

**MENLO PARK NEIGHBORHOOD ASSOCIATION**

**Meeting In-person**

**May 12, 2022**

ITEM	ACTIONS
<p><b>Board Members present at in-person MPNA meeting (<a href="mailto:menloparktucson@gmail.com">menloparktucson@gmail.com</a>)</b></p>	<p><b>Zach Yentzer-President, Wendy Sterner-Vice President, Raul Ramirez-Vice President, Liza M. Grant-Secretary, Isabel Doe-Treasurer, Steve Brown-Parliamentarian, Matt Perri-Historian, Anthony Nelson and Keren Torres--members at-large.</b></p>
<p><b>Introductions</b></p>	<p>Board members were introduced to the attendees at Menlo Park Elementary School. All attendees introduced themselves to the group. There were 27 neighbors (including 9 Board Members) in attendance at this meeting. Guests (3) included Nicholas McCulloch from PCBOS (District 5), Eddie Baron from Ward 1, and Sarah Launius from the City of Tucson of Public Safety/Housing First.</p>
<p><b>April 2022 Minutes</b></p>	<p>The April minutes will be presented for approval at June’s meeting, along with May’s.</p>
<p><b>Treasurer’s Report—Isabel Doe</b></p>	<p>Checking=\$489.31(with and expected withdrawal of \$10.00 monthly fee). Isabel reported that Menlo Park tee shirts will be available for \$20.00 each.</p>
<p><b>TPD Report and Discussion</b></p>	<p>Report will be postponed. Zach reported that there were no messages conveyed.</p>
<p><b>Rethinking Public Safety/Housing First-Sarah Launius and Brandi Champion</b></p>	<p>Sarah Launius reported Brandi Champion could not attend this evening’s meeting, as well as the following:</p> <p>The Department of Community Safety, Health, and Wellness offered the homeless encampment residents along the Santa Cruz housing and shelter before they were asked to leave. The Department attempts to address unmet needs of the homeless. However, Behavior Health Services are a challenge to provide, worsened by the pandemic.</p> <p>City Of Tucson (COT) is attempting to creatively fill gaps in services for the homeless. Under the Department of Community Safety, Health and Wellness (CSHW) there is a creation of 3 teams. We were introduced to the TPD programs last month. The T3C, or Tucson Collaboration for Community Care, is aligned with the Tucson Fire Department—911 system is used to assist callers with resources and crisis interruption. Housing First is an idea that once this basic need is met then other needs can be resolved. There are often barriers to housing/shelter including distrust of service providers, lack of gender-specific shelters (female), and often inability to take a companion animal. Additionally, there is a need to take people in “as they are” though there does have to be a minimum set of rules. For instance, a person may be taken in if they are “high” but cannot “use” onsite. In other words, how do you alleviate the large barriers in order to work on issues. Transitional housing sites are looking to do that. They are not congregate living but individual spaces-the rehabilitation and conversion of hotel spaces to individual apartments.</p> <p>Two additional Teams are looking to be initiated to include: 1. Care Coordinators which are case managers to provide high 911 utilizers and high Ward callers an alternative that may be able to address needs such as navigation through resources, apply for benefits such as food, obtaining ID’s, employment. 2. Neighborhood Amplifier Team that may address high rates of gun violence and alternative models in response to 911.</p> <p>The COT transitional living spaces do allow some storage and companion animals in an attempt to normalize the housing first model. It was reported that there is a need for 2000 permanent supportive housing units in Tucson. This is usually accomplished with a cooperative effort with the private sector such as the La Frontera program Center of Hope apartments (Stone Corner property management) which is using the low-income tax credit offered by the AZ Department of Housing.</p> <p>COT is moving away from “sanctioned homeless camps” which were an issue during the pandemic to keep everyone safe and not spreading the virus. On June 1<sup>st</sup> there will be a live telephone line for Resources for Homelessness. Intakes for services can be conducted over the phone.</p>

