

**COMMUNITY DEVELOPMENT & NEIGHBORHOOD  
CONSERVATION DEPARTMENT  
PIMA COUNTY HOUSING CENTER**  
801 W. Congress St.  
Tucson, AZ 85745  
Phone: (520) 724-2460



**AFFORDABLE HOUSING BOND  
PROGRAM**

**2013 - 2014 Annual Report**



Alvord Apartments



COMMUNITY DEVELOPMENT

MEMORANDUM

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March 12, 2015

To: C.H. Huckelberry, County Administrator  
Hank Atha, Deputy County Administrator

From: Margaret Kish, Director  
FY 2013/2014 General Obligation Affordable Housing Bond Program Report

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The Community Development and Neighborhood Conservation Department (CDNC) administers two specific programs which manage Affordable Housing Bond (AH) and Neighborhood Reinvestment Bond (NR) projects funded by voter approved General Obligations Bond. There are two Pima County Board appointed bodies that oversee these bond projects: the Pima County Housing Commission and the Neighborhood Reinvestment Citizens Advisory Committee. These bodies make funding recommendations for eligible projects to the Board of Supervisors. Both the AH and NR programs utilize their designated bond funds for specific community based projects via an open and continuous application process.

This Affordable Housing Bond Program FY 2013-2014 Annual Report will be presented to the Pima County Administrator, Board of Supervisors and Housing Commission in March, 2015. It will provide an overview of the 1997 and the 2004 Pima County General Obligation Affordable Housing Bond (AH Bond) funded programs including: specific projects completed to date; projects currently in process; and projects that are pending recommendation for funding.

The 2004 AH bond authorization (Bond funds) totaling \$10M, has been successful in providing significant capital for improving and expanding affordable housing opportunities throughout Pima County. During FY 2013-14 a total of \$752,000 in AH bonds were approved to fund four new projects: The Pima County Community Land Trust (PCCLT) Green Remodeled Homes (\$250,000); Compass Affordable Housing, Inc. Alvord Court Apartments (\$112,000); Southern Arizona Land Trust (SALT) Corona Road Estates (\$240,000); and Habitat for Humanity-Tucson, Ellie Towne Place (\$150,000). One additional project proposal, the West End Station LLC West End Station requesting \$769,518 is pending final consideration by the Housing Commission due to a timing issue with a Low Income Housing Tax Credit Application submitted to the State of Arizona Department of Housing.

The Pima County Community Land Trust's (PCCLT) Sustainable Housing Project purchased five foreclosed homes, renovated them and received the City of Tucson Green Remodeling Program Silver Certification for each. They were sold to qualified, low and moderate income households. Currently under construction is Compass Affordable Housing's Alvord Court Apartments which consist of 24 new energy efficient rental units. The Southern Arizona Land Trust's (SALT) Corona Road Estates project scheduled to begin construction in the fall of 2014 will develop nine new energy efficient single family homes. Habitat for Humanity's Ellie Towne Place will build eight single family homes to Energy Star Standards and begin construction in the fall of 2015. One additional project has been under review by the Housing Commission pending a recommendation at the end of FY 13-14. The West End Station LLC's West End Station Project proposal for \$769,518 in AH bond funds will provide new construction of 94 transit-oriented rental units located along the SunLink modern street car line at the Mercado San Augustin.

The success of the Affordable Housing Bond Program is measured by the number of housing units created and total amount of private and public dollars leveraged to develop affordable housing opportunities. As of June 30, 2014 just under \$9M in 2004 Bond fund has been approved for 18 projects that will create 207 single-family homeownership units and 293 multi-family rental units. In total, 500 units of affordable housing will be built leveraging approximately \$100M in other private and public grants and financing resources. That equates to nearly \$10 leveraged for every \$1 in Pima County General Obligation Affordable Housing Bond Funds. At present, 351 of these affordable units are now completed and occupied.



## A MESSAGE FROM THE CHAIR

I am pleased to report that this past year the Pima County Housing Commission continued to look at feasible projects and recommended funding for 4 housing development projects. Homeownership and rental housing units under construction during the past year involve three unique nonprofits dedicated to affordable housing. The Pima County Community Land Trust, Compass Affordable Housing and Southern Arizona Land Trust each have invested county bond funds into the development of important new housing opportunities that not only provides low and moderate income families with financial stability, but supports and stimulates the viability of neighborhoods where these projects are underway. The fourth project is Habitat for Humanity–Tucson’s Ellie Towne Place scheduled to begin construction in the Fall 2015 on eight single family homes.

The Pima County Community Land Trust (PCCLT) acquired and renovated five foreclosures into Silver Certified, energy efficient, beautiful homes scattered throughout the South and Southwest portions of Pima County. High quality workmanship and ongoing stewardship programs provided by the PCCLT staff have given five families a chance to establish financial security and stability.

Compass Affordable Housing’s Alvord Court Rental Housing will offer 24 low income affordable rental units, a community center, community garden and access to community services to support their tenants success. In partnership with several other local nonprofits, Compass has created a community mural painting and tree planting project to encourage community support and access to Alvord Court facilities and residents once it opens in the spring of 2015.

The Southern Arizona Land Trust (SALT) mobilized the Corona Road Estates project which will develop 9 new single family housing units for qualified low and moderate income households.

In the future, we expect the bond program to support the West End Station, workforce housing project that will provide 94 affordable rental housing units along the modern streetcar line. Working through a variety of complex development loans and tax credit applications, the Developer has hired Gorman & Company to help structure the application for a competitive process with the Arizona Department of Housing. If the State of Arizona awards Low Income Housing Tax Credits to this project, it’s slated to start construction in October 2015. If the credits are not awarded, the Housing Commission will redirect the funds to a new round of RFPs.

Also in the works are plans to allocate funds in the Pima County Housing Trust Fund established by the Board of Supervisors in 2004. Consistent with state law and county regulations, these funds will be invested in eligible affordable housing projects in the next fiscal year. While we regret this fund will no longer receive Rooftop Fees, my fellow Commissioners join me and other housing advocates in finding alternative sources of funding to support Pima County Housing Trust Fund.

In all, it’s been a busy year. Honored to be a part of this distinguished Commission, I remain optimistic about funding for affordable housing programs such as the Pima County General Obligation Bond. It’s very important for everyone to advocate for and support all sources of revenue that will continue the construction, acquisition and rehabilitation of affordable housing for struggling families and individuals trying to make a decent living in Pima County.

Sincerely yours,

Frank Moreno  
Chair, Pima County Housing Commission

Pima County Community Development and Neighborhood Conservation

Housing Center  
801 W. Congress Street, Tucson, Arizona 85745 • Phone: 520-724-2460

## **TABLE OF CONTENTS**

### **MEMORANDUM TO THE PIMA COUNTY ADMINISTRATOR**

Community Development & Neighborhood Conservation Department Director, Margaret M. Kish..... 1

**A MESSAGE FROM THE CHAIR, Frank Moreno..... 2**

### **REPORT TO THE COUNTY ADMINISTRATOR**

Map of Bond-funded Affordable Housing Developments..... 4

Highlighted - Current Projects..... 5

Housing Commission Member Profiles..... 6

#### **Fiscal Year 2013-2014 Report**

I. Initiation of the Affordable Housing G.O. Bond Program..... 8

II. Eligible Uses..... 8

III. Availability and Application Review Process..... 8

IV. Projects in Progress..... 8

V. Completed Projects..... 9

VI. Future Projects..... 9

VII. Pima County Housing Trust Fund..... 9

### **TABLES**

A. Units Completed During FY 2013-2014..... 10

B. Total Units Completed By Project as of 06/30/2014..... 10

C. Affordable Housing Bond Program Summary (FY 2013-2014)..... 11

D. 1997 Affordable Housing Bond Projects Detail (FY 2013-2014)..... 11

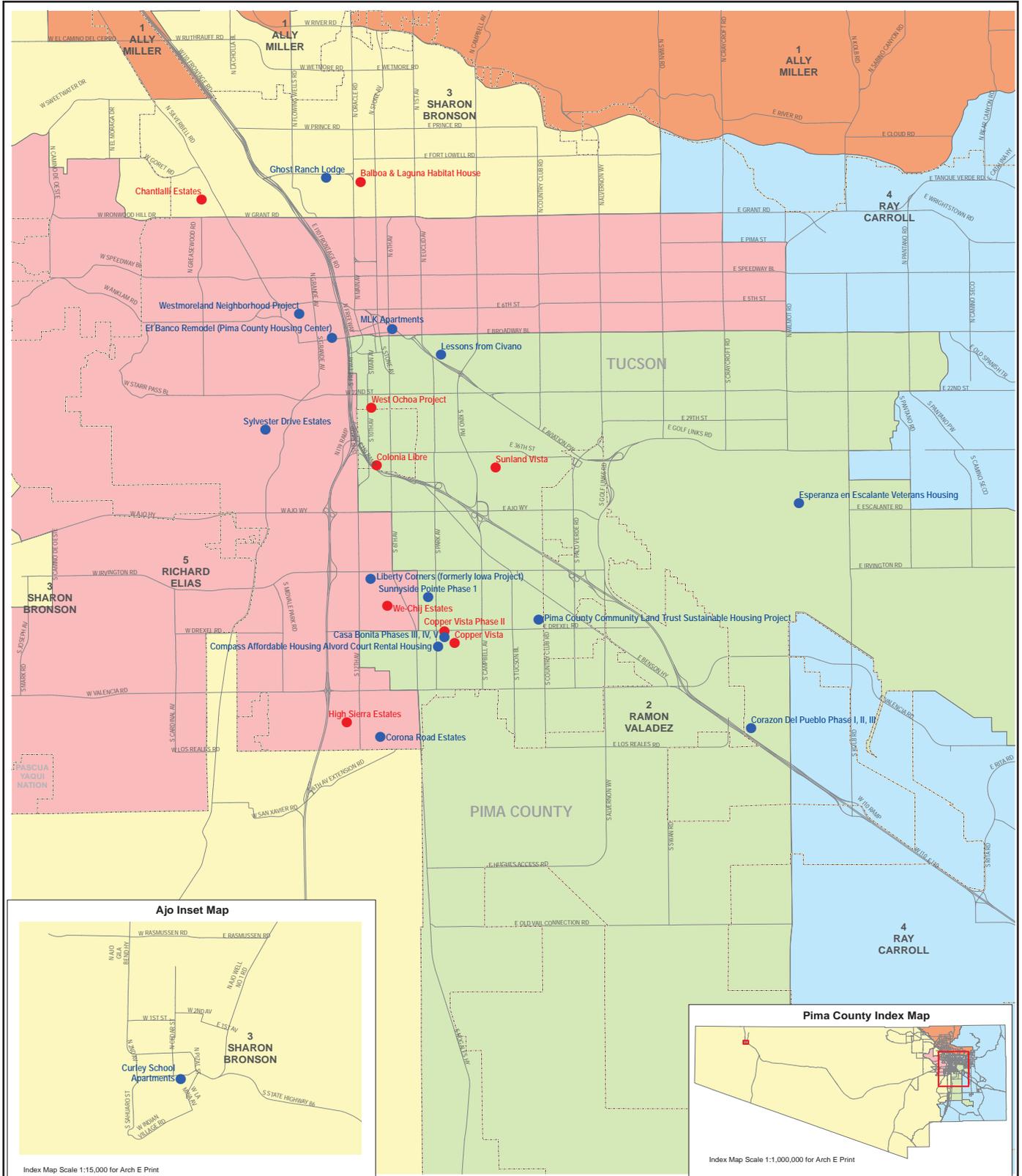
E. 2004 Affordable Housing Bond Projects Detail (FY 2013-2014)..... 12

