

**COMMUNITY DEVELOPMENT & NEIGHBORHOOD
CONSERVATION DEPARTMENT
PIMA COUNTY HOUSING CENTER
801 W. Congress St.
Tucson, AZ 85745
Phone: (520) 724-2460**



AFFORDABLE HOUSING BOND PROGRAM

FY 2015 - 2016 Annual Report

(July 1, 2015 – June 30, 2016)

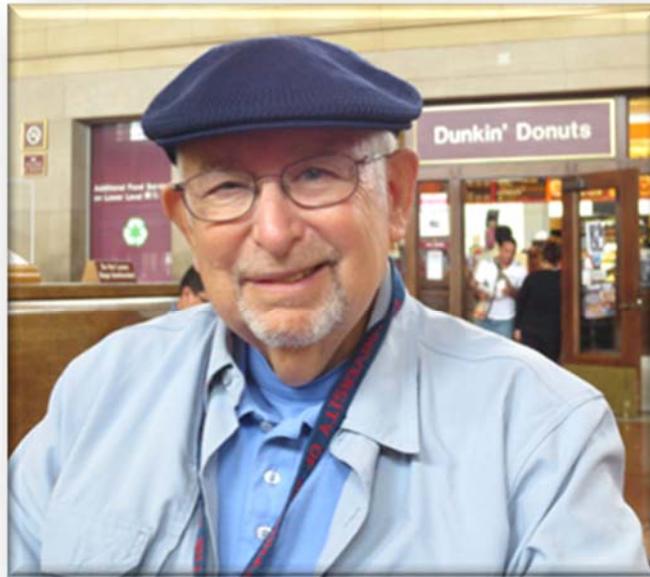
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In Memoriam

Pima County Housing Commission

District 1 Member

David Greenberg



David Greenberg represented District One on the Pima County Housing Commission for eleven years. He was strong advocate of the Affordable Housing Bond Program and its mission to provide affordable housing opportunities for low and moderate income families. David's dedication, kindness, courage, and constant smile will always be remembered by his Housing Commission colleagues and the Pima County Housing staff.



Memorandum

Date: October 14, 2016

To: Chuck H. Huckelberry
Pima County Administrator

From: Margaret Kish
Director

Jan Leshner
Deputy County Administrator for
Community and Health Services

The Community Development & Neighborhood Conservation Department (CDNC) administers two specific General Obligation bond funded programs for Housing Reinvestment (HR) and Neighborhood Reinvestment (NR). The Pima County Housing Commission oversees the HR program and the Neighborhood Reinvestment Citizens Advisory Committee oversees the NR program. Each of these advisory committees makes funding recommendations for eligible projects to the Board of Supervisors which approves funding for all projects. Both the HR and the NR programs utilize their designated bond funds for specific community based projects through an open and continuous application process.

The success of the Housing Reinvestment bond program is measured by the number of housing units created and total amount of private and public dollars leveraged to develop affordable housing opportunities. To date, the 2004 bond authorization has produced a total of 21 projects resulting in 406 rental and 159 homeownership units. These projects represent total development costs of \$116.24M including 2004 HR bond funds in the amount of \$10M. This equates to just over \$11 in leveraged funds for every \$1 in HR bond funds.

During FY 2015-16 (July 1, 2015 through June 30, 2016), the HR program, commonly known as the Pima County Affordable Housing Bond Program, continued to provide critical capital for improving and expanding affordable housing opportunities throughout Pima County. HR funds totaling \$1,903,767 were committed to five active projects (included in totals listed in the paragraph above). These projects will begin construction starting in February 2017 and will include four in-fill rental development projects (two serving seniors) and the expansion of the Housing Center with the Linda House restoration project.

A MESSAGE FROM THE CHAIR

Affordable housing provides a public benefit in our community, especially for families or/and individuals. Whether they are homeowners or renters, living in safe, decent, energy efficient and affordable housing contributes to a healthy and vital community. There are significant benefits to our economy, as this program has created jobs and stimulated our economy even in the hardest of times. In addition, these homes are a positive addition to the County's Property Tax base.

