

**Pima County Housing Commission
Subcommittee Meeting**



Pima County Housing Center
801 West Congress Street, Tucson, AZ 85745

December 2, 2019
3:00 P.M.

Meeting Summary

Members Present

Frank Thomson, Chair
Ken Anderson
David Godlewski
Sharayah Jimenez

Members Absent

Nicole Brulé-Fisher

Guests Present

Dr. Francisco Garcia, Deputy County Administrator
Marcos Ysmael, Pima County CDNC
Ryan Stephenson, Pima County CDNC
Martha Martin, Pima County CDNC

Welcome and Call to Order

Frank Thomson, Chair, called the meeting to order at 3:00 PM.

Approval of November 18, 2019 Subcommittee Meeting Summary

Motion by Commissioner Ken Anderson to approve the meeting summary. Motion seconded by Commissioner Sharayah Jimenez. Motion Carried Unanimously.

Discussion

- Ryan Stephenson created, distributed and provided commentary on three maps overlaying the modern streetcar route, Opportunity Zones, 2019 Pima County Community Development Target Areas' vacant county-owned parcels; another showing all known vacant parcels; and a separate map showing current and proposed routes for additional transit line development. Commissioners asked questions, made observations about where affordable housing can be reasonably developed given the current uses of vacant parcels available (i.e. riparian habitat; flood control district owned).
- Commissioner Ken Anderson presented a report highlighting proposed changes to the City of Tucson Manufactured Home Placement Code including changes to roof pitch; allowing new homes, only; and changing siding materials to hardboard cement or stucco. Further discussion covered the relative costs of manufactured housing compared to stick built housing and how manufactured housing can be a cost-effective means of infill housing development – Phoenix has been doing this for 9 years.
- Discussed the need and cost for a professional assessment of pertinent data that support the need for increased affordable housing in the Town of Sahuarita and other parts of Pima County. Staff will provide subcommittee with a affordable housing reports produced by Family Housing Resources, Inc., the Arizona Housing Coalition; and national data from various entities along with the most current income limits for Pima County. Ryan Stephenson mentioned the City of Tucson commissioned a study. Commissioner Frank Thomson expressed concerned that a report commissioned by the county may not address issues from

those with vested economic interests. In the event a study is recommended, the Board of Supervisors will be asked to approve.

- Discussed the termination of the Roadway Impact Fee Waiver Program that represents approximately \$125,000 in lost fees and how the county should be able to make up that revenue through other sources in order to continue this benefit for low-income homeowners.
- Discussed transportation costs as second to housing costs in creating burdens for low-income households. Staff will provide subcommittee with a link to the Housing and Transportation Affordability Index.
- Reviewed the list of current and pending 2019-2020 City of Tucson/Pima County HOME Downpayment Assistance Loans and discussed the leverage provided by other sources such as the Federal Home Loan Bank of San Francisco.

Adjournment and Next Meeting

Meeting adjourned at 4:445 PM. Next meeting will be scheduled after the quarterly meeting on December 16, 2019, 3PM at the Pima County Housing Center.