F. Affordable Housing Contribution Schedule..... 13

G. Affordable Housing Contributions to the Pima County Housing Trust Fund..... 13

H. Pima County Housing Center..... 13

**COMPLETED PROJECT AUDIT REPORTS..... 14**



## 1997 and 2004 Housing Bond Projects

- 1997 Housing Reinvestment Bond (CD)
  - 2004 Housing Reinvestment Bond
  - Administrative Boundary
- |  |                                       |
|--|---------------------------------------|
| <ul style="list-style-type: none"> <li>■ District 1</li> <li>■ District 2</li> <li>■ District 3</li> <li>■ District 4</li> <li>■ District 5</li> </ul> | <b>Board of Supervisors Districts</b> |
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## Highlighted - Current Projects



Compass Affordable Housing is grateful to Pima County for its investment of General Obligation Bonds and HOME funds for Alvord Court Apartments. County funds were leveraged with Federal Home Loan Bank and Arizona Department of Housing funds to construct 24 new one and two bedroom units for person with disabilities. The units built include efficiently designed rental housing with modern amenities and features. Design components will support tenants to age in place. All areas are ADA assessable, laundry equipment is included on site and the owner pays all utilities. This project is designed with the provision of on-site tenant services to foster the well-being of residents over the long-term. There is an large community garden space to allow residents the

ability to work in a community garden focusing on local herbs and vegetables. Other amenities include a community center, computer room, courtyard area, spacious decks, fruit trees and a library. We also thank Pima County Community Development and Neighborhood Conservation staff for its consistent and helpful technical assistance and project management expertise. Pima County is an invaluable partner and an important stakeholder in the community.

Maryann Beerling, Chief Executive Officer  
Compass Affordable Housing, Inc.



The Pima County General Obligation Affordable Housing Bond Program was a perfect partner to help Pima County Community Land Trust leverage City of Tucson NSP3 acquired foreclosed homes. Through the partnership, PCCLT was able to revitalize 5 neighborhood severely affected by blight due to the housing crisis and stabilized 5 households with homeownership otherwise out of reach. All 5 homes were foreclosed purchases, have energy and water conservation features and earned a Silver rating from the City of Tucson Residential Green Remodeling Program. These resource efficient features reduce operating costs and are environmentally friendly. By deeply discounting the purchase price, loan amount and out of pocket expenses required to purchase a home, our innovative

program has improved our homeowners' economic self-sufficiency by making homeownership affordable and helped to stabilize our community. All 5 homes were sold to families with income below 80% of area median income and as required, one was sold to a family with income below 60% of area median income. We are pleased that 3 of our homeowners are single female head of households.

Maggie Amado-Tellez, Executive Director  
Pima County Community Land Trust

**PIMA COUNTY HOUSING COMMISSION**

The purpose of the commission is to increase the amount of affordable housing for low and moderate income families and to oversee and assure the public's accountability for Pima County Housing Bonds. Authorized by the Board of Supervisors on November 16, 2004, the commission is comprised of eleven members including one (the current President of the Southern Arizona Home Builders Association) appointed by the County Administrator and two members appointed by each Supervisor. Serving four year terms, members of the commission meet at least quarterly, third Monday of the month, 3 p.m., MST, at the Pima County Housing Center. The Commission Coordinator is Betty Villegas, Affordable Housing Program Manager at Pima County Housing Center.

**FRANK MORENO, Chair  
District 5**



My affordable housing advocacy started in the early 1980's. As a general contractor I was the first builder for the City of Tucson's Relocation housing project in Old Pasqua Village on Grant Road. Then I went on to do the pilot "Self Help" Housing project in Amado, Az. for Project PPEP. I am so proud of my affiliation with the Pima County Housing Commission because of the help it provides in bridging the gap of affordable housing.

**DAVID GREENBERG, Vice-chair  
District 1**



Chief Strategy Officer, David Greenberg knows homebuilding. He brings 50 years of experience in sales, finance and the homebuilding business to Miramonte. He retired in 2008 as president of the Tucson Division of D.R. Horton and previously served 15 years as vice president and general manager of the Tucson Division of the Genesee Company. Greenberg has been active in the Tucson Association of Realtors, the Southern Arizona Homebuilders Association, the Pima County Affordable Housing Commission, and the Tucson Housing Trust Fund Citizen Advisory Committee for the City of Tucson. He serves as Treasurer of the Tucson Jewish Community Center.

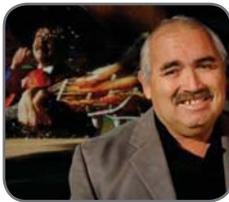
**RAY CLARKE  
District 4**



"I appreciate the opportunity to be a small part of the very important work of the Pima County Housing Commission. The appropriate financing of affordable housing would not be possible without the commission. Outstanding volunteers and staff from the public and private sectors work with and for the community."

As Board President, Amity Foundation Dragonfly Village Capital Campaign, Ray is also a Trustee for the Carondelet Foundation. Over 20 years, working on behalf of the poor and disenfranchised, he was President/CEO for Tucson Urban League. He also served the AZ Housing Commission and Governor's Citizens Finance Commission.

**TIM ESCOBEDO  
District 3**



"I care deeply about our community making it better through positive and productive business relationships and serving on the Housing Commission allows me the opportunity to work with my fellow commissioners on recommending housing projects that offers diverse and affordable housing for our seniors and families to live in a place they can call home"

Tim has served his Community in Marana as a Council Member and Housing Commissioner. He has been serving many underprivileged children, families and seniors for nearly 20 years through his association with various non-profits. He currently serves as the Operations Director for Tucson Meet Yourself, Logistics Consultant for Perimeter Bicycling Association of Arizona (El Tour de Tucson), President of TLE Consulting LLC., and Executive Director of SENAS (Supporting Education, Non-Profits and the Arts with Solutions).

**DAVID GODLEWSKI  
County Administrator**



Currently President of Southern Arizona Home Builders Association, David joined SAHBA in July 2008 as their Government Liaison. Previously, he managed trade association and corporate political initiatives for the Sterling Corporation, Lansing, MI. He is co-chair, Tucson Regional Water Coalition; member, City of Tucson Economic and Workforce Development Selection Committee; and Ambassador, Habitat for Humanity Tucson.

"As a representative of a home builder association, I realize the need in our community for affordable and diverse housing. I see my role on the Commission as being a steward of the Trust Fund and the GO bonds and ensuring funding for high-quality projects that meet this need. Increasing homeownership in Pima County is a goal we should all get behind."

**KEN ANDERSON**  
District 2



“Tucson is blessed with many quality non-profits to assist families in affordable homeownership. The Pima County housing staff does a great service to these families as well by their massive efforts in coordinating all the pieces that are required to make a project work. I have enjoyed working with the other Commissioners in the oversight of the Pima County Bond program.”

President, Manufactured Housing Industry of Arizona

**HENRY BOICE**  
District 3



“I have enjoyed serving on the Housing Commission and working with the various non-profit, affordable housing developers in Tucson. It has been inspiring to see the people of Pima County come together to support, benefit and improve their neighborhoods. These developments reflect the best of Tucson’s community spirit.” President and former V.P. of Northern Trust Company since joining in 1986, Henry also served 10 years as V. P. and Manager of Arizona Bank. A native Arizonan, graduate of the U of A (B.S., Bus. Adm.) and Pacific Coast Bank School, Seattle, Henry’s extensive community involvement includes Past President, Prescott Chamber of Commerce; Past Chair, Tucson Metropolitan YMCA; Past President, Tucson Conquistadores; Member: Los Charros Del Desierto, Tucson Community Foundation Properties; and Board Member/Director/Trustee: YMCA of So. AZ, Tucson Airport Authority, Tucson Medical Center and Tucson Medical Center Foundation.

**KATHLEEN BUSKE**  
District 1



Kathleen Buske, CMCA, AMS, PCAM, graduate of the U of MO (Communications) is President and CEO of Platinum Management, Inc., one of Arizona’s largest homeowner association management companies. The mother of three children ages 23, 16 and 8, she actively supports her son’s school, St. Augustine Catholic High. In addition to her work on the P.C. Housing Commission for over 6 years, she is actively involved in the AZ Home Builders Assn., Metropolitan Pima Alliance and charities - Ronald McDonald House, St. Jude’s Children’s Research Hospital and Habitat for Humanity.

**JON MILES**  
District 5



At 71, I’ve lived most of my life in Pima County where I attended the University of Arizona and Pima Community College under the GI Bill as U.S. Army, Field Artillery Veteran. Currently self-employed as a landscaper, I’ve worked as a heavy equipment operator and truck driver in open pit copper mines and underground mine smelters. Very active in the steelworker’s union, I consider myself a union man. In 2005, Supervisor Richard Elias appointed me to the Housing Commission based on my experience with the Pima County Bond Oversight Committee for affordable housing, Casa Maria and PCIC (Pima County Interfaith Council). Low income people need affordable housing and bond funds help meet that goal. As a community activist in many organizations, I also work for peace and social justice.

**SCOTT PLACE**  
District 4



Scott Place, SVP of BBVA Compass, manages the local Commercial Real Estate Department providing construction loans and mini-permanent financing in Tucson and to other markets in the Bank’s West Region.

A banker for over 29 years, including 23 in Tucson, he has actively supported the community as President of La Frontera Foundation Board, Tucson Men’s Arts Council, and Tanque Verde Soccer Club (500 members); as Treasurer of Pima County R.E. Research Council; and as a member of this Commission. “Working with other commissioners and staff has been a very rewarding experience. It is good to know that recommending requests for funding under the Pima County General Obligation Affordable Housing Bond Program has helped many local families over the years.”

**FRANK THOMSON**  
District 2



“Affordable Housing has been and continues to be a significant issue for our community. The Housing Commission offers positive solutions to the problem by providing a wide range of affordable housing.”

Mr. Thomson is a planning consultant who has been involved in residential and commercial projects for over 25 years. He has previously served on the Pima County Workforce Development Board, City of Tucson Planning Commission, and as a Life Director for the Southern Arizona Homebuilders Association. Throughout his career Mr. Thomson has been involved in a number of affordable housing projects including serving as the volunteer director of construction for Esperanza en Escalante Vietnam Veterans Transitional Housing Project.

