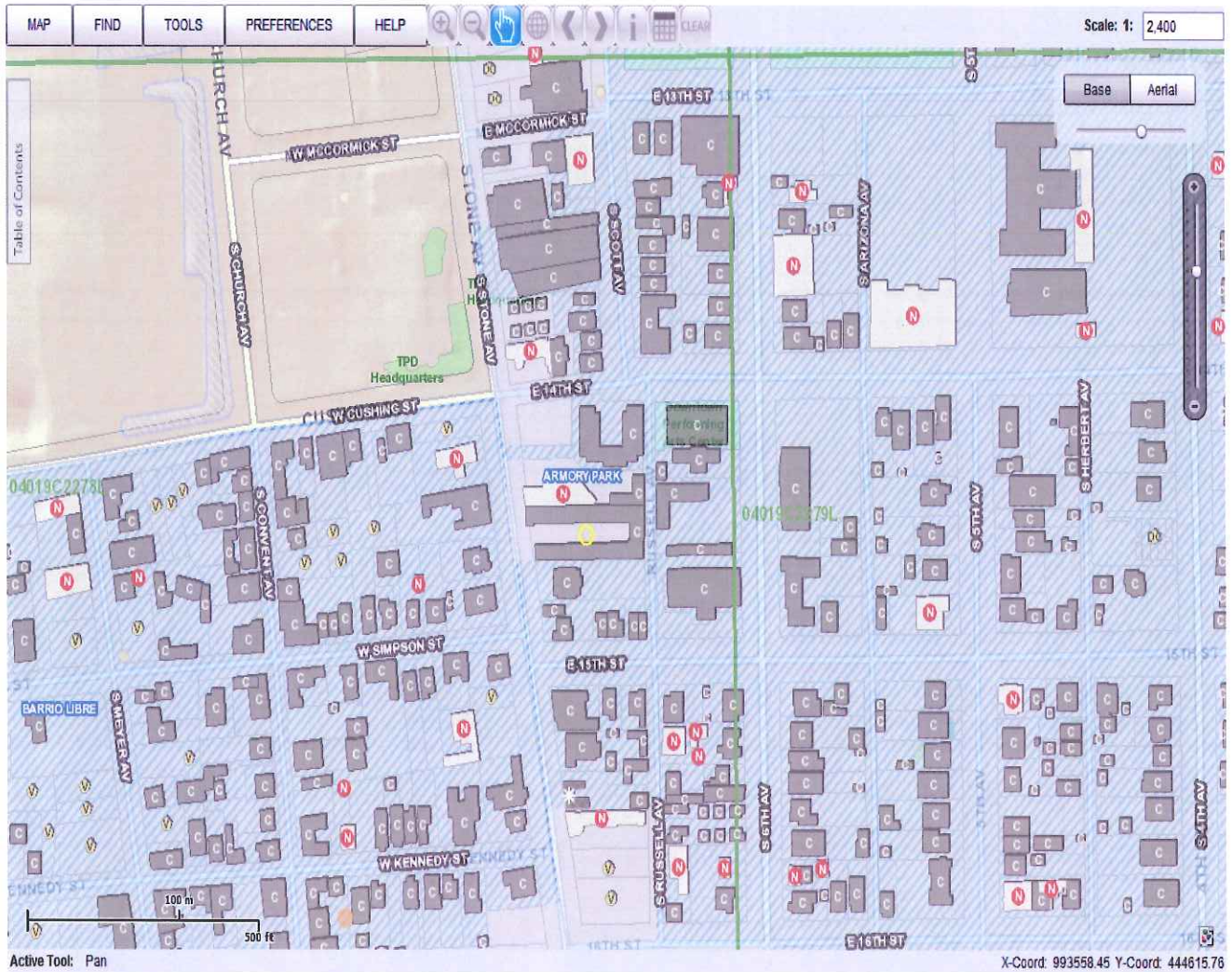
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DEMO	24
Date_Listed	
FORM_NAME	ArmoryParkHRD1996_Amend_
GIS_ISLAND	
HistoricDesc	
IL	1
LTR_SHPO	
MAPNAME	ARMORY PARK
MAP_DFSIG	1

X-Coord: 995667.27 Y-Coord: 447214.58

Attachment # 5



Attachment # 5

MEMORANDUM OF AGREEMENT
BETWEEN Downtown Motor Lodge, LLC
AND THE
ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)
REGARDING THE DOWNTOWN MOTOR HOTEL
383 South Stone Avenue, Tucson, Arizona

WHEREAS, Downtown Motor Lodge, LLC plans the undertaking of the construction of a three story apartment building with podium using HUD funding to be constructed on a site currently known as the Downtown Motor Hotel , a recent contributor to the Armory Park National Register Historic District, and which will be demolished as an integral part of the project. The project location is 383 South Stone Avenue; and,

WHEREAS, Downtown Motor Lodge, LLC plans to use federal funding as part of the site development financing and in accordance with Section 104(g) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(g)] and HUD regulatory requirements at §24 CFR Part 58 "ENVIRONMENTAL REVIEW PROCEDURES FOR ENTITIES ASSUMING HUD ENVIRONMENTAL RESPONSIBILITIES", thereby making the Project an undertaking subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 C.F.R. Part 800; and

WHEREAS, Downtown Motor Lodge, LLC has defined the undertaking's area of potential effect (APE) as Pima County Assessor's Parcel number 117-14-0930, Block 232 Lot 7 in the City of Tucson and as described in Exhibit A; and