It has not always been easy, but we sincerely believe that we have made our process and program stronger, and more accessible for the private market. Over the years, we have seen new public/private partnerships formed, with both able to learn from each other. I want to take this time to thank not only our public and private partners, but our Pima County housing staff for their hard work and due diligence to make sure the Commission is informed and prepared when we review each project coming before us.

Since the beginning of the Affordable Housing Bond Program, a wide variety of projects have been developed. Adaptive reuse projects include: preservation and rehabilitation of a popular historic motel which was converted into a modern, 60 unit senior housing complex; conversion of an old, but architecturally distinct Ajo community high school into artisan live/workspace housing; renovation of an architecturally unique, former bank (the first Hispanic owned and operated in the United States) into a community housing center; rehabilitation of five foreclosed homes located in a revitalization neighborhood; and the renovation of the 68-unit public housing complex known as the Martin Luther King Apartments.

New construction of single family homes assisted by the bond program created affordable first time homeownership for the most underserved of Pima County. In partnership with local nonprofits such as Chicanos Por La Causa, Old Pueblo Community Services, International Sonoran Desert Alliance, Habitat for Humanity, Pima County Community Land Trust, Southern Arizona Land Trust, The Drachman Institute, and Family Housing Resources and others, the bond program has helped minorities, low income families and others who, but for the bond program, would not have been able to even dream of homeownership

Rental housing with supportive services is another facet of the housing bond program. New construction of over 111 units at Casa Bonitas I, II, III and IV, and Esperanza En Escalante provide affordable housing with unique services to assist the elderly, disabled and veterans by enjoying a better quality of life. Another 24-unit supportive housing project is currently under construction with Compass Affordable Housing who partners with other local agencies providing mental health and community services.

It's very important for everyone to advocate for and support all sources of revenue that will continue the construction, acquisition and rehabilitation of affordable housing for struggling families and individuals trying to make a decent living in Pima County.

I am optimistic about future funding for affordable housing programs from all available sources.

Sincerely yours,



Frank Thomson
Chair, Pima County Housing Commission

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Pima County Housing Commission Members

The purpose of the commission is to increase the amount of affordable housing for low and moderate income families and to oversee and assure the public’s accountability for Pima County Housing Bonds. Authorized by the Board of Supervisors on November 16, 2004, the commission is comprised of eleven members including one (the current President of the Southern Arizona Home Builders Association) appointed by the County Administrator and two members appointed by each Supervisor. Serving four year terms, members of the commission meet at least quarterly, third Monday of the month, 3 p.m., MST, at the Pima County Housing Center. The Commission Coordinator is Marcos Ysmael, Affordable Housing Program Manager at Pima County Housing Center.

There are currently two vacancies on the Commission. The first a result of the resignation of Frank Moreno, District 5. The second due to the death of David Greenberg, District 1. These gentlemen shared a common interest in community service and commitment to affordable housing. Through their service as Commissioners they brought the reality of affordable housing to many County residents. Their contribution and dedication is gratefully appreciated.

Frank Thomson District 2, Chair



“Affordable Housing has been and continues to be a significant issue for our community. The Housing Commission offers positive solutions to the problem by providing a wide range of affordable housing.”

Mr. Thomson is a planning consultant who has been involved in residential and commercial projects for over 25 years. He has previously served on the Pima County Workforce Development Board, City of Tucson Planning Commission, and as a Life Director for the Southern Arizona Homebuilders Association. Throughout his career Mr. Thomson has been involved in a number of affordable housing projects including serving as the volunteer director of construction for Esperanza en Escalante Vietnam Veterans Transitional Housing Project.

