

**Pima County Housing Commission  
March 29, 2010 – 2:30 pm**

Pima County Kino Recreation Center  
2805 E. Ajo Way, Room 104  
Tucson, AZ

**Members Present:**

Frank Moreno

Tim Escobedo

Ysmael

Jon Miles

Margaret Kish

Brad Smith

David Greenberg

Frank Thomson

Scott Place

Henry Boice

Jessica Whyde

**Members Absent:**

Kathleen Lowery

Ken Anderson

**Staff & Guests:**

Betty Villegas

Marcos

Gary Bachman

Martha Martin

Daniel Tylutki

Samantha Romero

Gerald Dixon

Oscar Turner

Glenn Lyons

Ron Whitman

Adam Weinstein

Michael McDonald

**I. Welcome & Call to Order**

Commission Chair Frank Moreno called the meeting to order at 2:30 pm.

**II. Approval of Minutes from September 21, 2009**

**Motion made by Jon Miles** to approve the minutes from September 21, 2009.

**Motion seconded by David Greenberg. Motion carried unanimously.**

**III. Approval of Minutes from Special Meeting**

Commissioner Jon Miles noted that Commissioner Frank Thomson is noted as present, but was not in attendance.

**Motion made by David Greenberg** to approve the minutes with the correction. **Motion seconded by Jon Miles. Motion carried unanimously.**

**IV. Staff Report**

• **Update on Coronado Hotel**

Glenn Lyons, CEO of the Tucson Downtown Partnership, informed the commission that in February they closed on the sale of the Coronado Hotel to Residential Real Estate, who intends to carry on with the existing affordable housing operation of Section 8 subsidized housing.

• **Update Bond Funded Projects**

Pima County staff Marcos Ysmael on the status of the Bond projects. He stated that six of the 2004 Bond projects are complete, and six are in progress. All projects from

the 1997 program are complete except for Copper Vista II. There are 125 completed units as a result of the 2004 Bond Funds and 207 completed units as a result of the 1997 Bond Funds. Marcos noted that the total \$15 million from the 1997 and 2004 Bond Funds have leveraged \$129 million in total development costs.

- **Status on the 2010 Bond Election**

Pima County staff Betty Villegas informed the commission that the General Obligation Bond Advisory Committee is recommending \$30 million in affordable housing bond funds and another \$1 million for a comprehensive housing center when it goes to the voters, which may not happen until 2011 or 2012.

- **Update on Neighborhood Stabilization Program (NSP) I**

Pima County staff Betty Villegas referred to the NSP I handout given to the Commission. She stated that the County has purchased 9 foreclosed homes in the southwest area of the County and spent approximately \$723,500. There is about \$450,000 left to spend on acquisition and rehab. She stated that the Primavera Foundation, a partner with NSP I, has purchased 4 foreclosed properties, has completed rehab on one of the properties, and has plans to purchase one more property. The other NSP I partner in Ajo will receive \$750,000 for the redevelopment of retail space, and \$50,000 for demolition.

City of Tucson staff Ron Whitman presented the Commission with a summary of what the City has done with their NSP I program. He stated that the City had received \$7.2 million for acquisition and rehab of foreclosed homes, and \$6.9 million has been spent. 36 homes have been purchased with the funds. They are currently developing the Pima County Community Land Trust for the resale homes. 16 homes will be placed in the City's El Portal permanent rental housing program.

- **Presentation on NSP II**

Pima County staff Gary Bachman gave a presentation on the NSP II program. There has been \$22.1 million allocated to Pima County. The partnership include Chicanos por la Causa, Habitat for Humanity, Family Housing Resources, Community Investment Corporation, Primavera Foundation, and Old Pueblo Community Foundation and the City of Tucson. The money will be used to purchase foreclosed properties, but can also be used for redevelopment of vacant, abandoned land. He informed the Commission that the City of Tucson will continue its land trust program modeled after NSP 1.

- **Staff recommendation for remaining bond funds currently allocated to purchase and rehab foreclosed homes**

Pima County staff Betty Villegas requested the commission consider staff's recommendation for the possible reallocation of the remaining \$1.5 million in bond funds to other projects. Betty stated that because the remaining funds were used as leverage in the NSP II application, the remaining \$1.5 million must be used in the NSP II area but not necessarily for NSP II related activities. She also stated that there is one project from the Gadsden Company that has requested funds, and the Commission had previously agreed that if more money ever became available they would recommend the project from the Gadsden Company to the Board of Supervisors. She informed the Commission that staff recommends the Commission allow the Gadsden Company to submit and updated funding request, and consider affordable rental projects that receive low income housing tax credits. She also recommended they look at affordable homeownership development projects in the downtown area.

**V. Brief (five minute) presentation by Gadsden Company on status of project recommended by housing commission for future funding.**

Gerald Dixon and Adam Weinstein presented to the Commission an update on the status of their project. The project is located on the southeast corner of Avenida del

Convento and Congress; it will have 35,000 square feet of ground floor retail and 54 rental housing units above the retail, a change from the original application that had 35 for sale housing units. He also predicts that the project will generate 887 jobs for the community.

Margaret Kish stated that Gadsden Company would need to reapply with a new application due to the significant changes in their project.

VI. **Discussion and possible action on best use for remaining bond funds currently allocated to purchase and rehab foreclosed homes.**

**Motion made by David Greenberg** to recommend to the Board of Supervisors to reallocate the \$1.5 million of the remaining 2004 Bond Funds for possible future projects. **Motion seconded by Ken Anderson. Motion carried unanimously.**

VII. **Update on joint city/county meeting and joint subcommittee to address affordable housing strategies**

Michael McDonald from the Tucson Metropolitan Housing Commission informed the Commission that the joint subcommittee, formed at the joint city/county meeting last May, met March 15<sup>th</sup>. He stated that Carmine DeBonis from Pima County Development Services facilitated a 3-hour process mapping project. The goal of the joint subcommittee was to look at and discuss the bureaucratic process and get an affordable housing project off of paper and into production while being more cost and time effective.

VIII. **Discussion on Commissioner roles, commitment and responsibilities**

Commissioner Ken Anderson addressed the Commission and said that the Commission meetings should be a high priority to everyone, and if people cannot make it they should let Betty know far enough in advance.

Pima County staff Betty Villegas also expressed the importance of the representation and participation of the Commission at events that relate to affordable housing.

IX. **Announcements**

Pima County Deputy Administrator Hank Atha complimented Betty and her staff for all their efforts in foreclosure prevention.

Pima County staff Margaret Kish acknowledged Betty for being on a panel in Phoenix that gave a presentation on scam related issues to Attorney General Eric Holder.

X. **Call to the Audience**

Glen Lyons from the Downtown Development Corporation addressed the Commission and stated that they are looking to put together a 30 unit project and are looking for a funding partner. He handed out a "preliminary-application" for the mean time until the Commission is ready to accept full applications.

XI. **Adjournment**

**Motion made by Tim Escobedo** to adjourn meeting.

**Motion seconded by David Greenberg. Motion carried unanimously.**

Meeting adjourned at 4:29 pm.