WHEREAS Downtown Motor Lodge, LLC has determined that the undertaking may have an adverse effect as a result of demolition of substandard housing on the Downtown Motor Hotel, a recent contributor to the Armory Park National Register Historic District, and which includes structural demolition as an integral part of the project; and,

WHEREAS Downtown Motor Lodge, LLC and the SHPO agree the proposed undertaking will be within the Armory Park National Historic District, in which several adjacent contributing buildings are of comparable size and scale. The new building is considered to be compatible with the characteristics of the National Register district; and,

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(1), Downtown Motor Lodge, LLC has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination providing the specified documentation, and the ACHP has chosen not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(ii);

NOW, THEREFORE, Downtown Motor Lodge, LLC and the Arizona State Historic Preservation Office agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

DOT MB

Attachment # 10

STIPULATIONS

Downtown Motor Lodge, - LLC shall ensure that the following measures are carried out:

Due to the fact that this building has been acknowledged as a contributing property to a historic district and the original structure has been altered where many of the historic elements are missing or in poor condition, the following actions will be adhered to for documentation of site redevelopment and/or demolition of the Downtown Motor Hotel:

Documentation (Drawings):

Existing documents and drawings (will work with the University of Arizona archive to get copies of the original architect's drawings.)

Documents and drawings will be provided which includes modifications made to the original design.

Provide drawings for site, historic objects and historic landscape features.

Provide a map indicating location and relationship to adjacent structures.

Photographs:

Digital photos will be provided to meet the National Register Photo Policy of the 4 elevations of each building where possible. The photos will not be perspective corrected nor taken with large format negatives. Note: Standards will meet National Register Photo Policy of acceptable Digital Camera images placed on a CD or DVD in the recommended digital image format.

http://www.nps.gov/nr/publications/guidance/Photo_Policy_final.doc

Provide context photos per photo policy.

Field Reports:

Review existing drawings and measure as needed to document changes and additions.

Review and provide annotated samples (copies) of existing photographs.

Written Data:

Research and document data found at governmental agencies, historic libraries and historic archives.

Research and document important historic events or historic persons that have a relationship to the building.

Describe measured building and existing building materials.

List important historic events or historic persons that have a relationship to the building.

Resource documentation will be submitted when complete to the Arizona State Historic Preservation Office at: State Historic Preservation Office (SHPO), Arizona State Parks Board, 1300 W. Washington Street, Phoenix, Arizona 85007, Attn: James Garrison State Historic Preservation Officer. Acceptance of the final documentation by the SHPO will conclude the requirements of this MOA.

IV. DURATION

This MOA will expire if its stipulations are not carried out within five (5) years from the date of its execution. At such time, and prior to work continuing on the undertaking, Downtown Motor Lodge, LLC shall either (a) execute a MOA pursuant to 36 C.F.R. § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7. Prior to such time, Downtown Motor Lodge, LLC may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation VII below. Downtown Motor Lodge, LLC shall notify the signatories as to the course of action it will pursue.

V. MONITORING AND REPORTING

Each quarter following the execution of this MOA until it expires or is terminated, Downtown Motor Lodge, LLC shall provide all parties to this MOA a summary report detailing work carried out pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in Downtown Motor Lodge, LLC's efforts to carry out the terms of this MOA.

VI. DISPUTE RESOLUTION

Should any signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, Downtown Motor Lodge, LLC shall consult with such party to resolve the objection. If Downtown Motor Lodge, LLC determines that such objection cannot be resolved, Downtown Motor Lodge, LLC will:

A. Forward all documentation relevant to the dispute, including the Downtown Motor Lodge, LLC's proposed resolution, to the ACHP. The ACHP shall provide Downtown Motor Lodge, LLC with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, Downtown Motor Lodge, LLC shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. Downtown Motor Lodge, LLC will then proceed according to its final decision.

B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, Downtown Motor Lodge, LLC may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, Downtown Motor Lodge, LLC shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response.


C. Downtown Motor Lodge, LLC's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

VII. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

VIII. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per



Attachment # 10

Stipulation VII, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, -Downtown Motor Lodge, LLC must either (a) execute an MOA pursuant to 36 CFR § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. Downtown Motor Lodge, LLC shall notify the signatories as to the course of action it will pursue.

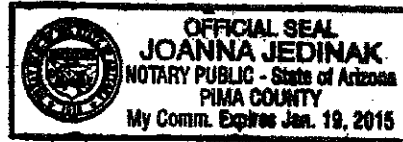
EXECUTION of this MOA by the Arizona State Historic Preservation Office and implementation of its terms evidence that Downtown Motor Lodge, LLC has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

By: CAH-Downtown Motor Lodge, LLC
It's Manager

By: Compass Affordable Housing, Inc.
It's Manager

By: Maryann Beerling, CEO



Joanna Jedirak 7/28/14

Maryann Beerling
Maryann Beerling, Chief Executive Officer

Date 7-28-14

By: Tucson Housing AM, LLC
It's Member
By: Bethel MM, LLC
Its Manager
By Bethel Development, Inc,
It's Member
By: Daniel N. Terlecki, President/Owner

Daniel N. Terlecki
Daniel N. Terlecki, Owner/President

Date: 7-28-14

Arizona State Historic Preservation Office

James Garrison
James Garrison, State Historic Preservation Officer

Date 8/4/14

[Handwritten initials]

Attachment # 10

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA,
AND IS DESCRIBED AS FOLLOWS:

Lot 7 in Block 233 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof.

APN: 117 14-0950