



# PIMA COUNTY

Affordable  
Housing  
Bond Program  
Fiscal Project  
Status Report  
FY 2010/2011



**PIMA COUNTY COMMUNITY DEVELOPMENT AND  
NEIGHBORHOOD CONSERVATION DEPARTMENT**

**Pima County Housing Center**  
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## **PREFACE (2010-2011)**

**Betty J. Villegas**  
**Affordable Housing Program Manager**

Last year I prefaced the annual report with a history of the Pima County General Obligation Bond Program for Affordable Housing. Determination, dedication, and support continue to characterize the dynamic environment of affordable housing in Pima County. The projects recommended and approved by the Board of Supervisors continue to provide unique opportunities in expanding homeownership and rental housing to our most vulnerable Pima County residents.

This year we are highlighting two adaptive re-use projects. The Ghost Ranch Lodge Apartments and the Pima County Housing Center provide a public benefit for affordable housing in our community.

The Ghost Ranch Lodge is a 60 unit senior housing apartment complex converted from a historic run down motel built in 1941. The Pima County Housing Center located in Menlo Park, a barrio of historical and cultural importance just west of downtown Tucson. Bond funds paid for the renovation of the historic el Banco building located at 801 West Congress where the future Tucson Light Rail, new Mercado District and outstanding El Rio Neighborhood Health Center are situated. Just minutes from Interstate 10 and downtown Tucson, the new housing center is conveniently located to serve all residents of Pima County.

Services and facilities at the new Housing Center provide information, support and counseling to prospective homebuyers, renters, developers, lenders and any other party interested in sustainable, affordable housing anywhere in Pima County. We are thrilled with the investment approved by the Housing Commission and Board of Supervisors. People may drop in about any housing matter and find compassionate, informed staff to provide technical assistance. Community groups are welcome to use state of the art meeting rooms and equipment for neighborhood meetings. Residents interested in meeting with HUD approved housing counselors for help with mortgage modifications, purchasing a home or meeting with public administrators who can provide information about affordable rental housing, emergency services may ask the Housing Center for help in making these arrangements. There are so many more possibilities for education, counseling, support and development. We are talking with partners at the United Way, utility companies, various county departments involved in sustainable housing, water harvesting, gardening – anyone committed to healthy homes for everyone in Pima County. An open house is planned for September or October of 2011. Please watch for your invitation and further details.

With gratitude to our Housing Commission, the Board of Supervisors and our partners in affordable housing, I look forward to an exciting new fiscal year in 2011-2012.

Sincerely yours,

Betty Villegas

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**PIMA COUNTY COMMUNITY DEVELOPMENT AND  
NEIGHBORHOOD CONSERVATION DEPARTMENT**

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**Date:** 12/13/2011  
**To:** C. H. Huckelberry, County Administrator  
Hank Atha, Deputy County Administrator  
**From:** Margaret Kish, Director  
**Subject:** General Obligation Bond Program for Affordable Housing  
FY 2010/2011 Affordable Housing Bond Program Report to the County Administrator

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The Community Development and Neighborhood Conservation Department (CDNC) oversees two specific programs that manages affordable housing and neighborhood reinvestment projects funded by voter approved General Obligations Bonds. These bond funded programs differ significantly from other County capital improvement projects which typically include detailed information specific to each project when the bond proposals were developed. Both the Affordable Housing Bond Program and the Neighborhood Reinvestment Program utilize their designated bond funding for specific community based projects currently via an open and continuous application process and under the oversight of advisory bodies appointed by the Pima County Board of Supervisors. As of 2004, Affordable Housing Bond Program projects are reviewed by the Pima County Housing Commission and recommended to the Pima County Board of Supervisors (Board) for final approval.

The 1997 and 2004 bond authorizations (Bond funds), totaling \$15M, have been successful in providing significant capital for improving and expanding affordable housing opportunities throughout Pima County. To date, \$13.5M has been committed to 25 projects. In fiscal year 2010-2011 two (2) of these funded projects—MLK and Ghost Ranch Lodge—have been finalized, accounting for a cumulative program total of 18 completed projects.

In FY 2010/2011 the commission recommended using \$600,000.00 in bond funds for an adaptive re-use of an existing county owned building for the purpose of creating a housing center. The center will serve all Pima County residents needing resources, information, and/or assistance with affordable housing sustainability, including homeownership, rental, financial education, and energy efficiency education

The success of the Affordable Housing Bond Program is also measured by the number of housing units that will be completed, in addition to the total amount of private and public dollars leveraged to develop these affordable housing opportunities. To date the \$13.5M in committed Bond funds will create 467 single-family homeownership units and 269 multi-family rental units. In total, 784 units of affordable housing will be completed at build out leveraging more than \$126M in other private and public resources. That equates to \$9 leveraged for every \$1 in Pima County General Obligation Bond Funds for Affordable Housing committed. At present, 487 of these affordable units are now completed and occupied.

This FY 2010-2011 report is presented to the County Administrator regarding the status of the bond funded programs and the specific projects that are pending, in process, and completed. This report will focus exclusively on the yearly and cumulative status of the Affordable Housing Bond Program and its utilization of 1997 and 2004 Bond funds.

## **Fiscal Year 2010-2011 Report to the County Administrator Affordable Housing Bond Program**

### **I. Program Overview**

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 will produce a total of **262** units of affordable housing at final build out utilizing the 1997 Affordable Housing Bonds. Due to the success of the 1997 Bond Program, Pima County voters approved an additional \$10M bond for affordable housing programs.