Jon Miles District 5, Vice Chair



I’ve lived most of my life in Pima County where I attended the University of Arizona and Pima Community College under the GI Bill as U.S. Army, Field Artillery Veteran. Currently self-employed as a landscaper. I’ve worked as a heavy equipment operator and truck driver in open pit copper mines and underground mine smelters. Very active in the steelworker’s union, I consider myself a union man. In 2005, Supervisor Richard Elías appointed me to the Housing Commission based on my experience with the Pima County Bond Oversight

Committee for affordable housing, Casa Maria and PCIC (Pima County Interfaith Council). Low income people need affordable housing and bond funds help meet that goal. As a community activist in many organizations, I also work for peace and social justice.

Ray Clarke District 4



“I appreciate the opportunity to be a small part of the very important work of the Pima County Housing Commission. The appropriate financing of affordable housing would not be possible without the commission. Outstanding volunteers and staff from the public and private sectors work with and for the community”.

Mr. Clarke worked over 20 years as the President and CEO of the Tucson Urban League. He is a former member of the Arizona Housing Commission, Governor’s Citizens Finance Commission and Carondelet Foundation Trustee.

Working passionately on behalf of the poor and disenfranchised, Ray is Board President of the Amity Foundation. He oversees Tucson’s Dragonfly Village where residential family facilities are state of the art. He is also a Corporate Officer with Epidaurus, Inc. of Arizona, California and New Mexico.

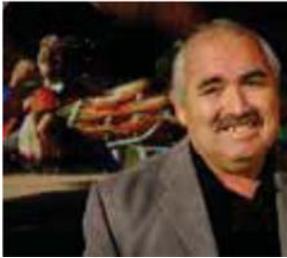
David Godlewski County Administrator



Currently President of Southern Arizona Home Builders Association, David joined SAHBA in July 2008 as their Government Liaison. Previously, he managed trade association and corporate political initiatives for the Sterling Corporation, Lansing, MI. He is co-chair, Tucson Regional Water Coalition; member, City of Tucson Economic and Workforce Development Selection Committee; and Ambassador, Habitat for Humanity Tucson.

“As a representative of a home builder association, I realize the need in our community for affordable and diverse housing. I see my role on the Commission as being a steward of the Trust Fund and the GO bonds and ensuring funding for high-quality projects that meet this need. Increasing homeownership in Pima County is a goal we should all get behind.”

Tim Escobedo District 3



“I care deeply about our community making it better through positive and productive business relationships and serving on the Housing Commission allows me the opportunity to work with my fellow commissioners on recommending housing projects that offers diverse and affordable housing for our seniors and families to live in a place they can call home”

Tim has served his Community in Marana as a Council Member and Housing Commissioner. He has been serving many underprivileged children, families and seniors for nearly 20 years through his association with various non-profits. He currently serves as the Operations Director for Tucson Meet Yourself, Logistics Consultant for Perimeter Bicycling Association of Arizona (El Tour de Tucson), President of TLE Consulting LLC., and Executive Director of SENAS (Supporting Education, Non-Profits and the Arts with Solutions).

Ken Anderson District 2



“Tucson is blessed with many quality Non-profits to assist families in affordable homeownership. The Pima County housing staff does a great service to these families as well by their massive efforts in coordinating all the pieces that are required to make a project work. I have enjoyed working with the other Commissioners in the oversight of the Pima County Bond program.”

President, Manufactured Housing Industry of Arizona

Henry Boyce District 3



“I have enjoyed serving on the Housing Commission and working with the various non-profit, affordable housing developers in Tucson. It has been inspiring to see the people of Pima County come together to support, benefit and improve their neighborhoods. These developments reflect the best of Tucson’s community spirit,” says Henry Boice, President of Northern Trust-Tucson. Northern Trust has aligned its efforts with the guiding principles of service, expertise and integrity. “We are dedicated not only to meeting the needs of our clients and shareholders, but giving back to the community of Tucson through volunteerism, philanthropy, sound business practices, and ethics.”

