

**Pima County Housing Commission
September 16, 2013 – 3:00 pm**

Pima County Housing Center
801 W. Congress St.
Tucson, AZ

Meeting Summary

Members present

Jon Miles
Frank Thomson
Henry Boice
Tim Escobedo
Ray Clarke
Scott Place
David Godlewski

Members Absent

Frank Moreno
David Greenberg
Kathleen Buske
Ken Anderson

Staff & Guests present

Betty Villegas
Marcos Ysmael
Marjava Ramirez
Pat Beauchamp
Phyllis Russell
Paul Stewart
Lydia Ramirez
Andrea Ibanez
Maryann Beerling
Maggie Amado-Tellez

I. Welcome and Call to Order

- The Sub Chair of the Housing Commission, Jon Miles called the meeting to order at 3:00p.m.
- Marjava Ramirez, Roll Call of The Commission – **Quorum satisfied.**

II. Pledge of Allegiance

All in attendance stood and recited the Pledge.

III. Approval of Minutes from March 20, 2013 & Sub-Committee Mtg. September 4, 2013

Motion made by Commissioner Scott Place to approve minutes.

Motion seconded by Commissioner Henry Boice. Motion carried unanimously.

a.) Gadsden Company Construction Project

Betty Villegas gave an update on the Gadsden Project, from David Wohl's stating that the project is moving along. The Gadsden Development team has been in communication and provided updates on the project to county housing staff.

Ms. Villegas informed the Commission that the Board of Supervisors has extended the Gadsden Project commitment for funding to January 31, 2014. She stated that Gadsden must provide county housing staff with firm commitments for all financing of the project by the deadline date.

Go Bond Status Report

Co-Chair Jon Miles was concerned about existing projects that were not yet completed. Staff, Marcos Ysmael provided an update on GO Bond projects approved by Board of Supervisors, and stated contracted work was complete for all projects, but the actual housing units were not built out.

The Commission members discussed concerns with the Gadsdens new consultant, David Wohl, Sabino Community Development Resources proposed use of fund for soft costs of the development. Marcos Ysmael stated staff met on August 29, 2013 with Mr. Wohl and Gadsden team, where they submitted a request summarizing the use of their Bond Funds. Ms. Villegas will be sending the request to the County Attorney for review and proposed inviting county attorney staff to attend the next commission meeting to address the concerns raised by the Commission.

Proposed Bond Election Update

Betty Villegas informed the Commission that the bond election scheduled for 2014 will most likely be extended to 2015. The next Bond Advisory Committee meeting will take place on Friday, September 20, 2013.

Frank Thomson voiced that the housing commission will continue to push for the \$30 million in voter approved bond funds for affordable housing as opposed to the reduced amount of \$10 million proposed by the County Administrator.

Bond Application Summaries

- Betty Villegas stated that the Housing Commission subcommittee members had reviewed and assessed all nine applications received in response to the G.O. Bonds for Affordable Housing Notice of Funding Availability. She described the subcommittee's review process.

IV. Housing Bonds for Affordable Housing

- Jon Miles explained that the GO Bond Subcommittee met with Staff and reviewed each proposal. He informed the Commission that only four out of the nine proposals met the threshold in scoring 80% or more. The four proposals that scored 80% or above were shovel ready projects:
 - Pima County Community Land Trust requested \$250,000
 - Habitat for Humanity requested \$150,000
 - Compass Affordable Housing requested \$117,750
 - Southern Arizona Land Trust requested 240,000

Motion by Henry Boice that the sub-committee recommendations be recommended to the Board of Supervisors for approval, and be retroactive to September 16, 2013. **Scott Place seconded. Motion passed unanimously.**

- **For the record, Scott Place** thanked Commissioners Jon Miles, Tim Escobedo, and Frank Moreno and Staff for their time and effort in assessing and scoring the projects.

Call to audience

- Pat Beauchamp from Esperanza En Escalante gave update on the Pima County projects. He spoke on the Pima County Bond Infrastructure and his plan to apply for LIHTC to build permanent affordable housing for low-income residents of Pima County. Pat Beauchamp informed the Commission that he will be submitting his proposal letter to The Housing Commission to review.
- Andrea Ibanez, President of the Pima County Community Land Trust Board and Maggie Amado Tellez, Executive Director of PCCLT, thanked the Commission for funding their project.
- Paul Stewarts, CEO, of Southern Arizona Land Trust, thanked the Commission for funding their project and looking at their application and stated they plan to do their best.
- Maryann Beerling, CEO, of Compass Affordable Housing, also thanked The Commission for funding their project.

V. Adjournment

The Sub-committee Chair Jon Miles adjourned the meeting at 4:10p.m.