This 2004 Bond Implementation Plan called for the formation of a Pima County Housing Commission to oversee the bond authorizations. In November 2004, the Pima County Board of Supervisors established the Pima County Housing Commission. The Housing Commission assists the Board of Supervisors in developing and implementing policies that increase homeownership and improve the quality of housing for residents of Pima County.

Under the review and recommendation of the Pima County Housing Commission, the Board of Supervisors (Board) approved 15 projects that will produce a total of **494** units of affordable housing at final build out utilizing the 2004 Affordable Housing Bonds.

The Affordable Housing Bond Program has been created to provide General Obligation Bond funds to qualified applicants for the production, development, and/or re-development of affordable housing projects and programs. Qualified applicants include: non-profit corporations, units of government, licensed private sector builders, or any combination thereof. Briefed below are eligible uses, the application review process, Fiscal-Year 2010-2011 highlights, program reports and details, concluding recommendations and individual project profiles (Appendix A).

### **II. Eligible Uses**

In 1997 the Affordable Housing Bond Program was started as an “infrastructure improvement program” designed to subsidize the development of affordable and mixed-income residential subdivisions and developments. Historically, new off-site improvements located within public right-of-ways (ROW) and/or costs associated with improvements to existing infrastructure were eligible as determined by respective bond council. In 2004, the voter approved bond question was changed from the 1997 language in order to expand the use of how the bonds for Affordable Housing Bond Program could be used. The program now focuses on the purchase of land for affordable housing—both improved and unimproved—to serve low-income households. This allows the county to record a 30 year affordability deed restriction on the property

to ensure long term affordability for the housing unit. The funds can continue to be used for pre-development and infrastructure for the affordable housing project, as well as the actual unit construction, further expanding the use.

### III. Application Review Processes

Currently, CDNC Affordable Housing and Community Planning staff manages and coordinates an open and continuous application process to solicit affordable and mixed-income housing developers for the Affordable Housing Bond Program. Submitted applications are initially reviewed by staff, in order of receipt, for completeness to insure that minimal *Threshold Criteria* have been satisfied by qualified applicants. Applicants are notified by staff regarding the status of their application. Completed applications which meet all *Threshold Criteria* are further evaluated utilizing the *Program Priorities* ranking system.

The Housing Commission established eight (8) *Program Priorities* for the Affordable Housing Bond Program to quantitatively rate and scores the potential project applications for funding. A Housing Commission project review subcommittee and staff further review each application which must score a minimum of 80 points to be placed on the full Pima County Housing Commission agenda for final review and discussion. Ultimately, the Housing Commission is responsible for the review and recommendation of all potential Bond Program projects for final Board of Supervisor approval. Table 1 below lists the current members of the Pima County Housing Commission.

**Table 1: Pima County Housing Commission, FY2010/2011**

Name	District
Kathleen Hewitt	1
David Greenberg	1
Ken Anderson	2
Frank Thomson	2
Henry Boice	3
Tim Escobedo	3
Vacant	4
Scott Place	4
Jon Miles	5
Frank Moreno (Chairman)	5
David Godleski, SAHBA President	County Administrator

For an exhaustive and complete detail of Pima County's Affordable Housing Bond Program Application; associated *Threshold Criteria* and *Program Priorities*; and, review processes please see [2004 Bond Application](http://www.pima.gov/CED/Grants/rfp.html#Grants) available online at: <http://www.pima.gov/CED/Grants/rfp.html#Grants>

## **IV. Fiscal Year 2010-2011 Highlights**

### **1. Completed Projects:**

**Martin Luther King Apartments (MLK)** – Martin Luther King Jr. Apartments (MLK Apartments) is a new 68 unit, fully accessible, affordable public housing development for low-income seniors and special needs populations. Constructed by the City of Tucson, the development represents a public private partnership that is part a larger downtown redevelopment project known as the Depot Plaza. This mixed used, mixed income project includes new transit oriented public and market rate housing as well as new retail development.

The new MLK Apartments is a 6-story steel frame energy efficient building that has attained a “Silver” certification from the US Green Building Council’s Leadership in Energy and Environmental Design (LEED) program. All of the 68 one-bedroom apartments are fully accessible with outdoor balconies.

**Ghost Ranch Lodge** – Ghost Ranch Lodge Apartments Phase I is a conversion, substantial rehabilitation and adaptive re-use of the property from a motel to 60 units of affordable rental housing for seniors and special needs populations. The Ghost Ranch Lodge, designed by renowned Swiss architect Josias Joesler, was originally built in 1941 by Arthur Pack (co-founder of the AZ Sonoran Desert Museum).

The Lodge was one of the first motels in the US to utilize the motor court concept and was famous for its lush cactus garden and its neon cow skull sign designed by noted artist Georgia O’Keefe. The units designed by Joesler were renovated into 30 new rental units and an additional 30 newly constructed units were completed. The County appreciates the historic significance of the property and required the preservation of certain historic architectural features, including the neon sign and cactus garden.

**Copper Vista II** - Copper Vista II is a 29 unit housing development that will be affordable to low-income homebuyers earning at or below 80% of the are median income. The single-family detached homes to be constructed on the improved lots will be energy efficient and will meet City of Tucson/Pima County Green Building Standards. While County bond funded improvements are complete, federally funded site improvements are still in progress with completion estimated for the fall of 2011.

