



Public Notice of the

Pima County Regional Affordable Housing Commission

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Pima County Regional Affordable Housing Commission and to the general public that the commission will hold a virtual meeting open to the public on

Monday, January 9, 2023 at 11:00am

Join Zoom Meeting <https://us02web.zoom.us/j/85313169457>

Meeting ID: 853 1316 9457

One tap mobile

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<u>Members Present</u>	Anna Casadei David Wohl	Betty Villegas Dr. JoAnn di Filippo	Chris Erickson Lisa Shafer	David Godlewski Meghan Heddings
	Milini Simms Tom Litwicki Sarah Meggison	Sharayah Jimenez W. Mark Clark	Shawn Cote Linda Morales	Steve Huffman Ben Carpenter

**Imelda Robles, City of South Tucson recommendation, pending appointment by the Board of Supervisors*

Minutes
Agenda

1. **Roll Call**, Dan Sullivan, Director Community & Workforce Development welcomed those present and conducted roll call of members present. All members present. *Quorum established and confirmed.*
2. Pledge of Allegiance, *All*
3. Mission and Purpose of the Re-Authorized Commission and Introduction of Commission Members and County Staff – [Pima County Regional Affordable Housing Commission By-Laws](#)

Dr. Francisco García welcomed members and reviewed the mission and purpose of the Commission. Dr. García provided an overview and history of the Commission. The Housing Commission was originally established to provide oversight of the housing bonds in the region. The Board of Supervisors (BOS) re-authorized the Regional Affordable Housing Commission as recommended by the Affordable Housing Taskforce. The BOS direction as well as public input is reflected in the Commission by-laws.

The mission of the Commission is to make recommendations to the Board of Supervisors to increase the supply of housing across Pima County that is affordable, sustainable, safe and promotes individual and community prosperity. (Slide 4)

Purpose of the Commission (Slide 5)

4. Election of Commission Chair and Vice-Chair

Dan reviewed the role of the officers of the Commission and invited nominations and discussion. Members discussed.

Chair, Dr. JoAnn di Filippo offered to be chair. Seconded. Discussion – None. Vote – unanimous.

Vice-Chair, Betty Villegas offered to be vice-chair. Seconded. Discussion – None. Vote – unanimous.

Chair – Dr. JoAnn di Filippo

Vice-Chair – Betty Villegas

5. [Open Meeting Law](#) and [Conflict of Interest](#) Training

Andy Flagg, Deputy Director Community & Workforce Development discussed and reviewed Open Meeting Law and Conflict of Interest with members and guests present. Andy also stated that all materials are listed on the commission agenda as well as the commission webpage.

Andy stated that open meeting law also applies to electronic email, and other settings where discussion or business of the commission takes place. Andy shared that it is important that all discussion of commission business be discussed openly during meetings where the public is notified and there is an opportunity for transparency. Andy also stressed the importance of identifying any potential financial or proprietary interests that could constitute a conflict of interest as to any matter that might come before the Commission.

Chair Di Filippo also informed the commission that the Pima County Attorney has a training available online and stressed the importance of public records compliance as well.

6. [Fiscal Year 2022-23 Budget Allocation](#) for Affordable Housing and Overview of Proposals: Staff report, Commission discussion and action (Slide 8)

Dan reviewed the fiscal year recommended budget that included a review of the specific line items. Dan shared that these were recommendations of actions discussed and recommended by the Affordable Housing Task Force, staff review and research.

David Wohl and Chair di Filippo asked that there be additional information presented regarding specific line items for the recommendations.

Chair di Filippo asked staff that these recommendations be shared with the Commission ahead of the next meeting.

David Wohl asked about the Gap Funding allocation of \$4 Million and what that looks like. Marcos Ysmael, Program Manager, Community & Workforce Development shared that the Gap funds are in alignment with specific projects that are going through approval for LIHTC.

Commissioners also discussed the MAP Housing Dashboard. David Wohl stated that \$500,000 is a lot to allocate for a housing study. David Godlewski stated that he is concerned that there isn't more collaboration with the other jurisdictions to collectively garner a housing study across all jurisdictions.

Dr. García stated that the current MAP Housing Study was a partnership between City of Tucson and Pima County, however the information is older than what we would like. Therefore they are asking the Commission to recommend a housing study that is more inclusive of all jurisdictions and to develop a dashboard that is continuously updated with appropriate information that will help drive recommendations and decisions.

Dan shared with the Commission that this was also a recommendation that came out of the Affordable Housing Task Force.

Sarah Meggison stated that the current MAP study is out dated and appreciates more long-term viable data.

