

**Pima County Housing Commission
September 27, 2010 – 3:00 pm**

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

Members Present:

Jessica Whyde
Tim Escobedo
Henry Boice
Scott Place
David Greenberg
Frank Thomson
Kathleen Lowery
Brad Smith

Members Absent:

Jon Miles
Ken Anderson
Frank Moreno

Staff & Guests:

Betty Villegas
Marcos Ysmael
Martha Martin
Margaret Kish
Hank Atha
Larry Potter
Lana Bruno
Lisa Torres
Terry Galligan
Michael McDonald
Adam Weinstein
Gary Bachman
Hayime Monge
Susan Soto
Lillian Lopez-Grant
Magdalena Barajas

I. Welcome & Call to Order

Commission Vice-chair David Greenberg called the meeting to order at 3:00 pm.

II. Approval of Minutes from June 14, 2010

Motion made by Tim Escobedo to approve the minutes from June 14, 2010.

Motion seconded by Henry Boice. Motion carried unanimously.

III. Gadsden Project Bond Application

The Gadsden Company submitted a letter to the Commission requesting that this item be postponed until the next Pima County Housing Commission meeting.

Motion made by Tim Escobedo to accept the request from the Gadsden Company and move the item to the next scheduled meeting.

Motion seconded by Kathleen Lowery. Motion carried unanimously.

IV. Discussion and possible action on Center for Housing Sustainability.

Pima County staff Betty Villegas reminded the Commission that when it was thought that there may be a bond election in 2009, the Commission sitting as the Housing Bond Committee recommended \$1 million to the Bond Advisory Board for a comprehensive housing center. She also stated that since a bond election has not been scheduled, there is an opportunity to locate the center at a proposed vacant, county-owned “El Banco” building located on Congress and Linda Avenue.

She explained that Pima County Administrator Chuck Huckleberry has looked at the feasibility of rehabbing and upgrading the building, and using the remaining bond funds for that purpose. In a memo from Mr. Huckleberry that was handed out to the commission, Ms. Villegas discussed that Mr. Huckelberry is supporting the proposed project, and stated in the letter that the center would be modeled after the Pima County One-Stop employment and training center.

Ms. Villegas went on to explain that services available to the public would include foreclosure and emergency services, information and resources for housing and housing related services. She informed the Commission that the proposed project would provide a public benefit to the community.

Pima County staff Margaret Kish further explained that a cost analysis was being looked at for either rehabbing the building for just office space, rehabbing the building and adding sustainability features, or demolishing the existing building and rebuilding. She added that a benefit of this project would be the establishment of a housing center much sooner than would take place should there be a bond election in the future.

The Commission expressed several concerns regarding location, parking, accessibility, types of services to be offered, cost, long-term plans, land and building value, and spending bond funds for the purpose of rehabilitating a county-owned building for building office space.

Commissioner Kathleen Lowery expressed that she needed more time and information prior to make a decision.

Commissioner Brad Smith expressed concern over what he sees as the lack of direction in regards to the spending of the bond funds.

Motion made by Kathleen Lowery to table the agenda item due to lack of adequate information to make an informed decision regarding the approval of funds for the housing center. She requested that Pima County staff present the Commission with a report that includes information regarding feasibility, land value, building value, and location. The motion also included for the commission to schedule a meeting sooner than the quarterly meeting scheduled in December in order to address both the Gadsden and Housing Center proposals. **Motion seconded by Henry Boice. Motion carried unanimously.**

V. Staff Report

- **Bond Project Update**

Pima County staff Marcos Ysmael stated that there are a total of 9 projects completed for the 2004 Bond Projects with just a few still pending, and for the 1997 Bond projects all but one are complete.

- **NSP 1 and 2 Update**

Pima County staff Marcos Ysmael gave the Commission a hand-out listing all of the 11 NSP 1 properties. He also stated that all of the rehab is over 50% complete.

Pima County staff Gary Bachman presented a report that indicated that from NSP 1, 2, and 3 an estimated 800 units will be acquired which represents an investment of \$48.3 million.

- **Joint Housing Commission Barriers to Development Report Update**

Pima County staff Betty Villegas reminded the Commission that this is the joint committee between the Pima County Housing Commission and the City of Tucson Metropolitan Housing Commission, as well as city and county staff. They have been meeting to look at barriers that effect development of affordable housing.

Commissioner Frank Thompson explained that the committee will be meeting with both the City and County development services to refine the document they've started, and hopefully by the next Commission meeting they will have something to present.

VI. Call to the Audience

Lillian Lopez-Grant, a resident from the Menlo Park Neighborhood addressed the Commission regarding the urgency of the housing center. She urged the Commission to use the bond money for the housing center.

Terry Galligan from Old Pueblo Community Foundation addressed the Commission and stated that he has a project that needs about \$150,000 in additional funding and is requesting a process to apply for the funds.

Magdalena Barajas a representative of Pima County Supervisor Richard Elias, addressed the Commission in regards to the housing center and expressed that the partners for the project would be willing to make a presentation to the Commission so they can understand the full scope. She also extended an invitation to the committee meeting for this project at 3:00 pm on Thursday September 30, 2010 at El Banco de las Americas building.

Susan Soto a volunteer for the previously mentioned Linda Avenue Committee addressed the Commission about the long-term plan for the housing center, which would include foreclosure recovery as well.

Pima County staff Margaret Kish addressed the Commission to inform them that the county is receiving an award in Phoenix for the CDBG-R program. She also mentioned the Homeless Prevention and Rapid Re-housing program, which is also getting an award in Ann Arbor, Michigan.

Michael McDonald from Habitat from Humanity thanked the Commission for their passion towards affordable housing.

VII. Announcements

Betty Villegas informed the Commission that she would be in contact with them regarding a meeting in October.

VIII. Adjournment

Motion made by David Greenberg to adjourn meeting. Motion seconded by Ken Anderson. Motion carried unanimously.

Meeting adjourned at 4:30 pm.