

MENLO PARK NEIGHBORHOOD ASSOCIATION
Meeting In-person
August 11, 2022

ITEM	ACTIONS
Board Members present at in-person MPNA meeting (menloparktucson@gmail.com)	Zach Yentzer-President, Wendy Sterner-Vice President, Liza M. Grant-Secretary, Isabel Doe-Treasurer, Steve Brown-Parliamentarian, Matt Perri-Historian, Anthony Nelson and Keren Torres--members at-large.
Introductions	Board members were introduced to the attendees at The Sentinel Building, COT. All attendees introduced themselves to the group. There were 32 neighbors (including the 8 Board Members) in attendance at this meeting. Guests (7) included Keith Bagwell from PCBOS (District 5), Flor Burruel from Ward 1, Rebecca Ruopp from COT Housing and Community Development and Lena from COT Planning and Development Services, Maggie Amado-Tellez from Pima County Land Trust and Frances Villa, ADU Program Coordinator, and Lt. Belinda Morales from TPD.
July 2022 Minutes	July’s minutes were approved unanimously after Stanley moved and Shelly 2 nd the motion, with the following amendment from Kara: Angela from the Ward 1 office referred Kara to TPD public information officer Sgt. Howell. Sgt. Howell was responsive and forthcoming to the inquiry of the shooting and the suspect near the Sentinel Plaza Apartments. Kara wanted to re-enforce her positive experiences with Ward 1 and the TPD information officer. Kara reported that she was informed that because of police-to-media protocols, more information was not provided for media coverage.
Treasurer’s Report—Isabel Doe	Bank balance is \$600.06 (\$115 in savings and \$485.06 in checking, account supplemented with t-shirt sales). Wendy announced that Menlo Park t-shirts are available for sale at this and subsequent meetings as a MPNA fund raiser.
TPD Report and Discussion—Lt. Belinda Morales	Lt. Morales reported that there was a 19% reduction in calls in Menlo Park. The “Hot Spots” for crime are, 1. Safeway, 2. Family Dollar, 3. Dollar Tree. Speed Bumps, speed tables, and traffic calming interventions were discussed with Lt. Morales who urged working with Ward 1 and reporting the troublesome traffic speed violations as they occur. It is important to track the behavior so that interventions can be meaningful. There is an on-line form that can easily be reached. Lt. Morales’ contact information has been provided in the meeting minutes through the last few years. She has been very responsive to the neighborhood. She thanked the neighborhood for reporting issues. LT Belinda Morales Operations Division West, (520) 837-7203, (520) 589-8487, belinda.morales@tucsonaz.gov .
Accessory Dwelling Unit (ADU) Funding Opportunities FYI-Maggie Amado Tellez and Frances Villa	ADU’s are also known as guest houses, mother-in-law cottages, granny flats, or casitas (all defined as rental units). The City Council approved the building of ADU’s late last year in an attempt to increase the amount of affordable housing in the city. However, there have only been 30 applicants with 5 involved at different stages in the approval process. None have been built. Maggie reviewed the Pima County Community Land Trust history briefly. They are located at 17 N. Linda Ave. in Menlo Park. They are a 501(c)3 that currently provides mortgage assistance, down payment assistance, credit counseling and advocacy. They now assist with the ADU building process for low- and moderate-income families. The program is for homeowners and not developers. They will also assist with bringing an ADU that may already exist up to code. Monetary amounts can range from \$5,000 to \$20,000. Frances is the ADU Program coordinator. These are some of the requirements for prior existing ADU’s: 1. The ADU must be located on the same lot as the existing home of the primary