### **2. Completed Housing Units:**

- **FY 2010/2011** – Twenty-four (24) owner occupied affordable single family residences and 128 affordable multi-family rental units have been completed for the fiscal year ending 6/30/2011 as a direct result of bond funded infrastructure further detailed in Table 2 below.

**Table 2: Units Completed During FY 2010/2011**

Active Projects (Developer)	# Units	Bond funds \$'s/Unit
Corazon Del Pueblo (HFHT)	10	\$17,648
Sunnyside Pointe Phase I (OPCS)	14	\$37,308
Ghost Ranch Lodge Apartments	60	18,333
Martin Luther King Jr. Apartments	68	18,716
<b>Totals</b>	<b>152</b>	<b>-</b>
<b>Average per Unit</b>	<b>-</b>	<b>\$22,015</b>

- **Cumulative program total** – A total of 487 units of affordable housing have been create to date utilizing both 1997 and 2004 Bond funds as detail in Table 3 below.

**Table 3: Total Completed Units as of 06/30/11**

Completed* and Active Projects (Developer)	# Units	Bond funds \$'s/Unit
Sunland Vista (UHDC)*	30	\$25,504
Chantlalli Estates (CPLC)*	37	\$8,108
Balboa Laguna (HFHT)*	36	\$22,805
Valle Del Sur (DDG)*	60	\$4,566
High Sierra Estates (Major Const)*	15	\$28,982
We-Chij Estates (OPCF)*	21	\$21,170
West Ochoa Project (CPLC)*	5	\$24,000
Copper Vista I (CPLC)	2	\$15,000
Casa Bonita III,IV,V (DDG)*	60	\$3,077
Curley School Apts (ISDA)*	30	\$11,667
Corazon Del Pueblo I & II (HFHT)	31	\$17,648
Lessons From Civano (DDBC)	3	\$31,758
Iowa Project (CPLC)	1	\$27,757
Sylvester Dr. Estates (OPCS)	13	\$37,308
Sunnyside Pointe Phase I (OPCS)	15	\$37,308
Ghost Ranch Lodge Apartments	60	18,333
Martin Luther King Jr. Apartments	68	18,716
<b>Totals</b>	<b>487</b>	<b>-</b>
<b>Average per Unit</b>	<b>-</b>	<b>\$20,086</b>

## **V. Program Report and Details**

This section provides fiscal year and year-to-date program summaries followed by detailed reports for 1997 and 2004 Affordable Housing Bond projects.

**Program Summary** – Table 4 provides a fiscal year 2010-2011 and cumulative summary of project and financial status of Pima County's Affordable Housing Bond Program. In the last fiscal year, two (2) projects have been completed. A project is considered complete when all contracted infrastructure work, inspections, and associated invoices/billings have been finalized. This program also employs a cost

reimbursement system for all projects. To date, 100 percent of the 1997 bond funds and 70 percent of the 2004 bond funds have been expended. Moreover, opportunity exists to fund additional projects with \$886,654 made available from the recommended cancelation of the Pima Foreclosure Program in lieu of eligible activities being funded by the HUD Neighborhood Stabilization Program II grant.

**Table 4: Affordable Housing Bond Program Summary (FY 2010-2011)**

Bond Authorization	Total Amount	Amount Allocated to Date	Cumulative Amount Expended Through FY09/10	Cumulative Amount Expended Through FY10/11	% Increase FY09/10 to FY10/11	Total Approved Projects to Date	Projects Completed FY10/11	Total Projects Complete
1997 Housing Reinvestment Bonds	5,000,000	5,002,719	4,674,394	5,002,719	7 %	9	1	9
2004 Housing Reinvestment Bonds	10,000,000	9,100,000	5,482,497	7,058,713	15.7 %	15	2	10
<b>Totals</b>	<b>\$15,000,000</b>	<b>\$14,102,719</b>	<b>\$10,156,891</b>	<b>\$12,061,432</b>	<b>12.7 %</b>	<b>24</b>	<b>3</b>	<b>19</b>

**1997 Affordable Housing Bond Projects Detail** – Table 5 details projects awarded 1997 Bond funding for affordable housing. There are a total of nine projects, which when built out, will produce 262 affordable homeownership units. The average investment per unit is \$19,084 for the 1997 bond program. The \$5M in 1997 Affordable Housing bond funds have leveraged over \$35.8M in public and private financial resources into Pima County for low-income and very low-income households. For detailed completed project information including: project location; funding amounts; identified leveraged resources; actual bond funded improvements; scopes of work; and community benefit assessments please see associated projects as listed in Appendix A.

**Table 5: 1997 Affordable Housing Bond Projects Detail (FY 2010-2011)**

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
Colonia Libre	Development Design Group	Town Homes	Owner (Lease-Purchase)	60	\$8,004,343	\$273,984	Complete
Copper Vista I	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 to: initiates the program (\$126,154), marketing (\$3,389), and a requested transfer to CDNC Neighborhood Reinvestment Division for applicable projects (\$683,264).