**Fiscal Year 2013-2014 Report to the County Administrator Affordable Housing Bond Program**

**I. Initiation of the Affordable Housing G.O. Bond Program**

In order to better address the affordable housing situation in Pima County, voters approved a \$5M bond for an Affordable Housing Bond Program in 1997. Under the review and recommendation of the Pima County Housing Bond Oversight and Advisory Committee, the Board of Supervisors (Board) approved 9 projects that produced a total of 262 homeownership units which have been built and sold to qualified low and moderate income households. Due to the success of this program, an additional \$10M was approved by the voters in the 2004 bond election.

The 2004 Bond Implementation Plan called for the formation of a Pima County Housing Commission (Commission) comprised of two appointees by each member of the Board of Supervisors and one appointee by the County Administrator. Established in November 2004, the Commission assists the Board in developing and implementing policies that increase affordable homeownership and improve the quality of housing for residents of Pima County.

Under the review and recommendation of the Commission, 19 projects representing 500 affordable units have been awarded 2004 bond funding with approval of the Board. One more project with potentially 94 additional affordable housing units may be approved for 2004 bond funding in 2015 depending on the developer's ability to secure Low Income Housing Tax Credits through a competitive process administered by the Arizona Department of Housing.

The Affordable Housing G.O. Bond Program was created to provide gap funding to qualified developers, both non-profit and for profit, for the construction, acquisition, and, or rehabilitation of affordable housing units. Qualified developers may include units of local government, licensed private contractors and nonprofits or any combination thereof.

**II. Eligible Uses**

The Affordable Housing G.O. Bond Program started as an "infrastructure improvement program" with the 1997 bonds. Designed to subsidize the development of off-site improvements located within the public right of way and improvements necessary to existing infrastructure, eligible uses were limited to these purposes. In 2004, the voters approved a bond question that expanded the uses which allow bond funds to be used for the purchase of land for affordable housing as well as housing construction and infrastructure within the public right of way of the affordable housing project. Affordable housing developments assisted with bond funds are secured by a 30 year affordability restriction in the form of a Deed of Trust recorded in the Office of the Pima County Recorder.

**III. Availability and Application for Bond Funds**

Currently, applications for 2004 bond funds are not being requested. Available funds have been committed to eligible affordable housing projects. In the event a project that received a commitment of bond funds fails to meet contingency requirements established by the Commission and approved by the Board, those funds will be re-allocated through a Notice of Funding Availability. All applications for housing program bond funds are reviewed and recommended by a subcommittee of the Commission. If the Commission approves the subcommittee's recommendation, they forward their recommendation to the Board who is authorized by state statute to approve or reject the funding recommendation. The most recent Notice of Funding Availability (NOFA) took place in May 2013. A total of \$750,000 was offered in amounts up to \$250,000 to support a variety of projects and meet local demand from developers.

The Board approved **four** projects as recommended by the Commission. They include Alvord Court Apartments (Dist. 2) **\$112,000** for new construction of 24 rental units for very low income households; Ellie Town Place (Dist. 3) **\$150,000** for new construction of 8 single family units; Pima County Community Land Trust (PCCLT) Sustainable Housing (Dist. 2 & 5) **\$250,000** for acquisition and rehab of 5 foreclosures (SF units); and Corona Road Estates (Dist. 5) **\$240,000** for new construction of 9 single family units. Upon completion, all single family units will be sold to qualified low and moderate income households.

**IV. Projects in Progress**

Two projects are currently under contract and in progress at varying stages of development, Corona Road Estates and Alvord Court Apartments. Corona Road Estates, a single-family development by Southern Arizona Land Trust (SALT) has completed construction specifications and will be soliciting bids in August of 2014, with plans to break ground in the fall of 2014. A total of nine single family units will be constructed and sold to qualified low and moderate income households. All the homes will be built to the City of Tucson Residential Green Building rating system standards and will include Energy Star appliances, Energy Star lighting packages, Energy Star rated windows and WaterSense® plumbing fixtures.

Alvord Court Apartments, a 24 unit multi-family rental project being developed by Compass Affordable Housing is currently under construction. The project is designed to serve very low income adults with disabilities, young adults aging out of foster care and those in recovery from substance abuse. This three-story structure features one and two-bedroom units, common area balconies, community gardens, a community building, an elevator and green building elements such as Energy Star appliances. Units are slated for occupancy during the first or second quarter of 2015. (See comments by Maryann Beerling, Executive Director and CEO).

## **V. Completed Projects**

The Pima County Community Land Trust (PCCLT) Sustainable Housing Project rehabilitated five foreclosed single family homes into energy-efficient, comfortable and safe units which have had the ripple effect of improvements to other homes in the neighborhoods. Each PCCLT unit has been sold to a qualified low or moderate income household. Each executed a 99 year ground lease with PCCLT who maintains a stewardship role throughout this extended period of affordability. See more about the benefits of this project in this report as stated by Maggie Amado Tellez, Executive Director of PCCLT.

The Pima County Housing Center completed several years ago continues to grow in use and popularity. As Table H illustrates, the number of people utilizing the housing center as a place to hold meetings, attend events and workshops, receive housing and foreclosure prevention counseling has grown year over year. Prospective homebuyers who visit the housing center will find information about the Pima County Community Land Trust program, Down-payment Assistance Program and Homebuyer Education Classes. Homeowners who stop by the housing center will find information about the State of Arizona Save Our Home Program. Newcomers in search of affordable housing or housing with supportive services will be able to register with the City/County Housing Choice Voucher Program using free computers linked to the county's network. Persons who've lost their homes to foreclosure and seeking help in training for new employment opportunities will find a specialist from the Pima County One-Stop Center working at the housing center to advise walk-ins. Two HUD approved housing counseling agencies including Chicanos Por La Causa and Tucson Urban League schedule appointments with clients at the housing center which is conveniently located for working persons able to break away for a lunch hour appointment. The housing center is also a regular meeting place for the Pima County Housing Commission, Healthy Pima and the Poverty Work Group among others.

## **VI. Future Projects**

Habitat for Humanity-Tucson received approval for construction of eight single family homes for low-income households in the Flowing Wells Neighborhood. The Ellie Towne development at the southwest corner of Davis and Curtis Roads will feature 2-storey design by the Drachman Institute at the University of Arizona, a community garden, Energy Star appliances and access to public transportation. On September 11, 2015, this project will be highlight of Freedom Day as celebrated by volunteers and community partners working with Habitat for Humanity-Tucson.

One additional project, the West End Station, is still under consideration by the Commission for a request of \$769,518 in order to provide 94 affordable rental housing units to households at or below 60% of the area median income (AMI) and will be situated in the Menlo Park Neighborhood adjacent to the new street car system. Other sources of funding include (approximately): \$14.2

Million Investor Equity; \$1 Million Private Mortgage loan; \$1.885 Million HUD HOME Program Funds (City of Tucson); \$750,000 HUD HOME Program Funds (Arizona State Housing Department); and \$400,000 developer cash. If the project is awarded funding, Pima County bond funds will be leveraged 24 to 1.

## **VII. Pima County Housing Trust Fund**

Across the country, 47 states and the District of Columbia have passed legislation to establish housing trust funds to support the demands for affordable housing. Eight states have created more than one state housing trust fund to focus on multiple housing needs such as homelessness and rental assistance. Arizona is among 9 states which passed legislation to enable local jurisdictions – Pima County – to dedicate public funds to affordable housing. (See Center for Community Change at <http://housingtrustfundproject.org/housing-trust-funds/state-housing-trust-funds/>)

On November 16, 2004, the Pima County Board of Supervisors adopted an Affordable Housing Policy and Strategies. The Pima County Comprehensive Land Use Plan requires that new re-zonings and specific plan amendments that have a residential component must comply with Pima County Affordable Housing Policy and Strategies as adopted by the Board. Rather than implement an “inclusionary zoning” ordinance, the Board approved the Pima County Housing Trust Fund (“Fund”) by adoption of Pima County Ordinance 1997-35 (VII)(C) pursuant to Arizona Revised Statutes §11-381. On December 13, 2005, the Board adopted various recommendations of the Pima County Housing Commission including a schedule for contributions to the Fund. Upon County approval of rezoning ordinances, property owners pay an affordable housing contribution at the time the property is developed or sold to a residential buyer.

In 2004, the County Administrator identified several potential uses of the Fund including: Down-payment and other direct assistance programs to qualified, low- and moderate-income households; Housing development and production by non-profit entities; and Housing conservation and rehabilitation programs. As of 2010 the fee was discontinued. Any monies collected to date shall be directed to uses as determined by the Commission. No further funds shall be collected and any outstanding Affordable Housing Agreements and Liens shall be released upon notice by the Owner.

**Table A**  
**Units Completed During Fiscal Year 2013-14**  
**(July 1 thru June 30)**

Project Name (Developer)	# Units	Bond \$/ Unit	Other Subsidy/ Unit
Copper Vista I (HFHT/Doucette)	11	\$15,000	\$ 30,000
Copper Vista II (HFHT/Doucette)	0	\$20,533	\$ 30,000
Lessons from Civano (DDBC)	1	\$31,758	\$ 42,242
Sunnyside Pointe Phase I (OPCS)	4	\$33,361	\$ 22,500
PCCLT Sustainable Housing Project	5	\$50,000	\$121,809
<b>Total Units Completed FY ending 6/30/14</b>	<b>21</b>		
<b>Average Cost per Unit</b>		<b>\$30,130</b>	<b>\$ 49,310</b>



Southern Arizona Land Trust, Inc. (SALT) is grateful for the opportunity to work with Pima County to provide affordable housing in the Elvira neighborhood. The Pima County General Obligation Affordable Housing Bond provided vital funding which is enabling SALT to complete the build-out of the Corona Road Estates project. SALT is using the Bond funds to support the building of 9 single family homes on the remaining lots in the Corona Road Estates subdivision. The funding from the bond enabled SALT to hire a local builder to perform the construction of the houses. All 9 of the homes will be built under the Pima County Green Building Program which will make for a very energy efficient home. The homes will be sold to families with incomes below 80% of the area median income. This is a great opportunity for families to take advantage of the energy efficient homes that SALT is building. SALT is excited to provide this additional affordable housing in Pima County.

Paul Sorensen  
 Southern Arizona Land Trust, Inc.

