



**Affordable Housing Taskforce**  
April 15, 2022, 2pm to 4pm

**Meeting Location** Sentinel Building  
320 N. Commerce Park Loop  
Tucson, AZ 85745  
[MAP](#)

**Members Present**

Ravi Shah	John Bremond	Karin Uhlich
Michael Guymon	Corky Poster	Betty Villegas
Liz Morales	Meghan Heddings	W. Mark Clark
Tom Litwicki	Joy Taylor	

**Minutes**  
**Agenda**

**Charge:** The Affordable Housing Taskforce was empaneled by the County Administrator for the purpose of informing the Board’s actions and policies to improve housing affordability across Pima County.

- Highlight success stories, and identify evidence-based and promising practices that should be considered in Pima County
- Make recommendations that will meaningfully increase availability of affordable housing within metro and rural Pima County
- Identify public/private collaborative pathways to improve housing affordability
- Recommend a new charter for the Pima County Housing Commission that will strengthen the Board’s role in housing affordability

- I. **Welcome,** Tom called the meeting to order at 2:05pm and thanked everyone for attending
- II. **Housing in Pima County;** County presentation of local housing trends that will provide a shared grounding for the outcomes review. Ryan Stephenson with Community & Workforce Development presented current data and applications from affordable housing trends and local housing trends. Mark Holden with Development Services presented an overview of Pima County land, state land opportunities; comprehensive land use, review of new housing/master planned communities, historical data for new housing units, market data, rental data, and reviewed constraints to building more. During the presentations members and the public asked questions.
- III. **Review Outcomes;** Small groups, organized around strategic pathways, will review and refine strategies identified by the Task Force, the public comment process, and national best practices. The task force members and public broke into small groups to focus on what is viable/feasible?

**Innovation to Scale:** Reported a focus on what is missing with innovation – sustainability and affordability; Construction and other factors including cost outside of permits and fees; County and City costs associated with constructions activities; Review of other factors driving costs; Control as organization or public like HOV lanes as it applies to affordable housing; Incentivize innovation; Informed design; help with construction and meets needs of all; Streamline process long term; People focus on sustainability; Mental and behavioral health; identify funding streams; build coalitions language barriers to reduce conflict; deregulation in a feasible way – coalition funding gaps to encourage participation

**Improve Access:** Short term: Locations, vacant land, city has some information and we should pull together that information; housing market study; feasible: didn't incorporate networks. Promoting tenant and small housing rights, concentrated low income areas. Disability disparities to help with fair housing, Awareness around income access. Mid: promote services in a timely manner, remove barriers to access and incentives for prevention strategies. Matching down payment and technical assistance. HUD housing counseling maybe increase. People aren't always mortgage ready and action would be how to build them up to being ready for home ownership. Landlord to rent to tenants. Long term conversations and focus on how to get there. City of Tucson and transportation strategy. Incentives for South Tucson, Tucson and Pima properties. Increase supply of housing options. Group didn't want the primavera option. Just incentives for affordable housing and not add to that like the rainwater reuse. Access: yes, own more housing so we set tenancy criteria; build more units and have long time use; All sources of income, raise income and increase disposable income for successful homeownership.

**Build More:** The group reported out to re-write middle housing code; develop architectural standards, incentivize – not sure how that will happen; align regulations with City and County like accessory dwellings; housing tax credit, school on site housing, hotel housing and redevelopment, need for collaboration with developers, developers need to collaborate with government to develop housing

- IV. **Identify Networks/Coalitions/Partners to Support Outcomes;** Small groups review; which networks/coalitions can provide structures and guidance for policy, support, and funding to achieve the outcomes identified.
- V. **Rate Outcomes on Feasibility and Viability;** Small groups rate Outcomes on feasibility (able to implement) and viability (able to take root).
- VI. **Wrap up + Next Steps;** On April 29 we will further revise and refine outcomes and begin to identify success metrics.

Next meeting is April 29, 2022 at 2pm

*All meetings are recorded. Meeting agenda, materials and minutes are posted on the Affordable Housing Taskforce webpage at <http://www.pima.gov/HousingTaskForce>*

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