

Pima County Housing Commission
April 25, 2011 – 3:00 pm

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

Members Present:

Frank Moreno
Tim Escobedo
Ken Anderson
Frank Thomson
Jon Miles (by phone)
Kathleen Buske (by phone)

Members Absent:

Scott Place
Henry Boice
David Greenberg

Staff & Guests:

Betty Villegas
Marcos Ysmael
Martha Martin
Margaret Kish
Samantha Romero
Pete Chalupsky
Terry Galligan
Tresina Lister
Gigi Rodriguez
Alonzo Morado

I. Welcome & Call to Order

Commission chair Frank Moreno called the meeting to order at 3:10 pm.

II. Approval of Minutes from October 25, 2010

Commissioner Ken Anderson noted that he should not be listed as absent, as he did attend the October 25th meeting.

Motion made by Frank Thomson to approve the minutes from October 25, 2010 with the noted changes.

Motion seconded by Ken Anderson. Jon Miles abstained. Motion carried.

III. Update on housing staff move to Housing Center

Pima County staff Betty Villegas informed the Commission that the Pima County Housing staff moved to their new location at 801 W. Congress on April 11, 2011. Betty will give a tour of the new facilities after the meeting.

IV. Staff report: NSP I and NSP II, General Obligation Bond projects

Pima County staff Marcos Ysmael updated the Commission on the status of NSP I. He informed them that the County has purchased and rehabbed 11 properties and those properties are 99% complete. He stated that staff has been working with the County Administrator as to how to manage the properties and decided that the best course of action would be to negotiate with the City of Tucson and utilize their existing EI Portal program. The houses will be transferred to the City of Tucson NSP I program, and 6 will be for sale to low-income buyers and 5 will be for rent to low-income renters.

Marcos Ysmael also announced that the South Tucson Revitalization project has acquired 8 homes, and recently sold 3 of those properties.

He stated that they also received authorization to use NSP funds for the Ajo Plaza redevelopment project.

Pima County staff Gary Bachman discussed the progress of the NSP II project. He stated that new housing is being constructed on four different sites – Habitat for Humanity’s Corazon Del Pueblo, the Sunnyside Pointe project, and the two Copper Vista sites. He also informed the Commission that the Southern Arizona Land Trust is purchasing foreclosed properties to be rehabbed and resold. The City of Tucson is purchasing homes to be used as rental and some to be placed in the Community Land Trust for resale, as well. The Primavera Foundation is purchasing properties in the South Tucson area for resale to low-income buyers. There have been 27 undeveloped lots purchased for the land bank for future use. Finally, Gary mentioned that four non-profit agencies have worked with the Community Investment Corporation on a downpayment assistance program. Homebuyers received \$20,000 in assistance and 70 foreclosed properties have been closed on. To date, 140 housing units have been impacted and about \$5.5 million of the NSP II grant has been spent.

Pima County staff Marcos Ysmael gave a report on the General Obligation Bond Projects. He stated that there were two projects completed – the MLK project and the Ghost Ranch Lodge Phase I. He also informed the Commission that the bond funded Housing Center will soon undergo construction to enclose the old bank drive-through. He noted that the Esperanza en Escalante project does not yet have a contract, but will finalize one soon.

- Presentation by staff on Low Income Housing Tax Credits
Commissioner Frank Thomson asked that the PowerPoint be emailed out, since the full Commission isn’t present to hear the presentation.
- Update on Gadsden Company project
Pima County staff Betty Villegas informed the Commission that the Gadsden Company sent her a letter regarding the status of their project. The Gadsden Company is still interested in using bond funds for their project. They feel their project is state-of-the-art and would meet many of the criteria that the Commission is looking for in a project. They don’t want to come back to the Commission for reconsideration until they have the rest of their financing secured.

Commissioner Frank Thomson expressed concern regarding whether or not the Gadsden Company project is an eligible use for bond funds. He requested that before he considers this project, an opinion for the Pima County Attorney’s office regarding the legality of this project’s use of bond funds be presented.

V. Discussion and possible action on Marana Honea Heights Bond Project

Pima County staff Betty Villegas gave a brief history on the project; it first requested bond funding in August 2008, and the Commission recommended that the project be approved and funded with conditions. In January 2009 the Pima County Board of Supervisors approved the project but reduced the funding amount from \$800,000 to \$600,000. Since then, staff has been working with the Town of Marana in an effort to help them fulfill the conditions needed prior to the execution of an IGA. Although there has been some progress, there remain some issues that have not been adequately addressed, and therefore the project cannot yet move forward. Also due to this time

lapse, the project lost a major funding source from the Federal Home Loan Bank of San Francisco in the amount of \$700,000. Neither Pima County nor Town of Marana staff has found another funding source to make up for the shortfall. Betty Villegas asked the Commission to consider the information and make a recommendation on how to proceed with the Town of Marana project.

Commissioner Jon Miles remarked that he would like the project to be reviewed again at the subcommittee level.

Commission chair Frank Moreno requested a letter from the Town of Marana in regards to the status of the project and how much time they will need in order to continue with it.

Motion made by Kathleen Buske to have the Town of Marana Honea Heights project reviewed by the subcommittee.

Motion seconded by Ken Anderson. Motion carried unanimously.

VI. Call to the Audience

No comments from the audience.

VII. Announcements

Betty Villegas introduced the newest member of the housing staff, Imelda Robles.

Betty also announced that Brad Smith and Jessica Whyde are no longer a part of the Commission.

VIII. Adjournment

Meeting adjourned at 4:30 pm.