

MENLO PARK NEIGHBORHOOD ASSOCIATION

Minutes of Virtual meeting because of COVID-19

October 14, 2021

ITEM	ACTIONS
<p>Board Members present virtual MPNA meeting menloparktucson@gmail.com)</p>	<p>Zach Yentzer-President, Wendy Sterner-Vice President, Raul Ramirez-Vice President, Liza M. Grant-Secretary, Steve Brown-Parliamentarian, and Matt Perri-Historian</p>
<p>Introductions</p>	<p>Board members were introduced to the attendees via in-person at Menlo Park Elementary School and ZOOM meeting platform. There were 21 neighbors in attendance at this hybrid meeting. Guests included Flor Burruel from Ward 1, Keith Bagwell, representing District 5, Marcos Ysmael from the Piima County Housing Center, and Ann Chaneka from COT Housing and Community Development Department.</p>
<p>September 2021 Minutes</p>	<p>The August minutes were unanimously approved, as Stan moved and Isabel seconded.</p>
<p>Treasurer’s Report—Isabel Doe</p>	<p>\$386.09 balance in bank account.</p>
<p>TPD Report and Community Feedback</p>	<p>LT Belinda Morales will send updates to Zach.</p> <p>LT Belinda Morales Operations Division West, (520) 837-7203, (520) 589-8487, belinda.morales@tucsonaz.gov.</p>
<p>Westmoreland Affordable Housing Update-Ann Chaneka</p>	<p>Ann introduced herself as Deputy Director of Housing and Community Development and gave an over of the focus of the department: She noted that there are concerns about the availability of affordable housing due to rising costs of housing and the effects of the COVID 19 pandemic. The Mayor and Council have directed the department to develop a plan to address the housing crisis, in conjunction with the Commission on Equitable Housing and Development that meets monthly. There are 3 subcommittees that also meet monthly which are: 1. Affordable Housing. 2. Housing Segregation and housing’s role in structural inequality and, 3. Homelessness and Permanent Supportive Housing. The “housing crisis” means there has been a 40% increase in the median rents and a higher price increase in the purchase price of homes in the last 5 years, in the City of Tucson. The plan will be called the Housing Affordability Strategy. It will clarify housing terms that are frequently used to describe housing situations. It will also summarize data gathered in cooperation with Pima County and the U of A, including the housing trends effect on different populations and groups. Mayor and Council asked that the plan identify Short-, Medium-, and Long-Term goals for housing, with the focus on Short-Term goals. There is an influx of funding that COT has not had previously to address housing concerns, especially with pandemic funding. The website is housingaffordability.tucsonaz.gov. There will be public input at a virtual meeting 10-26-2021 from 4:30 to 6:30 PM and an in-person meeting at The Sentinel Building (320 commerce Park Loop) on 10-27-2021 from 4:30 to 6:30 PM.</p> <p>Ann gave a quick history of the Westmoreland affordable housing project that began in 1995 and has not been built since. However, currently the project is looking at being built. The survey and onsite neighborhood meeting held in 12-2020 assisted the department in the goals of collecting information and working with the neighborhood on the project. The consultant group, BAE Urban Economics, who has considerable experience in the development of affordable housing has been engaged to develop 2-3 scenarios along with the costs, which should be finalized in a couple of weeks. Those scenarios will be presented at a specific meeting with the neighborhood. The group will incorporate language to represent the neighborhood and put out an RFP (Request for Proposal) for the project.</p> <p>There was discussion on how the survey was conducted as well as the impression of what “affordable” may mean and the characteristics of “Section 8 tenants”. The idea of a rent-to-own program for the proposed units was raised and will be considered. Concern was expressed that it should be those that reside closest to the project have the most input into the project since it will impact them.</p>

	It was suggested that residents use the property tax reduction tool that is currently available to assist in keeping their family home: If your home is more than 50 years old you can provide 2 pictures to the County Assessor where you can fill out a form to reduce the taxes.
President's Report—Zach Yentzer	Report will be covered through email this month.
Neighborhood Plan Quick Update- Wendy Sterner	<p>Wendy reported that there are Community Conversations planned and hosted by The Planning Center, on the next 4 consecutive Saturday mornings from 10:00 to 11:30 to discuss ideas from neighborhood residents. There are flyers available. The first will be held at Mission Garden.</p> <p>The Neighborhood Plan Steering Committee will also hold a historic neighborhood home tour on a Saturday in November as well as a neighborhood yard sale sometime next year.</p> <p>Concerns were raised regarding outreach to those who do not use/have access to the internet. Flyers and mailing were discussed. Flor offered to investigate COT/Ward 1 funding for mailings. Additional questions regarding the Tohono O'odham participation were raised. It will be addressed by The Planning Center.</p>
MPNA Annual Meeting and Elections announcement	<p>The Annual Meeting and Elections are usually held in September and must be held in an all in-person meeting (MPNA by-laws—voting to be done in person by secret ballot). The COVID-19 pandemic has made that impossible. The Executive Board decided that it would be safe to hold a socially distanced in-person meeting where masks are mandatory on 11-18-2021.</p> <p>There will be a raffle too! Must be present to win!</p>
Call to Audience/Announcements	<p>The apartments have new owners were recently cited by the COT for code violations after Ward 1 was notified.</p> <p>The Bautista-MSA newest development project- will be a two story building with 256 units as well as retail and restaurant space is being planned by the WLB Group. There will be an information session on 10-26-2021 from 6 to 7:30 PM via Zoom. Information is available at dlittle@wlbgroup.com.</p>
Meeting Adjourned	Raul moved and Steve seconded a motion to adjourn the meeting at 7:42 PM which was unanimously approved.
Next Meeting	November 18, 2021 in-person at Menlo Park Elementary School Cafeteria. Masks required.