**Table B**  
**Total Units Completed By Project as of 06/30/14**  
**(Active Unit Construction\*)**

Project Name - Bond Program (Developer)	# Units Completed	Bond \$/Unit
Sunland Vista 1997 (UHDC)	30	\$25,504
Chantlalli Estates 1997 (CPLC)	37	\$ 8,108
Balboa Laguna 1997 (HFHT)	36	\$22,805
Valle Del Sur 1997 (DDG)*	60	\$ 4,566
High Sierra Estates 1997 (Major Const)	15	\$28,982
We-Chij Estates 1997 (OPCF)	21	\$21,170
West Ochoa Project 1997 (CPLC)	5	\$24,000
Copper Vista I 1997 (CPLC)	20	\$15,000
Copper Vista II 1997 (CPLC)	4	\$20,533
Casa Bonita III,IV,V 2004 (DDG)	60	\$ 3,077
Curley School Apts 2004 (ISDA)	30	\$11,667
Corazon Del Pueblo I*,II* & III 2004 (HFHT)	60	\$17,648
Lessons From Civano 2004 (DDBC)	5	\$31,758
Liberty Corners 2004 (formerly Iowa Project) (HFHT-Doucete)	6	\$27,757
Sylvester Dr. Estates 2004 (OPCS)	13	\$37,308
*Sunnyside Pointe Phase I 2004 (OPCS)	34	\$37,308
GRL Apts Phase I 2004 (Atlantic Development)	60	\$18,333
MLK Apartments 2004 (City of Tucson)	68	\$18,716
Esperanza En Escalante Housing for Veterans 2004 (EEE)	8	\$19,000
PCCLT Sustainable Housing Project 2004 (PCCLT)	5	\$50,000
<b>Total Units Completed</b>	<b>577</b>	
<b>Average Bond Funds per Unit</b>		<b>\$22,162</b>
*Indicates affordable units under construction, or to be built		

**Table C: Affordable Housing Bond Program Summary (FY 2013-2014)**

Housing Reinvestment Bond Authorization	Original Authorization Amount	Amount Allocated thru 06/30/2014	Cumulative Amount Expended thru 06/30/2014	Total Projects Approved thru 06/30/2014	Projects Under Construction FY 13/14	Projects Completed FY 13/14	Total Projects Complete
1997	\$ 5,000,000.00	\$ 5,002,719.00	\$ 5,002,719.00	9			9
2004	\$10,000,000.00	\$ 9,761,354.00	\$ 8,592,478.00	19	2	15	15
<b>Totals</b>	<b>\$15,000,000.00</b>	<b>\$14,764,073.00</b>	<b>\$13,595,197.00</b>	<b>28</b>	<b>2</b>	<b>15</b>	<b>24</b>

**Table D: 1997 Affordable Housing Bond Projects Detail (FY 2013-2014)**

Project	Developer(s)	Type	Tenure	Affordable Units	Total Development Costs	Bond Allocation	Status (expected completion)
Administration and Planning*	Pima County	n/a	n/a	n/a	n/a	\$ 812,807	n/a
Sunland Vista	United Housing	SFR	Owner	30	\$1,743,925	\$ 765,134	Complete
Chantlalli Estates	Chicanos Por La Causa	SFR	Owner	37	\$6,669,540	\$ 300,000	Complete
Balboa-Laguna	Habitat for Humanity Tucson	Patio Homes	Owner	36	\$4,336,397	\$ 821,000	Complete
High Sierra Estates	Major Construction / Old Pueblo Community Foundation (OPCF)	SFR	Owner	15	\$2,575,663	\$ 434,743	Complete
Valle Del Sur (fka Colonia Libre)	Development Design Group	Town Homes	15 year Lease-Purchase	60	\$8,004,343	\$ 273,984	Complete
Copper Vista I <sup>+</sup>	Chicanos Por La Causa	SFR	Owner	29	\$4,339,175	\$ 435,000	Complete
We-Chij Estates	(OPCF)	SFR	Owner	21	\$3,416,000	\$ 444,580	Complete
West Ochoa	Chicanos Por La Causa	SFR	Owner	5	\$ 631,956	\$ 120,000	Complete
Copper Vista II	Chicanos Por La Causa	SFR	Owner	29	\$4,049,567	\$ 595,467	Complete
<b>Totals</b>				<b>262</b>	<b>\$35,766,566</b>	<b>\$5,002,715</b>	<b>9 Complete</b>

\*Note: Approved and eligible expenditures include following costs: initiate the program (\$126,154), marketing (\$3,389), and a requested transfer to CDNC Neighborhood Reinvestment Division for applicable projects (\$683,264)

<sup>+</sup>Bond funded site work/infrastructure complete; units are still under construction at the Copper Vista projects (see Table B)

**Table E: 2004 Affordable Housing Bond Projects Detail (FY 2013-2014)**

Project (in alphabetical order)	Developer(s)	Type	Tenure	Affordable Units	Total Development Costs	Bond Allocation	Status (expected completion)
Alvord Court	Compass Affordable Housing, Inc.	MF (Very Low Income)	Tenant	24	\$3,081,000	\$112,000	(2015)
Casa Bonita Apartments III, IV & V	Development Design Group	MF (SMI)	Tenant	60	\$ 5,079,843	\$ 184,611	Complete
Corazon Del Pueblo Phase 1	Habitat for Humanity Tucson	SFR	Owner	20	\$ 2,969,635	\$ 352,694	Complete
Corazon Del Pueblo Phase II	Habitat for Humanity Tucson	SFR	Owner	20	\$ 2,969,635	\$ 395,466	Complete
Corazon Del Pueblo Phase III	Habitat for Humanity Tucson	SFR	Owner	20	\$ 2,703,120	\$ 385,000	Complete
Corona Road Estates	SALT (Southern AZ Land Trust)	SFR	Owner	9	\$ 2,403,487	\$ 240,000	(2015)
Curley School Apartments	ISDA (International Sonoran Desert Alliance)	MF (Live Work)	Tenant	30	\$ 9,373,915	\$ 350,000	Complete
Ellie Towne Place	Habitat for Humanity Tucson	SFR	Owner	8	\$ 1,060,000	\$ 150,000	(2016)
Esperanza En Escalante Veterans' Housing	Esperanza En Escalante	MF (Veteran)	Tenant	51	\$ 3,524,180	\$ 959,248	Complete
Ghost Ranch Lodge Apt's Phase I	The Atlantic Development	MF (Senior)	Tenant	60	\$12,685,022	\$1,100,000	Complete
Lessons From Civano@ Barrio San Antonio	Drachman Design Build Coalition	SFR	Owner	5	\$ 1,316,417	\$ 158,793	Complete
Liberty Corners. (formerly Iowa Project)	CPLC (Chicanos Por La Causa)	SFR	Owner	6	\$ 1,065,566	\$ 166,540	Complete
Martin Luther King Apartments	City of Tucson	MF (Public Housing)	Tenant	68	\$18,067,009	\$1,272,678	Complete
PCCLT Sustainable Housing	Pima County CommunityLand Trust	SFR	Owner	5	\$ 859,048	\$ 250,000	Complete
Pima County Housing Center	Pima County	Service Center	Homeowner, Tenant, Developer Affordable Housing Programs & Services	0	\$ 600,000	\$ 558,588	Complete
Sunnyside Pointe Phase 1	Sunnyside Point LLC.	SFR	Owner	90	\$ 7,062,000	\$1,464,218	Complete
Sylvester Drive Estates	OPCS (Old Pueblo Community Services)	SFR	Owner	13	\$ 2,025,500	\$ 485,000	Complete
Westmoreland	CPLC (Chicanos Por La Causa)	SFR	Owner	11	\$ 3,042,403	\$ 407,000	Complete
<b>Totals</b>				<b>500</b>	<b>\$79,887,780</b>	<b>\$8,991,836</b>	

**Table F: Affordable Housing Contribution Schedule**

Sales Price at Closing	Contribution Factor	Rooftop Fee	
		Low	High
\$0 - \$184,999	0.00%	\$0	\$0
\$185,000 - \$249,999	0.25%	\$462.50	\$625
\$250,000 - \$349,999	0.50%	\$1,250	\$1,750
\$350,000 - \$499,999	0.75%	\$2,625	\$3,750
\$500,000 and over	1.00%	\$5,000	\$5,000 cap

**Table G: Affordable Housing Contributions to the Pima County Housing Trust Fund**

Source (in alphabetical order)	Type (Subdivision or Small ≤ 5 lots)	Year Fee Received	Amount Received	Dev. 25% Set-aside	Rehab 10% Max Set-aside	Year Released (w/o fee) or Waived	Balance for HTF Projects
5651-5653 Via Latigo LLC	Small	2013	\$10,000				\$10,000
Bernal/Catalina Highway	Small					2014	
Chantlalli Estates	Subdivision	(2006-2014)	\$ 9,000				\$ 9,000
DeGrazia/Foothills Deseo at Sabino Canyon	Small					2014	
<b>Estates at Canoa Ranch - Fairfield Homes</b>	<b>Subdivision</b>	2011-2013	\$15,000	\$ 3,750.00	\$ 1,500.00		\$ 9,750
Hinkle/Clayton Rd	Small					2014	
<b>Renovo Ventures/Juniper Rd</b>	<b>Subdivision</b>	2011	\$ 1,525	\$ 38.13	\$ 152.50		\$ 1,334
Roberson/Green Valley CC	Small					2014	
Weisbrod/W. Irvington Rd	Small	2010	\$ 2,925			2010	\$ 2,925
Total			\$35,525				\$33,009

Single Lots - No Set Aside Required

**Table H: Pima County Housing Center**

Meetings, Events, Walk-ins and Calls	FY 12-13	FY 13-14
Housing Meetings	289	273
Community meetings (not related to housing)	373	396
People who attended meetings (Housing)	6,567	6,489
People who attended meetings (Community)	5,651	4,986
Calls	1,206	1,518
Walk- ins	536	893
Foreclosure Events	194	200
<b>Type of Housing Meetings</b>	<b>FY 12-13</b>	<b>FY 12-13</b>
Homebuyer Education Classes	64	62
CDNC & PCCLT Housing Meetings	129	138
TOKA / Tohono O'odham KI;KI Housing Meetings	45	35
Events & Trainings	44	35
Housing Commission	7	3
<b>Total</b>	<b>289</b>	<b>273</b>
	<b>FY 12-13</b>	<b>FY 12-13</b>
<b>Recorded Notices of Foreclosure - Letters Sent</b>	<b>6,756</b>	<b>4,983</b>

“Chicanos Por La Causa has had the pleasure to work with the Pima County Housing Center and appreciate the value it holds. We currently schedule a Homebuyer education class once a month at the center in which class sizes supersede our office capacity. The housing center allows us to accommodate the Homebuyer education demand at no cost. Our Education instructor always compliments the center for its ease to work out of and the staff members that are always courteous and willing to assist with any issue. Bond funding have been used wisely within this center.”

Carmen Lopez  
Chicanos Por La Causa

“Family Housing Resources (FHR) is very grateful for the use of the Pima County Housing Center in order to teach its homebuyer education classes. FHR teaches up to three classes per month with number of participants ranging from 10 to 50. We are thankful to have a dependable, pleasant place to hold our classes that is cost-free. Staff at the Center are always so helpful and inviting to FHR staff and our participants. The remodeling of this center has certainly been a healthy use of bond funding.”