**2004 Affordable Housing Bond Projects Detail** - Table 6 reports on projects awarded 2004 Bond funding for affordable housing. There are a total of 15 projects, when completed, will produce 534 total affordable units, i.e.: 233 homeownership and 309 rental units, respectively. The average investment per unit for the 2004 bond program is \$19,621 for homeownership and \$15,187 for rental projects. In fiscal year 2010-2011, two (2) 2004 bond projects (infrastructure) were completed in addition to the renovation of the new Pima County Housing Center which is anticipated for completion by July 31, 2011. The \$10M in 2004 Affordable Housing Bond funds have leveraged over \$93.8M in public and private financial resources into Pima County for low-income and very low-income households. Together, the \$15M in 1997 and 2004 Bond funding has leveraged nearly \$130M in investment for affordable housing development in Pima County. For detailed information on completed projects please see projects as listed in Appendix A.

Table 6: 2004 Affordable Housing Bond Projects Detail (FY 2010-2011)

Project	Developer(s)	Type	Tenure	Affordable Units	Total Development Costs	Bond Allocation	Status (expected completion)
MLK Revitalization Plan	City of Tucson CSD	HOPE VI (Public Housing)	Rental	68	\$18,067,009	\$1,272,678	Complete
Sylvester Drive Estates	Sylvester Drive LLC /Old Pueblo	SFR	Owner	13	\$2,025,500	\$485,000	Complete
Casa Bonita III, IV & V	Development Design Group	Multi-Family (SM)	Rental	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
Curley School Apartments	International Sonoran Desert Alliance	Multi-family (Live/work)	Rental	30	\$9,373,915	\$350,000	Complete
Lessons From Civano @ Barrio San Antonio	Drachman Design-Build Coalition	SFR	Owner	5	\$1,316,417	\$158,793	(06/30/2012)
Iowa Project	Chicanos Por La Causa	SFR	Owner	6	\$1,065,566	\$166,540	(06/30/2012)
Corazon Del Pueblo Phase 2	Habitat for Humanity Tucson	SFR	Owner	20	\$2,969,635	\$395,466	Complete
Westmoreland	Chicanos Por La Causa	SFR	Owner	11	\$3,042,403	\$407,000	Complete
Ghost Ranch Lodge Apt's Phase I	Atlantic Development	Multi-family (Senior)	Rental	60	\$12,685,022	\$1,100,000	Complete
Corazon Del Pueblo Phase 3	Habitat for Humanity Tucson	SFR	Owner	20	\$2,703,120	\$385,000	Complete
Esperanza En Escalante Veterans' Housing	Esperanza En Escalante	SFR	Rental	51	\$3,524,180	\$1,178,000	(06/30/2012)
Honea Heights Redevelopment Project	Town of Marana	SFR	Owner	40	\$7,392,812	\$600,000	(12/30/2012)
Sunnyside Pointe Phase 1	Sunnyside Point LLC.	SFR	Owner	90	\$7,062,000	\$1,464,218	Complete
Pima County Housing Center	Pima County			-	\$600,000	\$600,000	(7/31/2011)
<b>Totals</b>				<b>494</b>	<b>\$90,850,227</b>	<b>\$9,100,000</b>	<b>10 Complete</b>

## **VI. Recommendations**

Due to the successes of the 1997 and 2004 Affordable Housing Bond Programs, staff proposes the following recommendations:

1. Include and support an Affordable Housing Bond Program element into the next General Obligation Bond Authorization.
2. Direct the Housing Commission and staff to continue to receive, underwrite, and recommended new projects as “conditionally approved” for possible inclusion in the next bond authorization, or to serve as alternates for existing bond funds should they become available.
3. Direct the Housing Commission and staff to review and update the County’s Affordable Housing Bond Program Application to incorporate new eligible uses, adjust funding requirements for current market conditions, and to more effectively rank and prioritize prospective projects for “project readiness.”
4. Pursue an expedited or “fast tracking” system for all applicable County administered development review processes for all Affordable Housing Bond Projects.
5. Direct Housing Commission and staff to explore additional incentives and waivers for all applicable County administered development review processes for all Affordable Housing Bond Projects.

**APPENDIX A:**  
*COMPLETED PROJECT PROFILES*

## **GHOST RANCH LODGE (HR4006)**

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: ATLANTIC DEVELOPMENT & INVESTMENTS  
COMPLETION DATE: 9/30/2010  
AFFORDABLE UNITS: 60  
TOTAL UNITS: 60

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### **Project Site/Location:**

801 W. Miracle Mile at the former Ghost Ranch Lodge Motel

### **Bond Funding Amount:**

\$1,100,000

### **Leveraged Funds/Resources:**

\$9,400,000 - AZ Dept of Housing's Low Income Housing Tax Credit Program  
\$1,157,000 - City of Tucson HOME Program

### **Bond Funded Improvements:**

Site development, including new interior amenities (cabinets, appliances & flooring).

### **Scope**

Ghost Ranch Lodge Apartments Phase I is a conversion, substantial rehabilitation and adaptive re-use of the property from a motel to 60 units of affordable rental housing for seniors and special needs populations.

### **Community Benefit**

The Ghost Ranch Lodge, designed by renowned Swiss architect Josias Joesler, was a motel originally built in 1941 by Arthur Pack (co-founder of the AZ Sonoran Desert Museum). The motel played a significant role in Tucson's development, welcoming travelers to the once thriving Miracle Mile. The Lodge was one of the first motels in the US to utilize the motor court concept and was famous for its lush cactus garden and its neon cow skull sign designed by noted artist Georgia O'Keeffe. The units designed by Joesler were renovated into 30 new rental units and an additional 30 newly constructed units were completed. The County appreciates the historic significance of the property and required the preservation of certain historic architectural features, including the neon sign and cactus garden.