Kathleen Buske, District 1



Kathleen Buske, CMCA, AMS, PCAM, graduate of the U of Missouri (Communications) is President and CEO of Platinum Management, Inc., one of Arizona’s largest homeowner association management companies. The mother of three children ages 24, 17 and 9, and grandmother of one, Kathleen actively supports her son’s school, St. Augustine Catholic High. In addition to her work on the P.C. Housing Commission for over 7 years, she is actively involved in the AZ Home Builders Assn., Metropolitan Pima Alliance and charities- Ronald McDonald House, St. Jude’s Children’s Research Hospital and Habitat for Humanity.

Scott Place District 4



Scott Place, SVP of BBVA Compass, manages the local Commercial Real Estate Department providing construction loans and mini-permanent financing in Tucson and to other markets in the Bank’s West Region.

A banker for over 30 years, including 24 in Tucson, he has actively supported the community as President of La Frontera Foundation Board, Tucson Men’s Arts Council, and Tanque Verde Soccer Club (500 members); as Treasurer of Pima County R.E. Research Council; and as a member of this Commission. “Working with other commissioners and staff has been a very rewarding experience. It is good to know that recommending requests for funding under the Pima County General Obligation Affordable Housing Bond Program has helped many local families over the years.”

**Fiscal Year 2015-2016 Report to the County Administrator on the
Affordable Housing G.O. Bond Program**

I. Initiation of the Affordable Housing G.O. Bond Program

In order to better address the affordable housing situation in Pima County, voters approved a \$5M bond for an Affordable Housing Bond Program in 1997. Under the review and recommendation of the Pima County Housing Bond Oversight and Advisory Committee, the Board of Supervisors (Board) approved 9 projects with a total of 262 affordable housing units. Due to the success of this program, an additional \$10M was approved by the voters in the 2004 bond election.

The 2004 Bond Implementation Plan called for the formation of a Pima County Housing Commission (Commission) comprised of two appointees by each member of the Board of Supervisors and one appointee by the County Administrator. Established in November 2004, the Commission assists the Board in developing and implementing policies designed to increase the supply of safe and decent housing that is affordable to low and moderate income households in Pima County. Under the review and recommendation of the Commission, 19 projects representing 492 affordable units have been awarded 2004 bond funding with approval of the Board.

The Affordable Housing G.O. Bond Program was created to provide gap funding to qualified developers, both non-profit and for profit, for the construction, acquisition, and, or rehabilitation of affordable housing units. Qualified developers may include units of local government, licensed private contractors and nonprofits or any combination thereof.

II. Eligible Uses

The Affordable Housing G.O. Bond Program started as an “infrastructure improvement program” with the 1997 bonds. Designed to subsidize the development of off-site improvements located within the public right of way and improvements necessary to existing infrastructure, eligible uses were limited to these purposes. In 2004, the voters approved a bond question that expanded the uses, which allow bond funds to be used for the purchase of land for affordable housing as well as housing construction and infrastructure within the public right of way of the affordable housing project. Affordable housing developments assisted with bond funds are secured by a 30-year affordability restriction in the form of a Deed of Trust recorded in the Office of the Pima County Recorder.

III. Availability and Application for Bond Funds

The last portions of remaining 2004 funds were initially allocated to 5 proposed projects in October 2013 and February 2015. However, since that time three of these previously approved projects were not able to move forward as planned and were withdrawn or cancelled. The bond

funds allocated to those projects were de-obligated or returned and thus became available to commit to other projects. In the event a project that received a Commitment of bond funds fails to meet contingency requirements established by the Commission and approved by the Board, those funds will be re-allocated through a Notice of Funding Availability.

In November 2015 the Housing Commission approved a Notice of Funding Availability (NOFA) to solicit applications for the remaining funds returned by the cancelled bond projects. Released on January 20, 2016, the NOFA announced the availability of approximately \$1.9 million in Affordable Housing G.O. Bonds. Following the deadline of March 1, 2016, Pima County received 5 requests for funding totaling over \$2.3 million.

All applications for housing program bond funds are reviewed and recommended by a subcommittee of the Commission. On March 21, 2016, the date of the Housing Commission's regular meeting, the entire commission voted to recommend all five projects for funding to Board of Supervisors. On May 3, 2016, funding for all five projects was approved by the Board of Supervisors.