Cris Yonsetto  
Family Housing Resources

## Completed Project Audit Reports

The following pages provide the Pima County General Obligation Affordable Housing Bond Program Audit Reports for all completed projects. Beginning with the 2004 Program, the project audit reports are provided in the order of the most recently completed project followed by the next most recently completed project and so forth. Then the most recently completed project under the 1997 Program is included followed by the other projects in the same order.

## 2004 General Obligation Bonds

### HR5001, Pima County Community Land Trust (PCCLT) Sustainable Housing Project



**Original Scope:** Pima County Community Land Trust, a nonprofit, community-based organization, provides homeownership opportunities for low-income households through the acquisition and renovation of single family homes. The Land Trust requested Affordable Housing G.O. Bond Funds totaling \$250,000 for the rehabilitation of five single family, foreclosed homes which the Land Trust had purchased with funding through the Federal Neighborhood Stabilization Program. County bond funds paid for rehabilitation costs including replacement of doors, windows, electrical fixtures, plumbing fixtures, and mechanical equipment, tile flooring upgrades, new exterior finishes and other general improvements. County bond funds helped to lower the purchase price which was set below fair market value due to the Land Trust's unique 99-year inheritable ground lease on the underlying land which ensures long-term affordability.

**Benefits:** Five families earning between 65% and 80% of the Average Median Income obtained an affordable, energy-efficient, fully renovated housing unit. Initial Monthly housing costs do not exceed 30% of homebuyer's initial gross monthly income making monthly payments affordable. Neighborhoods benefit by restoration and occupation of formerly vacant and blighted foreclosed homes, thereby revitalizing the area. Each bond-assisted housing unit received a Silver Certification from the City of Tucson's Green Building Program. Ongoing stewardship programs offered by the Land Trust help homeowners sustain homeownership. From the sale of the bond-funded rehabbed homes, the Land Trust generated sales income sufficient to purchase two additional foreclosures for rehabilitation and sale to other qualified low- and moderate-income households.

**Location:** Pima County Supervisor District No.'s 2 and 5 (Midvale Neighborhood).

**Developer(s):** Pima County Community Land Trust

**Approved Bond Funding:** \$250,000

#### Project Outcome

**Completion Date:** June 30, 2014

**Total Affordable Housing Units:** Five (5) single family homes, rehabilitated and occupied

**Total Development Cost:** \$858,048

**Leverage:** \$1.00 Pima County G.O. Bond for every \$4.00 NSP

**Bond \$/Unit:** \$20,000/Average

**Other Development Funding Sources:** City of Tucson Neighborhood Stabilization Program (NSP) Program funded by the U.S. Department of Housing and Urban Development

**Performance Indicators:** Housing construction impacts the local economy through the purchase of construction materials and supplies, and creation of construction and real estate service related jobs. Occupied housing units build equity for homeowners, stabilize neighborhoods, generate property tax revenue, and increase local consumption of household services. New homes give rise to added investment such as the sprucing up of existing properties the neighborhood

**Condition:** All bond funded improvements are complete and in good condition. Five (5) single family housing units (former foreclosures) are rehabilitated and occupied by qualified, low and moderate income families.

**Applicable IGAs:** None



## 2004 General Obligation Bonds HR4016, Esperanza en Escalante Veterans Housing Project



**Original Scope:** 2004 Pima County G.O. Affordable Housing Bond Program funds provided for the construction of a paved roadway around the center of the site, sidewalks, parking, underground utilities and landscaping which support the first of several phases of housing construction.

**Benefits:** Pima County's investment in infrastructure will support continued development at this site including construction of a total of 203 transitional and permanent housing units for veterans and their families by 2024. EEE will seek additional federal and state funds plus private donations to build transitional and permanent housing for 60 persons by 2017 and an additional 48 units of transitional and permanent housing by 2024.

**Location:** Adjacent to the Davis Monthan Air Force Base at 3700 S. Calle Polar (southeast of South Wilmot and East Stella Roads), the project is in District No. 2 of the Pima County Board of Supervisors and District 2 of the U.S. Congressional Delegation for Arizona.

**Developer(s):** Esperanza en Escalante (EEE), a nonprofit agency formed in 1989 by the Vietnam Veterans of America Chapter 106 of Tucson, works with Pima County's Kino Veterans' Workforce Center to help veterans obtain employment or vocational training. The U.S. Dept. of Veteran's Affairs and Southern AZ VA Healthcare System provide funding for EEE veteran services.

**Approved Bond Funding:** \$944,232

### Project Outcome

**Completion Date:** June 2013

**Total Affordable Housing Units:** The first phase completed in June 2013 produced a three-unit, 15-bed complex for male veterans; a five-unit, 10-bed complex for female veterans and their families; and a multipurpose community center.

**Total Development Cost:** \$2,044,904

**Leverage:** 4.6: 1 (For every \$1.00 bond allotted, \$4.60 in other funding was invested)

**Bond \$/Unit:** \$37,769/Phase I units; \$3,036 (25 units)/upon completion of all phases (311 units)

### **Other Development Funding Sources:**

- Arizona Department of Housing HOME Program
- U.S. Veteran's Administration

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units, both renter- and owner-occupied types, build equity for homeowners and project owners, and increase local consumption of household services. New homes and apartments give rise to added investment and the sprucing up of existing properties in the neighboring area. In this project, the original residents had been living on land lacking paved roads, parking spaces and sidewalks, proper access to the main road, and adequate street lights.

**Condition:** All bond funded improvements are complete and in good condition. The first phase of housing units are fully occupied and the community center fully operational. Program staff is working at the site providing services to the pre-existing and new veterans residing at this project.

**Applicable IGAs:** None



**2004 General Obligation Bonds  
HR4010, Liberty Corners (formerly Iowa Project)**



**Original Scope:** Chicanos por la Causa, the nonprofit developer of Liberty Corners (formerly the Iowa Project), requested \$166,540 of Pima County bond funds to install off-site improvements and infrastructure in the public right-of-way to support the development of a six single family housing units for sale to qualified low and moderate income households. La Causa Construction, LLC, a subsidiary of Chicanos por la Causa, was hired to build the housing. Homebuyer education was provided by Chicanos por la Causa, a HUD approved housing counseling agency. Bond funds paid for sidewalks, sewer taps, water lines and meter fees, utility trenching, engineering, paving, electrical improvements and construction management of the bond funded activities.

**Benefits:** Six families whose income is 80% or below the Area Median Income shall own new homes built with Energy Star appliances, energy efficient heat pumps, TEP heating and cooling guarantees, private back patios and yards, irrigated front yard landscaping, stucco exterior finish, 25 year fiberglass shingles, two-car finished garage, and 2-10 homebuyer warranties. Each unit features three bedrooms, two full baths, a combined kitchen-dining area, living room and entry way.

**Location:** Supervisor District No. 5 at the northwest corner of South Liberty Avenue and West Iowa Street.

**Developer(s):** Chicanos por La Causa

**Approved Bond Funding:** \$166,540

**Project Outcome**

**Completion Date:** June 2013

**Total Affordable Housing Units:** 6 homes, completely built and occupied

**Total Development Cost:** \$16,065,566

**Leverage:** 9.6: 1 (For every \$1.00 bond allotted, \$9.60 in other public/private funding was invested)

**Bond \$/Unit:** \$27,757

**Other Development Funding Sources:**

- Pima County NSP2
- City of Tucson HUD HOME Program
- Line of credit from Northern Trust Bank
- Line of credit from The National Council of La Raza

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** All bond funded improvements are complete and in good condition. The six housing units are completed and occupied by qualified, low and moderate income families.

**Applicable IGAs:** None



## 2004 General Obligation Bonds

### HRBANC, Pima County Housing Center (El Banco)



**Original Scope:** The Pima County Housing Center Project restored and preserved one of our most important architectural assets. Originally el Banco de las Americas, this building represented the nation's first minority-owned bank and Romana Banuelos, the first Latina Treasurer of the United States attended the ribbon cutting ceremony in 1972. The 'Aztec Temple' design created by Tucson's native son and architect, Frederico Palofax, reflects the pride and culture of this rich cultural neighborhood surrounding the project. Today, it's the center of partnerships between government and non-profits working together to provide affordable, healthy housing. The project involved rehabilitation of the building's interior; substantial demolition and conversion of the former bank's drive-through into a large, high tech community room; and parking lot reconstruction. The final phase, a re-landscaping project utilizing native plants and a water harvesting xeriscape, was coordinated by Pima County's Natural Resources Parks and Recreation Department and Desert Green Designs in order to promote the use of native Sonoran Desert plants that are both beautiful and regionally adapted to our desert climate.

**Benefits:** Restored and converted vacant bank building into the Pima County Housing Center, serves as a public resource center to help low income residents access affordable housing and housing services.

**Location:** 801 W. Congress Street, at the Northwest corner of Congress and Linda Avenue.

**Developer(s):** Pima County Facilities Management

**Approved Bond Funding:** \$600,000

#### **Project Outcome**

**Completion Date:** June 2012

**Performance Indicators:** Situated next to El Rio Health Center and the new Mercado San Agustin and also located along the future Tucson Light Rail line, the Pima County Housing Center is well-positioned to meet the growing population and changing needs of Pima County.

Serving a wide range of needs, housing center staff are able assist first-time homebuyers, renters or homeowners with program information and referrals to obtain emergency rental or mortgage assistance, down-payment assistance, budgeting assistance and more.

Public use and awareness of the center has steadily grown. While staff meet with visitors and manage projects, they track the center's activities. During its first year of operations, approximately 215 community meetings, 950 visitors, 1,300 callers and 45 foreclosure clients, each of whom has received one-on-one assistance, have utilized the housing center and its resources during this fiscal year.

Adjacent to the housing center is the Menlo Park Linda House and Community Garden supporting neighbors in a sustainable lifestyle. Slated for renovations, the Linda House will demonstrate the features of an aging-in-place, green living, and adaptive reuse of residential property. Residents will learn how to modify their homes as their housing needs change.

**Condition:** All bond funded improvements are complete and in good condition.

**Applicable IGAs:** None.



**2004 General Obligation Bonds  
HR4005, MLK Revitalization**



**Bond \$/Unit:** \$18,716

**Other Development Funding Sources:**

- HUD HOPE VI Program
- Low Income Housing Tax Credits
- HOME Program (City of Tucson HCD and AZDOH)
- Federal Home Loan Bank of San Francisco
- CDBG Program (City of Tucson)
- General Funds, City of Tucson
- Land Sales Proceeds

**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 68, energy efficient, fully accessible and affordable public housing rental units for occupancy by low-income, elderly and special need households. The bond funds provided for the installation of crucial public amenities, including a community room, lobby, computer lab, library, recreation room and rooftop terrace/courtyard and garden.

**Benefits:** Financing for new affordable public housing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable for the preservation and enhancement of affordable urban housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a renewed area of growth with increasing land values; especially when it includes USGB certified GOLD LEED design features resulting in energy efficiencies.

**Location:** 55 North Stone; conveniently located adjacent to the Ronstadt Public Transit Center, the central hub for bus travel throughout Tucson and the surrounding Pima County area.