## **MARTIN LUTHER KING JR. APARTMENTS (HR4005)**

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: CITY OF TUCSON  
COMPLETION DATE: 12/10/2010  
AFFORDABLE UNITS: 68  
TOTAL UNITS: 68

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### **Project Site/Location:**

Martin Luther King Jr. Apartments (MLK Apartments) is located in downtown Tucson at 55 N. 5<sup>th</sup> Avenue, adjacent to the Ronstadt Public Transit Center.

### **Bond Funding Amount:**

\$1,272,678

### **Leveraged Funds/Resources:**

\$8,922,546 - HUD HOPE VI Grant Program; \$8,500,000 - Low Income Housing Tax Credit Exchange; \$2,950,000 – City of Tucson and AZ Dept of Housing's HOME Program (HUD); \$750,000 - Federal Home Loan Bank of San Francisco; \$661,239 – Land Sales Proceeds; \$91,055 - City of Tucson CDBG and other City funds

### **Bond Funded Improvements:**

Off-site Engineering and Infrastructure which included new Underground Utilities, Curbs, Sidewalks, Storm Drainage and Landscaping.

### **Scope:**

Pima County Housing Bonds funds have been utilized for public amenities which include a computer lab, library, controlled access lobby, rooftop garden and terrace, multi-purpose and recreation rooms.

### **Community Benefit:**

MLK Apartments is a new 68 unit, fully accessible, energy efficient affordable public housing development for low-income seniors and special needs populations which attained a Gold certification from the U.S. Green Building Council's Leadership in Energy Efficiency & Environmental Design (LEED). Constructed by the City of Tucson, the development represents a public private partnership that is part a larger downtown redevelopment project known as the Depot Plaza.



## **COPPER VISTA II (HR1611)**

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: CHICANOS POR LA CAUSA  
COMPLETION DATE: 6/2011  
AFFORDABLE UNITS: 29  
TOTAL UNITS: 29

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### **Project Site/Location:**

Copper Vista II is a subdivision located at the southeast corner of East Drexel Road and South Jeanette Boulevard.

**Bond Funding Amount:** \$595,467

### **Leveraged Funds/Resources:**

City of Tucson HOME Program \$420,000; Pima County Neighborhood Stabilization Program II \$206,532; City of Tucson Water Equity Fees \$40,600; Tucson Electric Power Company \$14,500; and La Causa Construction \$2,750.

### **Bond Funded Improvements:**

Site development including grading for new road, new water and sewer mains and storm water retention.

### **Scope:**

A new single family subdivision with 29 units featuring energy efficiency design and appliances that meet the City of Tucson/Pima County Green Building Standards. The subdivision also includes new sidewalks, streets and storm drainage.

### **Community Benefit:**

Transformation of an empty lot used for illegal dumping and other illegal activity into an attractive subdivision which offers affordable, sustainable housing for low income homebuyers.



## **SUNNYSIDE POINTE PHASE I**

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: SUNNYSIDE POINTE DEVELOPMENT, L.L.C.  
COMPLETION DATE: 6/28/2010  
AFFORDABLE UNITS: 90  
TOTAL UNITS: 90

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### **Project Site/Location:**

Sunnyside Pointe Subdivision (Lots 1-267 and Common Areas A, B and C) is located at South Park Avenue and East Robert Hanson Drive Sylvester Drive.

### **Bond Funding Amount:**

\$1,464,218

### **Leveraged Funds/Resources:**

Federal Home Loan Bank of San Francisco  
Neighborhood Stabilization Program II

### **Bond Funded Improvements:**

Architectural and engineering site survey and testing; grading; underground utilities; stormwater drainage; street paving; side walks; curbs and curb cuts; landscaping and irrigation; and, permits.

### **Scope:**

Project provided design and construction of site improvements that will support the development of the 90 single family home sites for affordable workforce housing.

### **Community Benefit:**

This project is a partnership amongst 2 non-profit housing agencies (La Frontera and Old Pueblo Community Services) and a private home builder (Pepper-Viner Homes) working together to develop and construct 90 single family homes that will be affordable to low-income home buyers in Pima County. The site was a previously vacant and undeveloped parcel that was subject to illegal dumping and transient camps. Model homes and a sale office were completed in 2010. **As of June 30, 2011, a total of 15 homes are completed and occupied, with an additional 8 homes under construction.**



## **CORAZON DEL PUEBLO PHASES I, II, & III (HR4003, HR4011, & HR4013)**

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: HABITAT FOR HUMANITY TUCSON  
COMPLETION DATE: 6/30/2007, 6/30/2008 & 6/30/2009  
AFFORDABLE UNITS: 60  
TOTAL UNITS: 393

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### **Location of Improvements:**

The Corazon Del Pueblo Subdivision (Lot 1-393 and Common Areas A, B, C and D) is located at South Van Buren Avenue and East Elvira Road.

### **Bond Funding Amounts:**

Phase I - \$352,694; Phase II - \$395,466; Phase III - \$385,000

### **Leveraged Funds/Resources:**

HUD HOME Program (City of Tucson CSD)  
Federal Home Loan Bank of San Francisco

### **Bond Funded Improvements:**

Off-site engineering and infrastructure included: new underground utilities, streets, curbs, sidewalks, lighting, storm drainage, and landscaping.

