

**Pima County Housing Commission
September 4, 2013 – 3:00 pm**

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

Meeting Summary

Members present	Members Absent	Staff & Guests present
Frank Moreno	David Godlewski	Betty Villegas
Jon Miles	David Greenberg	Marcos Ysmael
Tim Escobedo	Frank Thomson	Martha Martin
	Henry Boice	
	Kathleen Buske	
	Ken Anderson	
	Ray Clarke	
	Scott Place	

I. Welcome and Call to Order

- Chair of the Housing Commission, Frank Moreno called the meeting to order at 3:00
- p.m. Roll Call of Commission Sub-Committee– **Quorum satisfied.**

II. Pledge of Allegiance

- All in attendance stood and recited the Pledge.

III. Scoring of the 2013 General Obligation Affordable Housing Bond Program Applications

- a) Betty Villegas stated she recused herself from review and scoring of applications due to personal involvement with one of the applicants. Staff reviewed and scored all applications. Marcos presented a project summary of each application along with a PowerPoint Presentation with photos of each project.
- b) First application scored: Habitat for Humanity Tucson, Inc. – Curtis Road (Homeownership, New Construction). Discussed different leverage ratios provided by applicant and staff. Final Score: 84 (Staff score: 82)
- c) Second application scored: Southern Arizona Land Trust, Inc. – Corona Road Estates (Homeownership/New Construction). Discussed leverage including investment of sales proceeds to build additional units with bond funds and other funding sources; reduced risk based on hold-back of portion of bond funds and/or recording liens to secure/protect bond funds; targeted homebuyers (At or below 65% AMI, At or Below 80% AMI or both); HOA vs. neighborhood association support for project; and project readiness. Final Score: 80 (Staff: 80)

- d) Third application scored: OT Builders, LLC – Cortina Terrace (Homeownership, New Construction). Discussed leverage, Van Tran, and project location. Final Score: 57 (Staff score: 63)
- e) Fourth application scored: Pima County Community Land Trust – Green Remodeling/Sustainable Housing Project (Homeownership, Acquisition/Rehab of Foreclosed S.F. Units). Discussed bond request based on project description compared to other applications; possibility of a reduced bond allocation; benefit per bond dollar invested; consensus building; elderly/disabled access; energy conservation methods; and proximity to amenities. Final score: 82 (Staff 81)
- f) Fifth application scored: TMM Family Services, Inc. – Senior Housing Project (New Construction/Rental Housing). Discussed bond request per unit compared to other applications; consensus building; and degree of leverage. Final Score: 72 (Staff: 55)
- g) Sixth application scored: Compass Affordable Housing – Alvord Court (Special Population Housing/New Construction/Rental Housing). Discussed lower amount of bond request; new development on in-fill, vacant lot; and serving special needs population. Final score: 84 (Staff score: 85)
- h) Seventh application scored: Warehouse Arts Management Organization – Steinfeld Warehouse (Acquisition/Rehab/Rental Housing). Discussed the interesting facets of this historical preservation/affordable housing project which lacked necessary readiness; energy conservation efforts; accessibility to elderly and disabled; and consensus building efforts. Final Score: 70 (Staff Score: 78)
- i) Eighth application scored: Thomas Development Company – Mayfair Manor Apartments (Acquisition/Rehab of Rental Housing). Discussed location, investment of bond funds with contingencies, Section 8 contract renewal, age of property, consensus building. Final Score: 70 (Staff score: 71)
- j) Ninth application scored: Thomas Development Company – Shadow Pines Apartments (Acquisition/Rehab of Rental Housing). Discussed location, investment of bond funds with contingencies, Section 8 contract renewal, age of property, consensus building. Final Score: 66 (Staff score: 71)
- k) A total of four projects earned a score of 80 points. They recommended for funding by the Sub-committee. Since the total amount of bond funds requested by these four projects is \$752,000, approximately the total amount of bond funds available, the Sub-committee determined applicant presentations are not necessary to further screen the projects. It was decided to cancel the September 9, 2013.
- l) The Chair, Frank Moreno, directed staff to include in the agenda for the full housing commission meeting on September 16, 2013 the recommendation that all four projects be forwarded to the Board of Supervisors for funding approval.

IV. Adjournment

Chairman Frank Moreno adjourned the meeting at 5:00 p.m.