

**Pima County Housing Commission
May 20, 2013 – 3:00 pm**

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

Meeting Summary

Members present

Frank Moreno
Frank Thomson
Jon Miles
Kathleen Buske
Scott Place
David Greenberg
Henry Boice
Ken Anderson

Members absent

Ray Clarke
Tim Escobedo
David Godlewski

Staff & Guests

Betty Villegas
Martha Martin
Imelda Robles
Marjava Ramirez
Terry Galligan
Tresina Lister
Gigi Rodriguez
Maggie Amado-Tellez

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 – **Quorum satisfied.**

II. Pledge of Allegiance

All in attendance stood and recited the Pledge.

III. Approval of Minutes from March 18, 2013 & Sub-Committee Meeting March 19, 2013

Motion made by Commissioner Kathleen Buske to approve minutes.

Motion seconded by Commissioner David Greenburg. Motion carried unanimously.

IV. Housing Bonds for Affordable Housing

- Betty Villegas discussed the draft letter of support from Housing Bond Commission to Bond Advisory Committee for keeping the \$30 million 2014 GO Bond Funds for Affordable Housing. Betty distributed a performance audit with stats resulting from talking to tenants, neighbors, and property managers for review. Commission suggested the following revisions to the draft letter: include number of families affected, number of units and examples of completed projects, include a map, photographs, and also include the amount of money families are paying in property taxes. Comments and revisions will be included in addition to signature lines for all commissioners. Betty Villegas encouraged all Commissioners to attend the Bond Advisory Committee Meeting scheduled for Thursday, May 30, 2013 at 8:00 a.m. at Inn Suites.

- Betty Villegas discussed with Commission the proposed revisions to GO Bond Funds for Affordable Housing Application. Commissioners reviewed key points of changes.
- Review of the proposed Notice of Funding Availability - \$750,000.00 in GO Bond Funds for Affordable Housing projects in Pima County. Amount will be for 3 projects with a cap of \$250,000 each. Key changes to the application include: added points for project readiness where funding sources have already been identified and ready to move forward and for homeownership projects. Updated energy efficiency standards and requirement that applicants be in good standing with Pima County, the Arizona Corporation Commission, and Arizona Registrar of Contractors were also added to the application.
- Commission discussed the proposed selection process for GO Bond Funds for Affordable Housing applications received. Announcement will be worded as on Notice: Release date to public May 28, 2013. Applications are due no later than June 28, 2013 at 4:30 p.m. Sealed envelopes containing applications will be opened June 28, 2013 at 4:30 p.m. Staff will first do the underwriting to assure applications meet all thresholds, Commissioners will then be called for sub-committee meeting for review and then follow the same process as before.
Motion by David Greenberg to approve the revised Application, Notice, and Process.
Ken Anderson seconded. Motion passed unanimously.

V. Gadsden Company Construction Project

Quarterly Update on Gadsden Project

- Chuck Lotzar presented on Gadsden project and requested 6 month extension from Housing Commission for meeting funding conditions. Currently, the Gadsden project is in formal process. There was a soft closing (signing of docs) on May 10, 2013 on the loan documents for \$1m loan with AZ MultiBank and Community Investment Corporation (CIC) for land acquisition. Anticipated closing is scheduled for on or about May 22, 2013. Project will be in pre-land development stage within two weeks.
- Staff requested for Commission to submit a memorandum requesting Board of Supervisors approval to commit funds and begin contracting negotiations between all parties with a six month deadline to coincide with extension request.
Motion by Frank Thomson to “grant project request extension to December 31, 2013 subject to the Commission conditions that have been recommended to date. Also, requested staff draft memorandum to Board of Supervisors to consider approval of funds and begin contract negotiations. **David Greenberg seconded. Motion passed unanimously.**

VI. Next Meeting Date September 16, 2013

VII. Staff Reports There were no staff reports.

VIII. Call to audience

- Terry Galligan from Old Pueblo Community Services thanked the Commission for the letter of support for the upcoming Bond meeting scheduled for May 30th. He is planning to attend. Terry also commented on the increase in development in the community and agreed with the Commission on the need to look at the long-term.
- Gigi Rodriguez, Chicanos Por La Causa also thanked the Commission for the letter of support for the upcoming Bond meeting scheduled for May 30th.
- Maggie Amado Tellez, Pima County Community Land Trust introduced herself to the Housing Commission and gave a brief overview of the Community Land Trust program.

IX. Announcements

There were no announcements.

X. Adjournment

Chairman Frank Moreno adjourned the meeting at 4:20 p.m.