**Developer/Owner(s):** City of Tucson Public Housing Authority

**Approved Bond Funding:** \$ 1,272,678

**Project Outcome**

**Completion Date:** December 2010

**Total Affordable Housing Units:** 68 Apartments

**Total Development Cost:** \$18,067,009

**Leverage:** 14.2: 1 (For every \$1.00 bond allotted, \$14.20 in other public/private funding spent)

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units create stability for renters and increase local consumption of household goods and services. Rehabilitated homes give rise to the sprucing up of existing properties in the neighboring area which, in turn, encourages private investment in the local community.

**Condition:** The bond funded improvements (community room, lobby, computer lab, library, recreation room, rooftop terrace and garden) appeared in good condition during the most recent site inspection visit in January, 2013. While walking through the building, the inspector noted the computer lab, library, and rooftop garden/sitting areas were in good condition. Viewing through the glass doors of the community room and recreation room verified both areas were also in good condition. The overall condition of the interior and exterior was clean and well-maintained.

**Applicable IGAs:** City of Tucson



**2004 General Obligation Bonds  
HR4006, Ghost Ranch Lodge**



**Original Scope:** The affordable housing G.O. Bond funds made possible the rehabilitation and adaptive reuse of 30 existing units in a historic motel, along with the addition of 30 new units, for a total of 60 affordable rental homes for low-income, elderly and special need households. The bond funds provided for part of the acquisition costs as well as the installation of new interior amenities, consisting of carpentry, cabinets, appliances and flooring.

**Benefits:** The preservation of historic buildings is essential to understanding our local heritage. Essentially, it is a recycling program on a grand scale since reusing existing buildings is an environmentally responsible practice. The rehabilitation of this historic motel through the conversion of 30 existing rooms into affordable rental units, along with the construction of an additional 30 new units, provides an economic stimulus for the revitalization of the entire Miracle Mile corridor with the subsequent increasing of land values.

**Location:** 801 West Miracle Mile, Tucson

**Developer(s):** Atlantic Development & Investments

**Approved Bond Funding:** \$ 1,100,000

**Project Outcome**

**Completion Date:** September 2010

**Total Affordable Housing Units:** 60 Apartments

**Total Development Cost:** \$12,685,022

**Leverage:** 11.5: 1 (For every \$1.00 bond allotted, \$11.50 in other public/private funding was spent.)

**Bond \$/Unit:** \$18,333

**Other Development Funding Sources:**

- Low Income Housing Tax Credits
- HOME Program (City of Tucson HCD)
- Private/Public Construction Financing

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units create stability for renters and increase local consumption of household goods and services. Rehabilitated homes give rise to the sprucing up of existing properties in the neighboring area which, in turn, encourages private investment in the local community.

**Condition:** During the most recent site inspection visit in January, 2013, the common areas (streets, structures and landscaping) all appeared in good condition.

**Applicable IGAs:** None



**2004 General Obligation Bonds  
HR4017, Sunnyside Pointe**



**Original Scope:** The affordable housing G.O. Bond funds will make possible the construction of 90 new single family homes for purchase by low-income households. The bond funds provided for the site survey and testing, grading, underground utilities, storm water drainage, street paving, sidewalks, curbs, curb cuts, landscaping, irrigation and permits.

**Benefits:** Preconstruction infrastructure financing, often viewed as an unattractive investment for private lenders offering a very limited guarantee for a return on their investment, is still valuable as a long-term safeguard for the availability of affordable housing if wisely applied. Additionally, a well-structured investment of bond funds has economic benefits for the entire community by creating an incentive for private investors to follow it into new growth areas with increasing land values. Sunnyside Pointe is such a development that now has 30 newly constructed homes occupied by low and moderate income homebuyers, with 60 more homes planned or already under construction. The enhanced property tax revenue on what was originally a blighted and undeveloped parcel of land with limited assessment value is already delivering a substantial return on the bond expenditure.

**Location:** Sunnyside Pointe Subdivision (Lots 1 – 267 and Common Areas A – C) South Park Avenue, East Robert Hanson Drive, and Sylvester Drive

**Developer(s):** Sunnyside Pointe Development, LLC

**Approved Bond Funding:** \$1,464,218

**Project Outcome**

**Completion Date:** June 30, 2010

**Total Affordable Housing Units:** 90 homes (30 Units constructed and occupied)

**Total Development Cost:** \$14,497,350

**Leverage:** 9.9: 1 (For every \$1.00 bond allotted, \$9.90 in other public/private funding was invested)

**Bond \$/Unit:** \$ 37,308

**Other Development Funding Sources:**

- Federal Home Loan Bank of San Francisco
- Neighborhood Stabilization Program 2
- Private/Public Construction Financing

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** All bond funded improvements (roads, sidewalks, curbs, storm drainage, underground utilities and site improvements (landscapes and hardscapes) are complete and appeared to be in good condition during the most recent site inspection visit in January, 2013. Of the 90 planned homes, 30 are now complete and occupied by low income homebuyers. An additional 3 homes were under construction at the time of this inspection.

**Applicable IGAs:** None



2004 General Obligation Bonds  
HR4012, Westmoreland



**Original Scope:** The affordable housing G.O. Bond funds will support the construction of 14 new single family homes for purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of grading, storm drainage and underground utilities, as well as providing needed sidewalks, paving, curbs and curb cuts.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The enhanced property tax revenue on what is now a vacant parcel of land with limited assessment value is expected to deliver a substantial return on the bond expenditure; particularly since solar water heaters, grey water systems, rainwater harvesting and county green building standards are designed as features to be incorporated into these new homes.

**Location:** Menlo Park Neighborhood at North Westmoreland Avenue across from West Placita Cobre

**Developer(s):** Chicanos Por La Causa

**Approved Bond Funding:** \$ 407,000

**Project Outcome**

**Completion Date:** June 2010

**Total Affordable Housing Units:** 11 homes (Overall 14 units)

**Total Development Cost:** \$ 3,042,403

**Leverage:** 7.5:1 (For every \$1.00 bond spent an additional \$7.50 in other public/private funding sources invested).

**Bond \$/Unit:** \$37,000

**Other Development Funding Sources:**

- City of Tucson Land Grant
- HUD HOME Program (City of Tucson HCD)
- Tucson Electric Power Grant
- Private/Public Construction Financing

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area. Chicanos Por La Causa completed the necessary infrastructure work, but then encountered financial difficulties resulting from the economic downturn with its accompanying housing crisis. The process for selecting a new developer and homebuilder has been initiated to move forward with this essential economic development project.

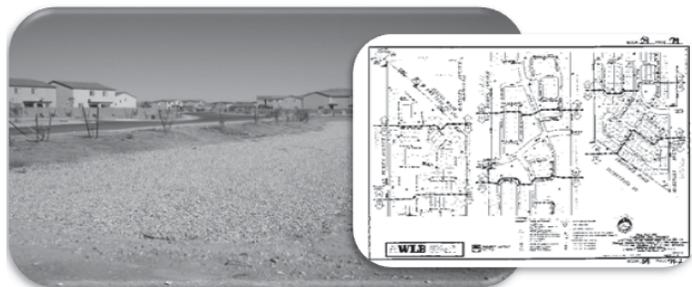
**Condition:** All bond funded improvements (streets, curbs, sidewalks, underground utilities) are complete and appeared to be in good condition during the most recent site inspection visit in January, 2013. Construction of new affordable townhomes has been delayed by the economic downturn in the housing market with its accompanying depression in sales. The City of Tucson maintains ownership of the site and is in the process of selecting a new developer and homebuilder.

**Applicable IGAs:** None



## 2004 General Obligation Bonds

### HR4008, HR4011, HR4013 Corazon del Pueblo Phases I, II & III



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 60 new single family home sites for purchase by low-income households, and was key in stimulating the building of an additional 300 single family home sites for moderate income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks, curbs, and landscaping.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community, creating an incentive for private investors to progress into a new area of increasing land values. Development of vacant, blighted and undeveloped land into a mixed income subdivision, serving low and moderate income households, arose with the Corazon del Pueblo development which will make 300 homes available to moderate income households along with the 60 homes designated for low-income households. The enhanced property tax revenue on what was originally bare, blighted property with limited assessment value is now delivering a substantial return on the bond expenditure.

**Location:** Corazon Del Pueblo Subdivision (Lots 1 – 393 and Common Areas A – D) South Van Buren and East Elvira Road

**Developer(s):** Habitat for Humanity Tucson

**Approved Bond Funding:** Ph I \$352,694; Ph II \$395,466; Ph III \$408,197 (Total: \$1,133,160)

#### **Project Outcome**

**Completion Date:** June 30, 2007; June 30, 2008; June 30, 2009

**Total Affordable Housing Units:** 60 (50 of which are completed; 393 units in total development)

**Total Development Cost:** Ph I \$2,969,635, Ph II \$2,969,635, Ph III \$2,703,120

**Leverage:** Ph 1, 8:1; Ph II, 7.5:1; Ph III, 6.6:1  
(For every \$1.00 in bond allocation, approximately \$8.00 in Ph 1, \$7.50 in Ph 2, and \$6.60 in Ph 3, from additional public/private funding sources were invested)

**Bond \$/Unit:** \$ 17,648

#### **Other Development Funding Sources:**

- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** The bond funded improvements (roads, sidewalks, curbs, storm drainage, underground utilities, and site developments of landscapes and hardscapes) were completed and appeared in good condition during the most recent site inspection visit in February, 2013. All Phase I & II homes are complete, as are some in Phase III. That includes 50 (that are now occupied) of the 60 homes designated for low income homebuyers, with the remaining 10 under construction at the time of this inspection.

**Applicable IGAs:** None



**2004 General Obligation Bonds  
HR4004, Sylvester Drive Estates**



**Original Scope:** The affordable housing G.O. Bond funds made possible the rehabilitation of 13 single family homes for purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks, curbs, and landscaping.

**Benefits:** Infrastructure financing for rehabilitation is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the Sylvester Drive Estates development project, a formerly vacant/undeveloped in-fill parcel which now has 13 newly constructed homes designated for low-income. The enhanced property tax revenue on what was originally blighted-vacant property, with limited assessment value, is now delivering a substantial return on the bond expenditure.

**Location:** Intersection of West San Juan Trail Road and South Sylvester Drive

**Developer(s):** Sylvester Drive, LLC and Old Pueblo Community Services

**Approved Bond Funding:** \$ 485,000

**Project Outcome**

**Completion Date:** December 2008

**Total Affordable Housing Units:** 13 homes

**Total Development Cost:** \$2,025,500

**Leverage:** 4: 1 (For every \$1.00 bond allotted, \$4.00 in other public/private funding was spent).

**Bond \$/Unit:** \$37,308

**Other Development Funding Sources:**

- Pima County Industrial Development Authority
- Federal Home Loan Bank of San Francisco
- Private Construction Financing

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. Rehabilitated homes give rise to the sprucing up of existing properties in the neighboring area which, in turn, encourages private investment in the local community.