	<p>homeowner. 2. The primary resident must live in the main house on the lot. 3. The homeowner must be of low to moderate income (there are some exceptions). The ADU can be attached or detached from the main house. “Tiny houses” are usually pre-fabricated and may meet zoning barriers. The ADU is a way for the owner to supplement income from rental income. This could also increase the value of the property which would increase property taxes as well as personal income taxes.</p> <p>An architect will work with the owner, especially if there is a mortgage on the main house. There will be a “performance lien” placed on the house to assure that any financial assistance goes to build the ADU.</p> <p>The Land Trust has partnered with architects to provide advocacy as well as to develop a curriculum for a guide through “the hoops” of the process. The goal is to alleviate the housing strain in the city.</p>
<p>Planning and Zoning Processes Overview-Planning and Development Services Department (PDS)</p>	<p>Rebecca and Lena introduced the definitions of “zoning” and “re-zoning” as they would apply to the development of our MPNA Neighborhood Plan, using interactive exercises. What the property zoning is what is allowed on the property if all the rules are followed called “as of right development”. There is no public input process.</p> <p>The Neighborhood Plan acts as a guideline for the process of re-zoning, to change what the zoning rules are for further development of the property. Members identified their own property and whether they were zoned RI (least intense), R2, R3 (most intense), O3, PAD, for example. R=residential, O=office, I=industrial, C=commercial, PAD=planned area development). The categories have specific types and intensities allowed within them, such as diversity and density. The Unified Development Code describes what is contained in each zone.</p> <p>Re-zoning requires a public input process. This where the Neighborhood Plan comes into play for future land-use mapping and Code Amendment changes. For example, a zone I-1 can be considered for residential purposes and support can be sought for rezoning for residential. Or perhaps a zoned R-1, a vacant home can be adapted and reused for a restaurant, or a home space with higher density as a C-1. A Historical zone is extremely hard to change. A standard re-zoning can take 5-7 months, more complicated changes can take a year. For re-zoning to occur property owners within 400 ft. and any Neighborhood association within a mile must be notified to provide input (COT PDS). Public commentary only requires name and address, via email or in-person. The Neighborhood Plan could be used for potential development of the A Mountain landfill (Westside Property) to be re-zoned from R-1 to R-2 (or higher). The long re-zoning process would have to be followed. Example of a C-3 zone would be where Hotels are maybe or Tucson Mall. However, it was reported that the PDS would inform an applicant that wanted to re-zone from a predominately R-1/R-2 neighborhood to a C-3 that they would have to come back with a “lower request” such as maybe a C-1. The character of a community would be taken into a consideration by PDS. Flyers on process are provided on back table.</p>
<p>Vecinos Initiative Update</p>	<p>Zach reviewed the process of receipt of a grant from The Community Food Bank of Southern Arizona to stipend “vecinos” to participate in the engagement process of neighborhood members. On the back table there is a job description and applications for the “Lead Vecino” position to coordinate this effort, as a paid community organizer. The position will be paid \$20.00 an hour. The application closes on September 1st. Please contact Zach or Wendy for more information.</p>
<p>Annual Meeting and Elections (September) Notification</p>	<p>Zach reviewed the MPNA postponement of the last annual meeting from September to November due to COVID and the subsequent move of the meeting to February to allow more time for notification of meeting and providing an alternative schedule of date and time (and to have fun in the park!) the MPNA by-laws state that the General Meeting and Elections be held in September for the Board seats. You can nominate someone or yourself by sending an email or nominate from the floor at the meeting. It was announced that Wendy will not run for 2nd Vice President to focus on the Neighborhood Plan. Zach will not run for President since he has filed to be an Independent candidate for Mayor in 2023 (providing an opportunity for someone to attend fully to the neighborhood issues). Liza may or may not run for Secretary (She has until next month to decide).</p>

	<p>Steve provided basic guidelines for the election: All votes must be cast in-person. Members can be nominated for any position on the Board, not just the vacant ones. The floor will be open for nominations. If a seat is contested/ multiple candidates, then there will be a vote taken by written secret ballot. Eligibility includes residing, owning a business, or owning property in Menlo Park.</p>
Call to Audience/Announcements	<p>Dollie reported there would be a roll-off placed on the property at 37 S. Palomas on 08-23-2022 so that neighbors could help clean up the property of an elderly neighbor.</p> <p>Diana reported that there have been motorcycle races up and down Grande. Lt. Morales suggested that a digital speed recorder be placed on the road so she could see to the enforcement of the speed limit. Lt. Morales encouraged the report of all disrupting and unsafe behavior.</p> <p>Chris reported that an elderly man, Mr. Villa has racoons living in his roof and requested assistance with the removal if possible. Anthony volunteered to assist with trapping and releasing of the animals. Flor suggested contacting Ward 1 to inquire about assistance to repair damage to roof caused by the racoons, allowing water into the home.</p> <p>David informed MPNA of a grant from Tucson Water to create water basins for shade trees. This grant application is due by 11-01-2022 and would be for Melo Park. Steve moved and Stan seconded the motion that was approved.</p> <p>Please contact Matt if you would like to participate in the planning of a Menlo Park community garden. He will generate an email group for those interested.</p> <p>Kylie reported that yesterday there was an in-person meeting regarding Source of Income Discrimination ordinance being considered by the Mayor and Council. There will be a virtual meeting next Tuesday at 5:30 (requires on-line registration). This will be the last chance to weigh-in on the topic before the City Council votes on the anti-discrimination ordinance.</p> <p>Kylie also suggested that the neighbors on “Speed-ar” think about larger traffic circles since the request for speed bumps was not approved. The City of Tucson has a person that can come into the neighborhood to demonstrate what larger traffic circles can do (with the use of temporary materials) to slow down the traffic.</p> <p>Sofia works with Tucson Clean and Beautiful and suggested that specially designed roundabouts and street cut-outs that are used to capture rainwater can also mitigate traffic.</p> <p>Flor from Ward 1 reported that there will be changes to the bus routes. Times will be affected first then the routes themselves. It is an attempt to get the busses out of the neighborhoods because of how the busses do damage to the streets in the neighborhoods. Her office can share more precise information.</p> <p>Keith from District 5 reported that Pima county has a new housing commission that will receive \$5 million to mirror the efforts of the City Of Tucson for affordable housing and will consider a source of income anti-discriminatory ordinance as well.</p>
Meeting Adjourned	<p>Stan moved and Liz seconded the motion to adjourn the meeting at 7:50 PM which was unanimously approved.</p>
Next Meeting	<p>September 8, 2022, at the Menlo Park Elementary School cafeteria.</p>