

**Pima County Housing Commission
December 19, 2011 – 3:00 pm**

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

Members Present:

Frank Moreno
Ken Anderson
Tim Escobedo
Jon Miles
Kathleen Buske
Scott Place
David Greenberg
Ray Clarke
David Godlewski
Frank Thomson

Members Absent:

Henry Boice

Staff & Guests:

Betty Villegas
Marcos Ysmael
Martha Martin
Margaret Kish
Samantha Romero
Danny Tylutki
Diane Luber
Terry Galligan
Tresina Lister
Ann Vargas
Maggie Amado-Tellez
Geraldine Aramburo
Alonzo Morado

I. Welcome & Call to Order

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

II. Pledge of Allegiance

III. Approval of Minutes from September 19, 2011

Motion made by Tim Escobedo to approve the minutes from September 19, 2011.

Motion seconded by Ken Anderson. Motion carried unanimously.

IV. Presentation by City of Tucson staff Ann Vargas

• **Tucson General Plan Housing Element**

City of Tucson staff Ann Vargas showed the Commission a brief presentation regarding the Tucson General Plan and its state-mandated housing element. The General Plan is divided into three sections: smart growth, environmental integrity, and socioeconomic prosperity. For the housing element, the City of Tucson has met with the public, agencies, and organizations to engage them in the policy-making process. During the planning process, they have come up with seven themes, and goals to accompany each theme. The draft policies should be finished in the summer of 2012.

V. Staff Report

• **Federal and State Housing Legislation and Budgets**

Pima County staff Betty Villegas informed the Commission that budget for the federal HOME Funds have been cut 38%. HOME Funds are used for many of Pima County's projects, and as a result of the budget cuts, it is more important than ever that the Commission and Housing Staff continue to support the request for future General Obligation Bond Funds. She also explained that there were many other housing-related budget cuts, and that it was imperative that housing programs try to maintain quality service.

She also informed that every ten years the State Housing Department must be renewed, and it will be up for renewal in 2012. She urged the Commission to encourage their legislators to vote in favor supporting the State Housing Department.

- **NSP II Update**

Pima County staff Daniel Tylutki gave the Commission a map of the NSP II target area, and explained the different activities taking place throughout the targeted area. Pima County staff Alonzo Morado stated that NSP II had completed their down payments assistance program, but had some funds left-over and were going to continue the down payment assistance program sometime in February. He also stated that they were working with their seven non-profit partner agencies to promote the sale of the homes that had been purchased and rehabbed with the NSP II funds.

- **GO Bond Project and NSP I Updates**

Pima County staff Marcos Ysmael reviewed the project summary sheets given to the Commissioners. For the 2004 GO Bond Projects, he stated that Lessons from Civano at Barrio San Antonio has completed their fourth house, and have had two workshops to share the technology used in the construction of the homes. They still have one more house left to build, which should be completed over the next school year at the University of Arizona. He discussed the Iowa Project, which is now renamed Liberty Corners. They have hired a new general contractor and there are plans to finish the remaining infrastructure over the next six months. Marcos Ysmael also stated that the contract for Esperanza en Escalante is under review by the federal government, as they are the ones who donated the property. Finally, he stated that the West End Station Project, which was approved at the last minute, is preparing to submit their tax credit application in March. For the 1997 GO Bond Projects, he stated that the City of Tucson assumed ownership of the lots for Copper Vista I, and the project went through an RFP process and a partnership between Habitat for Humanity and Doucette Homes was selected.

- **Gadsden Project Update**

Pima County staff Betty Villegas stated that they received a letter from the Gadsden Company regarding the recent press concerning their company, and they claim the recent issue has been resolved. She reminded the Commission that the Gadsden Company does not yet have a contract with Pima County, as there are still contingencies that need to be met before the project is approved by the Board of Supervisors.

Commissioner David Greenberg requested that staff prepare a document that lists the contingencies placed upon the Gadsden Company, with a space to fill-in the date once those contingencies have been made.

Commissioner Frank Thomson again expressed his concern regarding the approval of this project, and how it might affect the request to the Bond Advisory Committee for future bond funds.

VI. Pima County Community Land Trust (PCCLT)

Pima County Community Land Trust Program Manager Maggie Amado-Tellez gave the Commission a presentation about the PCCLT. The PCCLT is a program that gives low-to-moderate income families (50% - 80% of AMI) the opportunity to own a home. The homeowners own the homes, but they lease the land for 99 years. Through a joint City and County effort, foreclosed homes were purchased, rehabbed to an energy efficient standard, and are now ready to sell. Maggie stated that there are around 56 homes in the PCCLT, 17 of those homes have been sold, 1 is in contract, 10 are currently undergoing rehab, 15 are under a rent-to-own model, and there are 10 homes currently listed for sale.

VII. Discussion and possible action

• **Request from PCCLT to use Housing Trust Funds (\$12,000) as leverage for a grant submitted to Cornerstone Partnership**

Pima County staff Betty Villegas reminded the Commission that at the previous meeting it had been reported that there was just over \$12,000 in the Housing Trust Fund as a result of the voluntary roof-top fee. She stated that the PCCLT is in the process of requesting a \$100,000 multi-year grant from the Cornerstone Homeownership Innovation Project (CHIP), and would like to request from the Commission \$12,000 from the Housing Trust Fund to provide matching funds for the CHIP grant. Andrea Ibañez, Chair of the Pima County Community Land Trust, spoke on behalf of the program. She stated that the CHIP grant would provide a \$100,000 operating grant to the PCCLT that would help stabilize and sustain the program, and the \$12,000 from the Housing Trust Fund would leverage those funds.

Commissioner Frank Thomson questioned how funds in the Housing Trust Fund could be used as overhead for a non-profit organization. He stated that with GO Bond Funds there are several eligible uses for the funds that are directly related to affordable housing, and this request wouldn't be considered an eligible use under that program. Although the Housing Trust Funds monies are not GO Bond Funds, he urged the Commission to establish some eligible uses for the dollars in the Housing Trust Fund.

Motion made by David Greenberg to table this item until the next meeting and have Pima County staff research and look at the minutes from when the Housing Trust Fund was established in order to see what guidelines and eligible uses were established for future funds.

Motion seconded by Frank Thomson. Motion carried unanimously.

• **Marana Honea Heights Bond Project**

Commission Chair Frank Moreno informed the Commission that he had drafted a letter to the Town of Marana regarding their project that is on hold, and they responded that they do have the funding necessary to continue on with their project. However, the County still must issue a letter on wastewater capacity, which has yet to be done.

- **2010-2011 Annual Bond Report**

Pima County staff Betty Villegas presented the 2010-2011 Annual Bond Report that will go to the County Administrator Chuck Huckelberry and the Pima County Board of Supervisors.

Motion made by David Greenberg to approve the 2010-2011 Annual Bond Report.

Motion seconded by Tim Escobedo. Motion carried unanimously.

VIII. Call to the Audience

Terry Galligan from Old Pueblo Community Services Foundation addressed the Commission regarding the availability of 2004 GO Bond Funds. He stated that if any money becomes available he knows that there are not-for-profit developers who would be interested in applying.

IX. Announcements

Commissioner Frank Thomson would like to know how much funding remains for the 2004 GO Bond Funds, including how much would be available if Honea Heights and West End Project fall through. He requested this be an agenda item during the next meeting. He also suggested having a subcommittee meet in January to discuss priorities.

X. Adjournment

Motion made by Tim Escobedo to adjourn the meeting.

Motion seconded by Frank Thomson. Motion carried.

Meeting adjourned at 4:55 p.m.