**Condition:** The bond funded improvements (sidewalks, curbs, streets, landscaping, underground utilities and storm water drainage) appeared in good condition during the most recent site inspection visit in January, 2013 with one minor exception of plant overgrowth that needs to be trimmed and removed in the storm water retention basins. All homes were occupied and none were listed for sale or rent.

**Applicable IGAs:** None



**2004 General Obligation Bonds  
HR4007, Curley School Apartments**



**Original Scope:** The affordable housing G.O. Bond funds made possible the rehabilitation and adaptive re-use of the Ajo Curley School into 30 multi-family, affordable live/work artisan rental units for occupancy by low-income working households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and sewer along with new underground utilities, as well as providing needed sidewalks, curbs, lighting, landscaping and block walls.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. Renovation and adaptive reuse into live-work, affordable, artisan apartments has generated 30 live/work artisan rental unit designated for low-income households. The enhanced property tax revenue on what had become a shell of a building, with limited assessment value, will now be in a position to deliver a substantial return on the bond outlay through levied taxes.

**Location:** 201 Esperanza Avenue, Ajo, Arizona

**Developer(s):** International Sonoran Desert Alliance (Vantage, Property Management Co.)

**Approved Bond Funding:** \$ 350,000

**Project Outcome**

**Completion Date:** June 2007

**Total Affordable Housing Units:** 30 live/work artisan rental homes

**Total Development Cost:** \$ 9,373,915

**Leverage:** 27: 1 (For every \$1 bond funds spent, \$27 was invested by other public/private funding sources.)

**Bond \$/Unit:** \$11,677

**Other Development Funding Sources:**

- Low Income Housing Tax Credits
- HUD HOME Program (City of Tucson HCD, Pima County and AZDOH)
- Federal Home Loan Bank of San Francisco
- CDBG Program (Pima County)
- Private/Public Construction Financing

**Performance Indicators:** Curley School Apartments is a unique live-work configuration, the project supports artists who create and sell art. Ajo is a winter visitor destination as well as a major thoroughfare to Mexico. As artists and tenants, they support the local economy. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units increase local consumption of household services. Renovated buildings give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** During a walk through the common areas and first floor hallways in December of 2012, everything appeared to be in good condition and operating properly.

**Applicable IGAs:** None



**2004 General Obligation Bonds  
HR4002, Casa Bonita III, IV and V**



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 60 scattered-site, multi-family, affordable rental units for occupancy by very low-income, special need households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks, curbs, lighting, and landscaping.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The Casa Bonita, Phases III, IV and V development, now has 60 occupied apartments designated for low-income households. The enhanced property tax revenue on what originally were three bare parcels, with limited assessment value, is now delivering a substantial return on the bond through levied taxes.

**Location:** 1016 & 1050 East Milton Road, and 5720 South Randall Boulevard.

**Developer(s):** Development Design Group (ConAm, Management Company)

**Approved Bond Funding:** \$184,611

**Project Outcome**

**Completion Date:** June 2006

**Total Affordable Housing Units:** 60 Rental apartment homes

**Total Development Cost:** \$5,079, 843

**Leverage:** 28: 1 (for every \$1 bond funds spent, \$28 was invested by other public/private sources).

**Bond \$/Unit:** \$3,077

**Other Development Funding Sources:**

- Low Income Housing Tax Credits
- HUD HOME Program (City of Tucson HCD and AZDOH)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

**Performance Indicators:** Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Rental housing units build equity for their owners and increase local consumption of household services. New development gives rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** The bond funded improvements (storm drainage, underground utilities, roads, sidewalks, curbs and landscaping/hardscaping) are complete and appeared in good condition during the most recent site inspection visit in January, 2013. All rental units are fully occupied and in satisfactory condition.

**Applicable IGAs:** None



**1997 General Obligation Bonds  
HR 1611, Copper Vista II**



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 29 new single family home sites for purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of new water and sewer mains, storm drainage and underground utilities, as well as providing needed sidewalks, and curbs.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The Copper Vista II development already has completed 2 of the 29 homes designated for low-income households with more now under construction. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$32,816 in levied taxes through 2012.

**Location:** Northeast corner of East Alvord Road and South Randall Boulevard.

**Developer(s):** Chicanos Por La Causa/La Causa Construction; Habitat for Humanity Tucson & Doucette Builders

**Approved Bond Funding:** Phase II, \$595,467

**Project Outcome**

**Completion Date:** Phase 2, June 2011

**Total Affordable Housing Units:** 29 homes

**Total Development Cost:** Phase 2, \$4,049,567

**Leverage:** 6.8: 1 (For every \$1.00 bond allotted, \$6.80 in other public/private funding was spent)

**Bond \$/Unit:** Phase II, \$20,533

**Other Development Funding Sources:**

- HUD HOME Program (City of Tucson HCD)
- Pima County Neighborhood Stabilization Program 2
- City of Tucson Water Equity Fees
- Tucson Electric Power Company
- La Causa Construction
- Private/Public Construction Financing

**Performance Indicators:** Chicanos Por La Causa completed the necessary infrastructure work but then encountered financial difficulties resulting from the economic downturn with its accompanying housing crisis. In 2011 the project was transferred to a Habitat for Humanity Tucson in partnership with Doucette Builders. Since its completion, the Copper Vista II development has generated property tax revenues of \$32,816. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** The bond funded improvements (roads, sidewalks, curbs, storm drainage and underground utilities) have been completed and appeared to be in good condition during the most recent site inspection visit in January, 2013. Two of the planned 29 homes are completed and occupied by low income homebuyers, and an additional two homes are already under construction.

**Applicable IGAs:** None



1997 General Obligation Bonds  
HR 1606, Balboa-Laguna



**Original Scope:** Because of the affordable housing G.O. Bond funds, the construction of 36 new single family homes for purchase by low-income households was made possible. The bond funds provided for the installation of crucial offsite infrastructure consisting new underground utilities and the provision for storm drainage, as well as providing needed streets, sidewalks, lighting, and a pocket park that will be maintained by the City of Tucson and available to all households in the surrounding neighborhood.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The enhanced property tax revenue on what was originally an undeveloped vacant in-fill property with limited assessment value has already generated \$227,710 in levied taxes through 2012.

**Location:** Northeast corner of North Balboa Avenue and West Laguna Street.

**Developer(s):** Habitat for Humanity Tucson

**Approved Bond Funding:** \$821,000

**Project Outcome**

**Completion Date:** December 2008

**Total Affordable Housing Units:** 36 homes

**Total Development Cost:** \$4,336,397

**Leverage:** 5.3: 1 (For every \$1.00 bond allotted, \$5.30 in other public/private funding was spent)

**Bond \$/Unit:** \$22,805

**Other Development Funding Sources:**

- Land donated by City of Tucson
- HUD HOME Program (City of Tucson HCD)
- Pascua-Yaqui Tribe
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

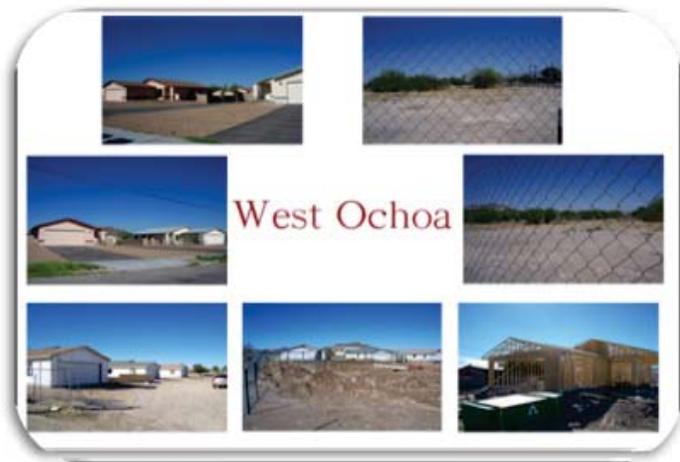
**Performance Indicators:** Since its completion, Balboa-Laguna development has generated property tax revenues of \$227,710. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area. Additional parks, such as the one provided by these bond funds, will enhance the lives of all local community residents.

**Condition:** The bond funded improvements (roads, sidewalks, curbs, storm drainage, underground utilities and common-area site improvements (landscapes and hardscapes) are complete and appeared in good condition during the most recent site inspection visit in January, 2013 with the minor exception of some plant overgrowth in the storm water retention basin which appears to have spread from plant life in an adjacent property to the south. All 36 affordable homes are completed and occupied by low income homebuyers and appear to be in good condition.

**Applicable IGAs:** None



**1997 General Obligation Bonds  
HR1608, West Ochoa**



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 5 new single family homes for purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks and curbs.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The West Ochoa development now has 5 new homes designated for low-income households. The enhanced property tax revenue on what was originally an undeveloped, blighted in-fill property with limited assessment value has already generated \$32,390 in levied taxes through 2012.

**Location:** Directly west of South 9th Avenue at West 25th Street and across the street from West Ochoa Neighborhood Park.

**Developer(s):** Originally Chicanos Por La Causa; currently Habitat for Humanity Tucson & Doucette Homes

**Approved Bond Funding:** \$ 120,000

**Project Outcome**

**Completion Date:** June 2008

**Total Affordable Housing Units:** 5 homes

**Total Development Cost:** \$631,956

**Leverage:** 5.3: 1 (For every \$1.00 bond allotted, \$5.30 in other public/private funding was spent)

**Bond \$/Unit:** \$24,000

**Other Development Funding Sources:**

- Land donated by the City of Tucson
- HUD HOME Program (City of Tucson HCD)
- Tucson Electric Power Rate Guarantee Program
- Private/Public Construction Financing

**Performance Indicators:** Since its completion, the West Ochoa development has generated property tax revenues of \$32,390. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** The bond funded improvements (sidewalk, curbs, streets, underground utilities and storm water drainage) appeared in good condition during the most recent site inspection visit in January, 2013 with one minor exception of plant overgrowth at the south end of the development. All homes were occupied and none were listed for sale.

**Applicable IGAs:** None



**1997 General Obligation Bonds  
HR 1610, We Chij Estates**



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 21 new single family homes for purchase by low-income households, and was key in stimulating the building of an additional 7 market-rate single family home sites. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed streets, sidewalks and landscaping.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the We Chij Estates development which now has 21 new single family homes occupied by low-income households. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$158,477 in levied taxes through 2012.

**Location:** West Nebraska at South Fairland Park directly east of Apollo Middle School and northeast of Liberty Elementary School.