### **Scope:**

Phases I, II and III provided offsite infrastructure to support the construction of 60 new single family homes that will be affordable to low income families. The project also includes the development of over 300 additional single family homes supported by private funding that are available to moderate income families.

### **Community Benefit:**

Habitat for Humanity Tucson has partnered with four local homebuilders to develop this project, which replaced previously vacant, blighted/undeveloped land with a new mixed income subdivision serving both low and moderate income households. **As of June 30 2011, a total of 31 homes are complete and occupied, with an additional 5 homes under construction.**



## **WESTMORELAND PROJECT (HR 4012)**

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: CHICANOS POR LA CAUSA, INC.  
COMPLETION DATE: 06/16/2010  
AFFORDABLE UNITS: 11  
TOTAL UNITS: 14

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### **Project Site/Location:**

The Westmoreland Subdivision (Lots 1-14 and Common Areas A, B, C and D) is located at North Westmoreland Avenue across from West Placita Cobre in the Menlo Park neighborhood.

### **Bond Funding Amount:**

\$407,000

### **Leveraged Funds/Resources:**

City of Tucson Land Grant  
HUD HOME Program (City of Tucson CSD)  
Tucson Electric Power Grant

### **Bond Funded Improvements:**

Off-site engineering and infrastructure included: grading; site drainage; underground utilities; new street and access drives; sidewalks; paving; and, curbs and curb cuts.

### **Scope:**

Project provided offsite infrastructure that will support the construction of 14 new single family homes. This mixed income affordable housing development will fund 11 affordable units to low-income families.

### **Community Benefit:**

This project is a mixed income subdivision that will represent a total of fourteen new units of owner-occupied housing in District #5, of which eleven will be affordable to low-income homebuyers earning at or below 80% of the area median income (AMI). These single-family homes will include solar water heaters, grey-water system, rainwater harvesting and will meet Tucson Electric Power's Rate Guarantee program standards for efficiency. This development also has received a preliminary Gold Rating under the new Pima County Residential Green Building Standards.



## **SYLVESTER DRIVE ESTATES (HR4004)**

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: MAJOR CONSTRUCTION & OLD PUEBLO COMMUNITY FOUNDATION  
COMPLETION DATE: 12/30/2008  
AFFORDABLE UNITS: 13  
TOTAL UNITS: 13

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### **Project Site/Location:**

Sylvester Drive Estates Re-subdivision (Lots 1-13) is located at West San Juan Trail and South Sylvester Drive.

### **Bond Funding Amount:**

\$485,000

### **Leveraged Funds/Resources:**

Pima County Industrial Development Authority  
Federal Home Loan Bank of San Francisco

### **Bond Funded Improvements:**

Off-site engineering and infrastructure included: new underground utilities, curbs, sidewalks, storm drainage and landscaping.

### **Scope:**

Project provided offsite infrastructure that will support the construction of 13 new single family homes affordable to low-income families.

### **Community Benefit:**

This project replaced previously vacant/undeveloped land with a residential infill development serving both low income homeowners and their families. Storm drainage improvements will also benefit existing homes at the south end of Sylvester Drive.



## **BALBOA-LAGUNA (HR1606)**

BOND AUTHORIZATION YEAR: 1997  
DEVELOPER: HABITAT FOR HUMANITY TUCSON  
COMPLETION DATE: 12/30/2008  
AFFORDABLE UNITS: 36  
TOTAL UNITS: 36

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### **Location of Improvements:**

The Balboa-Laguna Subdivision (Lots 1-36 and Common Area A, B and C) is located at the northeast corner of North Balboa Avenue and West Laguna Street.

### **Bond Funding Amount:**

\$821,000

### **Leveraged Funds/Resources:**

Land Donated by the City of Tucson  
HUD HOME Program (City of Tucson CSD)  
Pascua -Yaqui Tribe  
Federal Home Loan Bank of San Francisco

### **Bond Funded Improvements:**

Off-site engineering and infrastructure included: new underground utilities, streets, curbs, sidewalks, lighting, storm drainage, and a pocket park that will be owned and maintained by the City of Tucson.

### **Scope:**

Project provided offsite infrastructure to support the construction of 36 new, zero lot line, patio homes with that are affordable to low income families.

### **Community Benefit:**

This in-fill development project replaced previously vacant, blighted/undeveloped land with 36 new patio homes with zero lot lines serving low and very low income individuals and families.



## **WEST OCHOA (HR1608)**

BOND AUTHORIZATION YEAR: 1997  
DEVELOPER: CHICANOS POR LA CAUSA (CPLC)  
COMPLETION DATE: 6/30/2008  
AFFORDABLE UNITS: 5  
TOTAL UNITS: 5

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### **Location of Improvements:**

The Barrio [West] Ochoa Subdivision (Lots 1-5 and Common Area A) is located directly west of South 9<sup>th</sup> Avenue and West 25<sup>th</sup> Street across and the street from the West Ochoa Neighborhood Park.

### **Bond Funding Amount:**

\$120,000

### **Leveraged Funds/Resources:**

Land Donated by the City of Tucson  
HUD HOME Program (City of Tucson CSD)  
Tucson Electric Power Rate Guarantee Program

### **Bond Funded Improvements:**

Off-site engineering and infrastructure which included: new underground utilities, curbs, sidewalks, and storm drainage.

