

## Barrio Neighborhood Coalition Agenda June 8, 2020 4:30 p.m.

- Introductions 4:30-4:35
  - Karen
  - Angie
  - Betty Villegas
  - Glenda, Casa Maria
  - Colette
  - Jean Martinez, Casa Maria
  - Shay, architect and housing commissioner
  - Andres, City of Tucson
  - Angela Harper, neighborhood center
  - Bill
  - Josefina
  - Sulaley Ramirez, Casa Maria
  - Erin, medical student w/ Casa Maria
  - Ernesto Portillo, Ward 3, Thrive in the 05
  - Helen Erickson
  - Jennifer Epstrum, District 2
  - Joe Ardino, HVAC
  - Lane Santa Cruz, Ward 1
  - Roxy, Casa Maria
  - Brian Flag, Casa Maria
  - Steve
  - Zach
- Q&A with Councilmembers and Supervisors 4:35-5:05
- City budget, call to the audience, meetings with councilmembers 5:05-5:25
- Discussion of programs/orgs in other cities 5:25-5:26
- Debrief Q&A/2nd toolkit 5:25-5:50
- Other announcements 5:50-5:55
- Next steps - No meeting in July 5:55-6:00
  
- Questions sent to Councilmembers and Supervisors
  - Supervisor Valadez - how would you assure small businesses in South Tucson get the opportunity to be part of the GPLET and if property taxes rise due to developments by GPLETs how will you make sure local businesses and residents aren't displaced?
    - Pima County is only providing technical assistance, not voting on GPLETs- that is the City of South Tucson
    - GPLETs are important for sales tax revenue that City of South Tucson hasn't had access to. The County is willing to assist the City of South Tucson with anything they need.

- Supervisor Villegas - What is happening at the county level to prevent gentrification and displacement?
  - Supporting PCCLT to prevent displacement/gentrification by funding them as an agency that has services available and PCCLT is in the process of providing funding for 5 unit project Barrio Salacos (sp?) which PCCLT will develop -- annual action plan is to entertain proposals to focus on issues of developing affordable housing and rehabbing affordable housing through federal funding
  - Before recession, county and city had a lot of nonprofits that were developing affordable housing. Post recession, nonprofits changed focus to supporting people to stay in homes and lots of people were losing homes-- lost capacity to develop and private developers filled development gap as non-profits lost funding to develop projects. Need nonprofits or socially responsible developers to come to county to develop affordable housing projects that can be funded by the county and partner with contractors for building and rehabilitation projects. There is funding set aside for these projects, but need to get actual projects to the county to see feasibility of projects. Can provide some, but not all funding depending on the project. Sees this as the county role in mitigating displacement.
  - Consolidated plan- city and county are in a consortium to jointly submit HUD plans together-- city gets more funding than county, but county still gets funding. Can leverage HUD funding to get other funding from other grants.
  - CDBG money-- mostly used for community programming, not as much directly for housing, there is the home repair program for homeowners
  - Budget was zeroed out?
    - Typically budgets are zeroed out because projects have been completed. Housing Department couldn't find what Karen was referring to about budgets being zeroed out for specific programs.
  
- Supervisors Valadez and Villegas - What is happening to the County budget requests for programs that were zeroed out in the Consolidated 5 year plan?
  - See above, weren't sure about what projects this question was referring to
  
- Councilmember Santa Cruz - In what ways is the housing commission being improved and what is the status of this group? Do you support members of the barrios being on this commission?
  - M&C meeting-- putting commission in front of the rest of M&C for
  - Commission on Equitable Housing and Development-- revisions took longer than expected, got community members to the table
    - Increasing city investment in housing
    - Increasing housing stock while preserving affordability
    - Equitable and collaborative conversations