<p><b>A Mountain Landfill area update- Zach Yentzer</b></p>	<p>Zach reported that in 2013 the A Mountain Landfill became the property known as the West Side Parcel which belongs to Rio Nuevo. He reported that late last year he was told by Fletcher McCluster of Rio Nuevo that there was a potential developer identified. The developer is identified as Bob Burke of Urban Street Group, LLC. There was a meeting (just a meet and greet) held on April 21st which Zach, Wendy, Diana, and Raul attended with the land use attorney, Carrie Silvan, and the developer. No decisions were made.</p> <p>Concerns are 4-fold: 1. There is a multi-layer land use process that has to be defined to include the Santa Cruz Area Plan and the MPNA Plan and subsequent re-zoning. 2. Often a developer wants to go through an entitlement process first. It does not appear that there has been a land sale yet. 3. Our Neighborhood Plan is 5-7 months away from completion and will be a “key document of reference” for the COT and any developer, incorporating the multiple interests of the neighborhood to include affordable housing, heritage sites, and open space. And, 4. There is a public process that is forming, “our plan within a plan” to include usage of Tucson Origins, Nearmont Landfill, and the West Side Parcel and the liaison of stakeholders including of COT, MPNA, Kroeger Lane, Panorama Estates, and Friends of Tucson Birthplace. The developer’s concept is a “mixed use” plan.</p> <p>Raul reported that the developer commented that he likes the market in Tucson and possibly would like to build rental apartments and townhomes that are 4-5 stories in height, which would not minimize density but would create tax revenue. However, there will be a 5 million tax break and a ½ million gift and though the developer did not talk about the amount of the sale they will be going through a broker. The developer will seek a 20% on the investment. The developer is aware of the cost of remediation which is \$1 million an acre. Their attorneys will advise when to hold stakeholder meetings. The process to get to that point, to develop a PAD, could take up to one year. The PAD process is well defined, and they will attempt to have that information for the next meeting.</p> <p>Concern was raised about the number of rentals in our neighborhood (69%) and the possibility of that increasing. It was pointed out that our neighborhood only had a very low (4% vacancy rate, 96% of all housing types available being full in 2019) contributes to price increases and predatory practices. An increase in availability would serve as a solution. Having affordable permanent housing was voiced as preferable. (The information available on the developer when researched was high-end/luxury housing). David reminded us that the use of natural resources (buffelgrass to produce adobe) can last and be a part of the historical and cultural preservation.</p> <p>Concern was raised that the MPNA is seen as pro-development and anti-open space which will have an impact on increased traffic issues that already exist as well as wildlife and any ecotourism potentials. The importance of The Neighborhood Plan and its development by the Steering Committee was emphasized again as a way to shape policy for our area.</p> <p>Diana relayed that the Sonoran Institute is interested in developing an urban wildlife refuge along the Santa Cruz River. Montana State University at Bozeman has a program that may be able to provide ecotourism ideas to stakeholders such as wildlife bridges leading to the river. She was invited to arrange a speaker for an upcoming meeting.</p>
<p><b>Neighborhood Plan Workshop Recap—Wendy Sterner</b></p>	<p>Zach initially provided the broad history of The Plan beginning in 2018. It was a way that COT officials know that our neighborhood is “not just one piece of property” but a neighborhood of many residents with divergent concerns that are connected and must be treated as cohesive.</p> <p>Wendy explained that the development of the plan is an ongoing process to arrive at a unified message to COT and developers. The workshop was a significant part of the process. There were 5 tables that neighbors could express what the concerns are and how those concerns should be addressed. Maria Masque presented a “Current Conditions” review with an informative slide show that will be made available. If anyone was not present, there is a collection of those</p>

	<p>questions available on paper here at the meeting that still can be submitted. Zach agreed to ask Maria to have those questions available via email.</p>
<p><b>Call to Audience/Announcements</b></p>	<p>Eddie Baron reported that the design committee for the Westmoreland Affordable Housing project is convening. The next step would be the establishment of a design review committee. There were 2 speed bumps approved for Cuesta. They can be covered by the Ward 1 discount but still cost the neighborhood \$1000. The discount could be applied at any other location, but there would need to be a petition signed by 60% of those on the effected street. Suggestions for differently placed speed bumps were made, but ultimately the closure of the area to A Mountain traffic was voiced. The re-location of the entrance of A Mountain from the neighborhood to Starr Pass, where there are no houses was made and met with skepticism to the reality of the occurrence.</p> <p>Kara identified herself as a Section 8 renter, residing at Sentinel Plaza (and having been a Menlo Park resident on Palomas for 22 years) pointed out that many Section 8 renters are older women of color, having participated in their communities. She expressed the desire that the MPNA made it easier for all people to participate.</p> <p>Steve thanked everyone for the opportunity of the board to serve the neighborhood, extending the invitation that any member of the Executive Board can be contacted. Raul underscored the importance of the Neighborhood Plan to serve the neighborhood. However, there is some negotiation between the governmental stakeholders and the tribe. He feels it is important to let that process play out and before we make any plans for the land parcels in the area, as the tribe may be the best stewards of The Convento, the Festival Area, and Chuk'son.</p> <p>Armando raised an issue with a neighbor who appears to have mental health issues, including hoarding. There was a fine of \$2K but the situation is worse than ever. Eddie suggested that Code Enforcement be the first call to address the issue.</p> <p>Marcos suggested that members of the Tohono O'doham tribe be contacted and invited to speak regarding the land use issues.</p> <p>Diana reported that there is significant noise from the drilling of the Kinder-Morgan gas lines as they replace the sacrificial anodes (used to prevent the rusting and corrosion of the gas pipes) in the area of South Grande.</p> <p>Liza reminded members that the Día De San Juan will be held at Mission Garden on June 24<sup>th</sup>.</p>
<p><b>Meeting Adjourned</b></p>	<p>Liz moved and Anthony seconded the motion to adjourn the meeting at 7:55 PM which was unanimously approved.</p>
<p><b>Next Meeting</b></p>	<p><b>June 9, 2022. Place to be announced since the Menlo Park Elementary School will be closed for the summer.</b></p>