### **Scope:**

Development activities provided offsite infrastructure to support the construction of five (5) new single family homes affordable to low-income families.

### **Community Benefit:**

This infill development project replaced a previously vacant and blighted parcel with five (5) new single family homes serving low income individuals and families.



West Ochoa



## **WE CHIJ ESTATES (HR1610)**

BOND AUTHORIZATION YEAR: 1997  
DEVELOPER: PIMA FAIRLAND INC. & OLD PUEBLO COMMUNITY FOUNDATION  
COMPLETION DATE: 10/09/2007  
AFFORDABLE UNITS: 21  
TOTAL UNITS: 28

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### **Project Site/Location:**

We Chij Estates Subdivision (Lots 1-28) is located at the corner of West Nebraska and South Fairland Park Lane directly east of Apollo Middle School and northeast of Liberty Elementary School.

### **Bond Funding Amount:**

\$444,580

### **Leveraged Funds/Resources:**

HUD HOME Program (City of Tucson CSD)  
Federal Home Loan Bank of San Francisco

### **Bond Funded Improvements:**

Off-site engineering and infrastructure which included new: underground utilities, streets, sidewalks, storm drainage, and landscaping.

### **Scope:**

Project provided offsite infrastructure to support the construction of 21 new single family homes affordable to low-income families. The project also includes 7 additional single family homes that will be available to moderate income families, the development of which is supported by private funding.

### **Community Benefit:**

This project replaced previously vacant/undeveloped land with a new mixed-income residential infill development serving both low and moderate income homeowners and their families.



## ***CURLEY SCHOOL APARTMENTS (HR4007)***

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: INTERNATIONAL SONORAN DESERT ALLIANCE (ISDA)  
COMPLETION DATE: 6/30/2007  
AFFORDABLE UNITS: 30  
TOTAL UNITS: 30

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### **Location of Improvements:**

The Historic Curley School located at 201 Esperanza Avenue, Ajo, Arizona,

### **Bond Funding Amount:**

\$350,000

### **Leveraged Funds/Resources:**

Low Income Housing Tax Credits (ADOH)  
ADOH Housing Trust Fund and HOME Program (HUD)  
Pima County HOME Program (HUD)  
Federal Home Loan Bank of San Francisco  
Pima County, HUD Community Development Block Grant (CDBG)

### **Bond Funded Improvements:**

Off-site engineering and infrastructure included: new underground utilities, sewer, curbs, sidewalks, storm drainage, lighting, landscaping, and block walls.

### **Scope:**

Project provided offsite infrastructure to support the renovation and conversion of the former Curley School into 30 live/work apartments affordable to very low-income households.

### **Community Benefit:**

This nationally recognized project renovated and converted the historic Curley School into 30 live-work rentals designed for low-income artists, artisans and creative home businesses. The project also included renovation of the school auditorium, which is now available to local residents.



## **CASA BONITA III, IV, & V (HR4002)**

BOND AUTHORIZATION YEAR: 2004  
DEVELOPER: DEVELOPMENT DESIGN GROUP  
COMPLETION DATE: 6/30/2006  
AFFORDABLE UNITS: 60  
TOTAL UNITS: 60

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### **Project Location/Site:**

Casa Bonita III, IV & V scattered site, multi-family, projects are located at 1016 East Milton Road, 1050 East Milton Road and 5720 South Randall Boulevard, respectively.

### **Bond Funding Amount:**

\$184,611

### **Leveraged Funds:**

Low Income Housing Tax Credits (ADOH)  
HUD HOME Program (ADOH)  
HUD HOME Program (City of Tucson CSD)  
Federal Home Loan Bank of San Francisco

### **Bond Funded Improvements:**

Off-site Infrastructure which included: new underground utilities, curbs, sidewalks, storm drainage, lighting and landscaping,.

### **Scope:**

Project provided offsite infrastructure to support the construction of 60 new one bedroom apartments located on 3 separate parcels, with 20 units and a community building at each parcel. These units are designed to serve very low income persons with special needs, including the seriously mentally ill (SMI).

### **Community Benefit:**

This project replaced previously vacant/undeveloped land at 3 parcels with three new 20 unit multi-family developments serving very low income residents with special needs.



## **COPPER VISTA I (HR1605)**

BOND AUTHORIZATION YEAR: 1997  
DEVELOPER: CHICANOS POR LA CAUSA (CPLC)  
COMPLETION DATE: 6/30/2006  
AFFORDABLE UNITS: 29  
TOTAL UNITS: 29

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### **Location of Improvements:**

The Copper Vista Subdivision (Lots 1-29 and Common Area A) is located at northeast corner of East Alvord Road and South Randall Boulevard.

### **Bond Funding Amount:**

\$435,000

### **Leveraged Funds/Resources:**

HUD HOME Program (City of Tucson CSD)  
Tucson Electric Power Rate Guarantee Program

### **Bond Funded Improvements:**

Off-site engineering and infrastructure which included: new underground utilities, streets, curbs, sidewalks, and storm drainage.

### **Scope:**

Project provided offsite infrastructure to support the construction of 29 new single family homes affordable to low-income families.

**Community Benefit:** This infill development project will replace previously vacant/undeveloped land with 29 new single family homes serving low income individuals and families.