- Voices include:
  - Having measurable well defined goals for those experiencing housing insecurity
  - Neighborhood Vulnerability Index -- new research-- want to change into equity matrix-- what are the areas that need to be high priority and high focus-- allow to advocate for funding and more affordability options-- will use this as the guide
- Nominations for community members on commission will be folks who have content area in housing, neighborhoods, equity and diversity, economic vitality and cultural preservation
- 7 appointees by M&C-- instead of each CM having own person, M&C agree that folks most impacted by this issue should be at the table- want it to be a working group
- 2 members appointed by Director of Housing and Development
- Nonvoting members on the commission to be apart of the conversation - Pima Housing Center, City of South Tucson, Center on Disability, Center on Aging, Fair Housing, Nonprofit Housing Developer, PCCLT, Pima Housing Developers
- This commission was created by the work of the BNC, so wanting to work with people who are interested in serving in this capacity-- Ward 1 has application to serve on commission to put names at the table-- BNC can agree on names forward to Ward 1 application link
- Conversation will be happening at M&C during the study session at 2 pm, Item #5
- Councilmember Durham - How are you ensuring that development that happens in the Thrive in the 05 area does not displace current residents?
  - Thrive in the 05 is city effort with HUD funding to focus on affordable housing with focus on the Tucson House-- redevelopment of targeted housing sites with mixed income. Tucson House residents will receive first right to return. Will add new units on vacant and underutilized housing-- for seniors and other groups
  - 408 units of public housing at Tucson House, 488 of scattered units of housing, existing projects-- Ghost Ranch Lodge, 600 housing choice vouchers
- Councilmember Fimbres - how are you connecting development that is happening in opportunity zones to any gentrification and displacement? And if you haven't seen that research, can you ensure that research is being done on that topic?

- Councilmembers Fimbres, Santa Cruz and Durham - Is a City policy in the works that would assure accountability by the Housing Dept to prevent a department charged with significant Federal fiscal responsibility from inviting another work plan by HUD? Are the department operational processes being reviewed, audited, etc. to prevent a recurrence?
  - Councilmember Santa Cruz-- in process of reviewing 5 year consolidated plan with HCV(sp?) being on a work plan, working on accountability of HCV to M&C to meet neighborhood vulnerability index to have better data to know neighborhoods to be investing in. HUD has also requested increased accountability.
- In regard to the two questions posed, Councilmember Fimbres responded:
  - “Since I began to serve as the Ward 5 Councilmember, any development proposal received by my office, was reviewed by the surrounding neighborhoods and stakeholders in the area in question and which meetings, between myself, the neighborhoods and the developers took place prior to any decision or going before the Mayor and Council. Everyone had a voice and a stake in the decision.
  - “Gentrification or displacement in Ward 5, has not occurred by this office. The biggest example is the Tucson Marketplace at the Bridges, for which the Pueblo Gardens, Las Vistas, South Park and Western Hills II neighborhoods were at the table, and still a part of this project as members of the Design Review Committee. This working relationship has been recognized by several groups and organizations. The Bridges as it is called, was an area used for illegal dumping for many years and it was the neighborhoods who wanted to improve the area and bring in businesses that were needed, like a grocery store, a pharmacy, a movie theater and a Costco, to name several of the many businesses there.
  - “The Opportunity Zones for Tucson went into effect in 2018 but any development proposal received, is directed by me to have the developer go to the neighborhoods in question and then followed up by me with the neighborhoods and the developer. That has not changed and will not change as long as I am the Ward 5 Councilmember.
  - “At the May 27th Mayor and Council meeting, a discussion by the Council took place about the Housing and Community Development (HCD) Department and the work plan by the federal Housing and Urban Development (HUD) that is occurring now.
  - “Liz Morales, the Housing and Community Development Director made her presentation providing information on areas of concern identified in the workplan. The Mayor and Council asked questions about processes used and what changed are being made.
  - “Discussion took place about the steps being taken to meet the goals set out by HUD, improving documentation in tenant files, communication with Mayor and Council; reducing vacancy rates and increasing landlord participation. My goal is to have housing vouchers HCD has out and being used.

- “Since Liz Morales came on board in 2019, we have been able to do two new affordable housing projects in Ward 5, Rio Viejo and Rio Mercado, which will have 200 new housing units that are also LEED compliant and use solar energy as well.
- “A review and audit process is being put in place for which I hope will not cause another recurrence by HUD.
- “At the June 9, Mayor and Council meeting, I am bringing forward the Poverty and Urban Stress Report, which is being updated by Liz Morales and her staff at Housing and Community Development. This report originated in 2007, and it is an overall economic demographics of the City of Tucson, broken down by Ward.
- “This report will give the Mayor and Council the indicators needed where the effort and funds needs to be spent to improve the quality of life in Tucson.”