**Developer(s):** Pima Fairland, Inc. and Old Pueblo Community Services

**Approved Bond Funding:** \$444,580

**Project Outcome**

**Completion Date:** October 2007

**Total Affordable Housing Units:** 21 homes (Overall 28 units)

**Total Development Cost:** \$3,416,000

**Leverage:** 7.7: 1 (For every \$1.00 bond allotted, \$7.70 in other public/private funding was spent)

**Bond \$/Unit:** \$21,170

**Other Development Funding Sources:**

- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

**Performance Indicators:** Since its completion, the We Chij Estates development has generated property tax revenues of \$158,477. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** The bond funded improvements (streets, sidewalks, curbs underground utilities) appeared in good condition during the most recent site inspection visit in January, 2013 with the exception of some minor erosion of dirt at the east sidewalk. All the affordable housing designated homes were completed, sold, and appear to be in good condition with only one For Sale sign posted at the time of this inspection. The private, unrestricted market lots were not yet fully developed and have plant overgrowth that needs to be trimmed and removed.

**Applicable IGAs:** None



**1997 General Obligation Bonds  
HR1605 Copper Vista I**



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 29 new single family home sites for purchase by low-income households. The bonds funded Phase I for the installation of crucial offsite infrastructure, consisting of new underground utilities and storm drainage, as well as providing needed streets, curbs and sidewalks.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$112,072 in levied taxes through 2012.

**Location:** Northeast corner of East Alvord Road and South Randall Boulevard.

**Developer(s):** Chicanos Por La Causa/La Causa Construction and Habitat for Humanity Tucson/Doucette

**Approved Bond Funding:** Phase I, \$435,000

**Project Outcome**

**Completion Date:** Phase I, June 2006

**Total Affordable Housing Units:** 29 Units

**Total Development Cost:** Phase I, \$4,339,175

**Leverage:** 9.98: 1 (For every \$1.00 bond allotted, \$9.98 in other public/private funding was spent)

**Bond \$/Unit:** Phase I, \$15,000

**Other Development Funding Sources:**

- HUD HOME Program (City of Tucson HCD)
- Tucson Electric Power Rate Guarantee Program
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

**Performance Indicators:** Chicanos Por La Causa completed the necessary infrastructure work along with construction of the first two planned homes but then encountered financial difficulties resulting from the economic downturn with its accompanying housing crisis. In 2011 the project was transferred to a Habitat for Humanity Tucson in partnership with Doucette Builders, and since the completion of Copper Vista's Phase I, \$112,072 in property tax revenue has been generated. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** The bond funded improvements (roads, sidewalks, curbs, storm drainage, and underground utilities) were complete and appeared to be in satisfactory condition during the most recent site inspection visit in January, 2013. Of the 29 planned homes, four are now complete and occupied by low income homebuyers. An additional five homes were well under construction at the time of this inspection.

**Applicable IGAs:** None



**1997 General Obligation Bonds  
HR1609, Valle Del Sur Townhomes**



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 60 new single family townhomes for lease/purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks, curbs, and landscaping.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The Valle Del Sur Townhomes development now has 60 occupied homes designated for low-income households. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$165,878 in levied taxes through 2012.

**Location:** City of South Tucson at the southeast corner of W. 38th St. and So. 9th Avenue.

**Developer(s):** Development Design Group (Current Owner: Simpson Housing Corporation)

**Approved Bond Funding:** \$ 273,984

**Project Outcome**

**Completion Date:** February 2006

**Total Affordable Housing Units:** 60 townhomes

**Total Development Cost:** \$8,004,343

**Leverage:** 29.2: 1 (For every \$1.00 bond allotted, \$29.21 in other public/private funding was spent)

**Bond \$/Unit:** \$4,556

**Other Development Funding Sources:**

- Low Income Housing Tax Credits
- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

**Performance Indicators:** Since its completion, the Valley Del Sur Townhomes development has generated property tax revenues of \$165,878. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** The bond funded improvements appeared in good condition during the most recent site inspection visit in January, 2013 with two exceptions, some overgrowth of weeds in both of the storm water retention basins need to be cleaned out, and the east retention basin occasionally fills to overflowing due to a chain link fence installed at the north side of that retention basin blocking the designed flow route. The Property Manager noted that they have been able to maintain 100% occupancy and estimates at least 25% of tenants are original tenants that have lived at property since the property opened.

**Applicable IGAs:** None



**1997 General Obligation Bonds  
HR1607, High Sierra Estates**



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 15 new single family homes for purchase by low-income households, and was key in stimulating the building of an additional 6 market-rate single family homes. The bond funds provided for the installation of crucial offsite infrastructure, consisting of underground utilities and storm drainage, as well as providing needed streets, sidewalks, and landscaping.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the High Sierra Estates development which now has 6 occupied market-rate homes along with the 15 designated for low-income households. The enhanced property tax revenue on what was originally an undeveloped bare property with limited assessment value has already generated \$178,607 in levied taxes through 2012.

**Location:** Elvira Neighborhood near South Clara Avenue and West Carolchristine Place.

**Developer(s):** Major Construction & Old Pueblo Community Foundation

**Approved Bond Funding:** \$434,743

**Project Outcome**

**Completion Date:** June 2005

**Total Affordable Housing Units:** 15 homes (Overall 21 units)

**Total Development Cost:** \$2,575,663

**Leverage:** 5.92: 1 (For every \$1.00 bond allotted, \$5.92 in other public/private funding was spent)

**Bond \$/Unit:** \$28,982

**Other Development Funding Sources:**

- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

**Performance Indicators:** Since its completion, the High Sierra Estates development has generated property tax revenues of \$178,607. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

**Condition:** All bond funded improvements (sidewalks, curbs, storm drainage, underground utilities and common-area site improvements (landscapes and hardscapes) are complete and in satisfactory condition with the exception of some overgrowth of weeds in the storm water retention basin. All 15 affordable homes are completed and occupied by low income homebuyers and appear to be in good condition based on the most recent site inspection visit in January, 2013. Additionally, all 6 of the non-bond funded market rate lots were sold; those homes are completed, occupied, and appear in good condition.

**Applicable IGAs:** None



**1997 General Obligation Bonds  
HR1604, Chantlalli Estates**



**Original Scope:** The affordable housing G.O. Bond funds made possible the construction of 37 new single family homes for purchase by low-income households, and was key in stimulating the building of an additional 24 market-rate single family homes. The bond funds provided for essential engineering, underground utilities, storm drainage, streets, sidewalks, lighting, landscaping and block walls.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the Chantlalli Estates development which now has 24 occupied market-rate homes along with the 37 designated for low-income households. And, since the project's completion, new adjacent developments have taken place and are holding on well to their initial values. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$652,185 in levied taxes through 2012.

**Location:** Southwest Corner of North Silverbell Road and North Introspect Drive

**Developer(s):** Chicanos Por La Causa/La Causa Construction

**Approved Bond Funding:** \$300,000

**Project Outcome**

**Completion Date:** June 2004

**Total Affordable Housing Units:** 37 (Overall 61 units)

**Total Development Cost:** \$6,669,540

**Leverage:** 22.2:1 (For every \$1.00 bond allotted, in other public/private funding was spent)

**Bond \$/Unit:** \$8,108

**Other Development Funding Sources:**

- Land donation from Pima County and City of Tucson
- HUD HOME Program (City of Tucson HCD)
- Fannie Mae Foundation
- Tucson Electric Power Rate Guarantee Program
- Private/Public Construction Financing

**Performance Indicators:** Since its completion, the Chantlalli Estates development has generated property tax revenues of \$652,185. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area. Within a couple of years following its completion, new developments have begun adjacent and south of the Chantlalli Estates. That construction has been finalized and all those homes have sold.

**Condition:** All bond funded improvements (roads, sidewalks, curbs, storm drainage, underground utilities and common-area site improvements (landscapes and hardscapes) are complete and in satisfactory condition. All 37 affordable homes are completed and occupied by low income homebuyers and appear to be in good condition based on the most recent site inspection visit in January, 2013. Additionally, all of the non-bond funded market rate lots were sold, those homes are completed, occupied, and appear in good condition.

**Applicable IGAs:** None



**1997 General Obligation Bonds  
HR1603, Sunland Vista**



**Total Development Cost:** \$1,743,925  
**Leverage:** 2.30: 1 (For every \$1.00 bond allotted, \$2.30 in other public/private funding was spent)  
**Bond \$/Unit:** \$25,504

**Other Development Funding Sources:**

- Local Initiatives Support Corporation
- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Tucson Electric Power Rate Guarantee Program
- Private/Public Construction Financing

**Original Scope:** Pima County's first affordable housing G.O. Bond issue made possible the construction of 30 new single family homes for purchase by low-income households, and was key in stimulating the building of an additional 35 market-rate single family homes. The bond funds provided for the installation of crucial offsite infrastructure, consisting of a new water main and storm drainage, as well as providing needed streets, sidewalks, lighting, landscaping, block walls, and generating alley ROW improvements.

**Benefits:** Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the Sunland Vista Development which now has 35 occupied market-rate homes along with the 30 designated for low-income households. Also under development is the adjacent University of Arizona Bio Park. The enhanced property tax revenue on what was originally an undeveloped vacant in-fill property with limited assessment value has already generated \$1,149,503 in levied taxes through 2012.

**Location:** South Campbell Avenue and East Sunland Vista

**Developer(s):** United Housing & Educational Development Corporation

**Approved Bond Funding:** \$765,134

**Project Outcome**

**Completion Date:** September 2003

**Total Affordable Housing Units:** 30 homes (Overall 65 units))

**Performance Indicators:** Since its completion, the Sunland Vista Development has generated property tax revenues of \$1,149,503. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area. Sunland Vista Estates was Tucson's first Catch the Dream development. Mel Martinez, U.S. Housing and Urban Development Secretary when the project commenced, praised the Sunland Vista Estates single-family housing development as "a sterling example of what the public and private sectors can do when they work together to build affordable housing for minority families."

**Condition:** The bond funded improvements appeared in good condition during the most recent site inspection visit in January, 2013 with two exceptions, some overgrowth of weeds in the storm water retention basin, and a damaged section of sidewalk caused by a Mesquite tree growing against the sidewalk's edge.

**Applicable IGAs:** None





Pima County Housing Center  
801 W. Congress St  
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(520) 724-2460

<http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=18343>

[www.facebook.com/pimacountyhousingcenter](http://www.facebook.com/pimacountyhousingcenter)

- **Housing Resources** — Home ownership, affordable rental housing search, sustainable housing, homeless services, fair housing.
- **Walk-in Services** — Access to computers, assistance with on-line applications consultations with housing staff, housing counselors & lending institutions
- **Foreclosure Prevention/Recovery** — Educational forums & workshops, loan modification counseling, scam & fraud awareness.
- **Mortgage Modification Assistance** — Mortgage modification assistance offered by HUD approved housing counseling agencies.

### Community Meeting Rooms

#### Room A

Small Community Meeting Room  
Room Capacity — 30

#### Room B

Large Community Meeting Room  
Room Capacity — 90

\*Audio visual and computer equipment, polycom, white board, kitchen facilities, free parking

### Pima County Housing Center - Contact Information

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**[http://webcms.pima.gov/government/community\\_development\\_neighborhood\\_conservation](http://webcms.pima.gov/government/community_development_neighborhood_conservation)**



Corona Road Estates