Chair di Filippo motioned that the item be postponed to the next meeting so Commissioners have ample time to review. David Wohl, seconded. No further discussion. Vote – unanimous. Motion passed.

Dan later shared that the background for the agenda item was shared with the Commission on its webpage as well as the agenda. Chair di Filippo asked that Commissioners review the document for the next meeting.

7. Overview of [proposed zoning code changes](#): Staff Report, Commission discussion and possible action

Mark Holden, Planner Principal and Chris Poirier, Deputy Director Development Services reviewed proposed zoning changes that may be beneficial to affordable housing developments in Pima County.

Mark shared with the Commission an overview of buildable areas within the County and what they entail.

Mark reviewed the missing middle in the housing continuum with regard to plexes as it applies to current zoning laws. Specifically a change in zoning would need to occur that would allow duplexes, triplexes and similar multi-family units existing within density requirements in zones where not currently allowed.

Chair di Filippo asked if these changes would have to go to the BOS and public for hearing. Mark shared that yes they would however, the Commission could recommend these changes to the BOS and the Planning and Zoning Commission.

Mark shared there is also an opportunity for trail oriented development that could allow for properties to be developed closer to the loop. If zoning code changes, this would allow for smaller lots to be developed as same dwelling yield but reduced construction costs.

Mark and Chris shared the potential changes to guest house code in Pima County that would allow increased coverage, reduce setbacks, and permit on smaller lots for family members and non-rent paying costs.

Meghan Heddings shared that this may be the best opportunity to include rent payers as the community continues to face a shortage of homes.

Chris and Mark reviewed the height increase in high-density zones along major streets and routes to approach allowed residential densities.

Carla Blackwell, Director Development Services shared that the parcels of land presentation will be shared with the commission during the request for proposal process at the next meeting.

8. Proposed Committee Meeting Schedule and Location,

Chair di Filippo asked Dan if the meetings will be held at the Community & Workforce Development on Ajo. Dan shared that currently there is not a room that would work for meetings of this size. However, staff would be able to identify and schedule an appropriate room depending on Commission preference.

Chair di Filippo asked if there are any limitations on how a Commission can meet. Dan stated that he preferred to meet in person and at this time there isn't anything precluding the Commission from in person meetings.

Informally the Commission agreed to a once per month meeting however did not agree on the time or modality, based on consensus of those present.

Dr. García stated that rather than a formal motion for the location of the meeting that it would be best to afford staff the opportunity to find an appropriate location where Information Technology could provide devices and set up for virtual or hybrid options. Dr. García shared that the conference room at the Abrams Public Health Building may be a better option.

Chair di Filippo motioned the Commission meet on the second Monday of the month. Meghan Heddings shared that there is a conflict with another community meeting, the Eviction Prevention Collaborative. No second. Motioned failed.

Chair di Filippo motioned that the Commission meet the second Monday of the month. No second. Motion failed.

Mark Clark motioned that a survey be sent out to see when Commissioners are available, best time and whether the meeting be in person or virtual. Seconded. Discussion None. Vote – unanimous. Motion passed to seek Commission input via survey to establish a time and date for the next meeting.

9. Suggestions for Next Meeting Agenda:

- Commission input into solicitation for housing development proposals for County surplus land
- Commission input into the Housing Market Study

David Godlewski stated that he would also like to have a briefing of the Affordable Housing Task Force recommendations presented at the Commission meeting to see what work has already been done and how the Commission can move the work forward.

David Godlewski stated that he would also like other jurisdictions to share what they are doing or planning so the Commission can better align with the work that is already being done. Chair di Filippo agreed and asked that other jurisdictions provide information to staff to disseminate to the group.

Chair di Filippo asked staff to provide contact information to the Commissioners with name, affiliation and email however stipulated that business is conducted openly and within the open meeting law. Chair di Filippo also stated that agendas should be shared along with documents for review no less than one week in advance.

Cassie Lundin, Division Manager, Community & Workforce Development shared that meeting agendas and meeting materials are posted to the Commission webpage no less than 24 hours in advance of the scheduled meeting and that materials and agenda items are disseminated or emailed to Commissioners and guests no later than one week in advance of the scheduled meeting. Chair di Filippo agreed.

10. Call to the Public

Imelda Robles stated that she did not receive her loyalty oath. Cassie stated that now that she is at the City of South Tucson that she will work with Imelda offline to get the appointment and Clerk of the Board will send her loyalty oath. Imelda was asked to contact Cassie.

Chair di Filippo stated to those present that if they didn't complete the loyalty oath that they are not allowed to conduct business on the commission and stated to get the loyalty oath signed and back to the Clerk as soon as possible.

No other discussion.

11. Adjourn, 12:38pm

Next meeting, TBD