## **VALLE DEL SUR TOWNHOMES (HR1609)**

BOND AUTHORIZATION YEAR: 1997  
DEVELOPER: DEVELOPMENT DESIGN GROUP  
CURRENT OWNER: SIMPSON HOUSING CORPORATION  
COMPLETION DATE: 2/03/2006  
AFFORDABLE UNITS: 60  
TOTAL UNITS: 60

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### **Project Site/Location:**

Valle Sur Townhomes are located at the southeast corner of West 38<sup>th</sup> Street and South 9<sup>th</sup> Avenue.

### **Bond Funding Amount:**

\$273,984

### **Leveraged Funds/Resources:**

Low Income Housing Tax Credits (Arizona Department of Housing)  
HUD HOME Program (Arizona Department of Housing)  
Federal Home Loan Bank of San Francisco

### **Bond Funded Improvements:**

Off-site engineering and infrastructure which included: new underground utilities, curbs, sidewalks, storm drainage, and landscaping.

### **Scope:**

Project provided offsite infrastructure to support the construction of 60 new single family townhomes/condominiums affordable to low-income families.

### **Community Benefit:**

This infill development project replaced previously vacant/undeveloped land with 60 new townhomes serving low income individuals and families in the City of South Tucson. This development provides a long term lease-purchase option that provides potential home ownership opportunities for very low income families who otherwise could not qualify to purchase a home.



## ***HIGH SIERRA ESTATES SUBDIVISION (HR1607)***

BOND AUTHORIZATION YEAR: 1997  
DEVELOPER: MAJOR CONSTRUCTION & OLD PUEBLO COMMUNITY FOUNDATION  
COMPLETION DATE: 6/30/2005  
AFFORDABLE UNITS 15  
TOTAL UNITS: 21

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### **Project Site/Location:**

High Sierra Estates Subdivision (Lots 1-21 and Common Areas A, B and C) is located within the Elvira Neighborhood near South Santa Clara Avenue and West Carolchristine Place.

### **Bond Funding Amount:**

\$434,743

### **Leveraged Funds/Resources:**

HUD HOME Program (City of Tucson CSD)  
Federal Home Loan Bank of San Francisco

### **Bond Funded Improvements:**

Off-site engineering and infrastructure which included: new underground utilities, streets, sidewalks, storm drainage, and landscaping.

### **Scope:**

Project provided offsite infrastructure to support the construction of 15 new single family homes affordable to low-income families. The project also included 6 additional single family homes that were available to moderate income families, the development of which was supported by private funding.

### **Community Benefit:**

This project replaced previously vacant/undeveloped land with a new mixed-income residential infill development serving both low and moderate income homeowners and their families.



## **CHANTLALLI ESTATES SUBDIVISION (HR1604)**

BOND AUTHORIZATION YEAR: 1997  
DEVELOPER: CHICANOS POR LA CAUSA (CPLC)  
COMPLETION DATE: 6/30/2004  
AFFORDABLE UNITS: 37  
TOTAL UNITS: 61

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### **Location of Improvements:**

Chantalli Estates Subdivision (Lots 1-61 and Common Areas A and B) is located at southwest corner of North Silverbell Road and North Introspect Drive.

### **Bond Funding Amount:**

\$300,000

### **Leveraged Funds/Resources:**

Land donated by Pima County and the City of Tucson  
HUD HOME Program (City of Tucson CSD)  
Fannie Mae Foundation  
Tucson Electric Power Rate Guarantee Program

### **Bond Funded Improvements:**

Off-site engineering and infrastructure which included: new underground utilities, streets, sidewalks, storm drainage, lighting, landscaping, block walls.

### **Scope:**

Project provided offsite infrastructure to support the construction of 37 new single family homes affordable to low-income families. The project also included 24 additional single family homes made available to moderate income families, the development of which was supported by private funding.

### **Community Benefit:**

This nationally recognized project replaced the old/vacant Silverbell Crusher site with a new mixed-income residential infill development serving both low and moderate income homeowners and their families. The project received the *2005 Award of Excellence* from the National Association for County Community and Economic Development (NACCED).



## **SUNLAND VISTA (HR1603)**

BOND AUTHORIZATION YEAR: 1997  
DEVELOPER: UNITED HOUSING & EDUCATIONAL DEVELOPMENT CORPORATION  
COMPLETION DATE: 9/30/2003  
AFFORDABLE UNITS 30  
TOTAL UNITS: 65

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### **Project Location/Site:**

Sunland Vista Subdivision is located near the southeast corner of South Campbell Avenue and East Sunland Vista.

### **Bond Funding Amount:**

\$765,134

### **Leveraged Funds:**

Local Initiatives Support Corporation (LISC)  
HUD HOME Program (City of Tucson CSD)  
Federal Home Loan Bank of San Francisco  
Tucson Electric Power Rate Guarantee Program

### **Bond Funded Improvements:**

Off-site infrastructure which included: new water main, streets, sidewalks, storm drainage, lighting, landscaping, block walls, and alleyway ROW improvements.

### **Scope:**

Project provided offsite infrastructure to support the construction of 30 new single family homes affordable to low-income families. The project also included 35 additional single family homes available to moderate income families, the development of which was supported by private funding.

### **Community Benefit:**

This project replaced previously vacant/undeveloped land with a new mixed-income residential infill development serving both low and moderate income homeowners and their families.