IV. Projects in Progress

There are no projects currently in progress.

V. Completed Projects

Alvord Court Rental Housing Project as developed by Compass Affordable Housing. Designed to serve very low income adults with disabilities, young adults aging out of foster care and those in recovery from substance abuse, this three-story structure features one and two-bedroom units, common area balconies, community gardens, a community building, an elevator and green building elements such as Energy Star appliances. As of December 31, 2015 all 24 units were fully occupied.

The Pima County Housing Center completed several years ago with funds from the affordable housing bond program continues to grow in use and popularity. As Table H illustrates, the number of people utilizing the housing center as a place to hold meetings, attend events and workshops, receive housing and foreclosure prevention counseling has grown year over year. In addition to county housing staff, housing center tenants include The Pima County Community Land Trust, Old Pueblo Community Services (Foreclosure Prevention only) and the newest as of June 2015, the University of Arizona Law Clinic. The housing center staff has continued to send a letter in both English and Spanish to every household receiving a Trustee Notice of Sale. Last year 3,133 letters were mailed out offering resources and information to help them save their homes from foreclosure.

The legal team provides assistance with mortgage default and Foreclosure, mortgage modification and bankruptcy issues. With both housing counselors and lawyers working at the housing center, the general public benefits by free and convenient services housed in a facility

located on a bus line, street car, interstate highway, El Rio Community Health Center and downtown Tucson. Appointments are not necessary and services are free. The legal team has no income restriction on the clients they serve whereas housing counselors may be limited to serving low income clients (depending on the source of funds that support their services).

The housing center hosts a wide range of community groups, local Government and commissions, and nonprofits which held a total of 550 meetings and workshops over the past year. Among those who benefit by this facility are the Pima County Housing Commission, Healthy Pima, Poverty Work Group, Menlo Park Neighborhood Association, Family Housing Resources, Chicanos por la Causa and Don't Borrow Trouble Pima County, Arizona Department of Housing, Arizona Housing Alliance, City of Tucson, United Way of Southern Arizona, and many other Pima County departments and partners

VI. Future Projects

A request for proposals from developers of affordable housing is announced when funding is available. The program is designed to provide safe, decent, affordable housing for low-moderate income residents of Pima County and encourages public-private partnerships in the development and creation of affordable housing throughout urban, suburban and rural areas of Pima County. There is still great need for affordable housing as described in the Pima County/City of Tucson Five Year (2015-2020) Consolidated Plan submitted to, and approved by HUD this year. Pima County General Obligation Bond Funds for Affordable Housing Bond Program are leveraged by HUD funds as indicated in the plan and by private investment and other federal programs that help first-time homebuyers and renters at or below 80% of the area median income for Pima County.

The Housing Commission approved a Notice of Funding Availability (NOFA) to solicit applications for the remaining funds returned by the cancelled bond projects in November 2015. Released on January 20, 2016, the NOFA announced the availability of approximately \$1.9 million in Affordable Housing G.O. Bonds. Following the deadline of March 1, 2016, Pima County received 5 requests for funding totaling over \$2.3 million.

The following five projects were approved by the Board of Supervisors May 3, 2016:

1. TMMFS Senior Housing Project (District 5): **\$545,000** in County Affordable Housing Bond Funds for new construction of twenty (20) rental units to be leased to qualified, very low-income elderly households with at least one-person age 62 or older.
2. The Marist on Cathedral Square (District 2): **\$604,989** in County Affordable Housing Bond Funds for new construction of eighty-three (83) multi-family units to be leased to qualified low income elderly citizens, age 62 or older.
3. The Sonora Project (District 5): **\$100,000** in County Affordable Housing Bond Funds for the rehabilitation of four (4) studio units to be leased to qualified low income households.

4. The Ontario Project (District 5): \$400,000 in County Affordable Housing Bond Funds for construction of six (6) new single-family units to be leased to qualified low and moderate income households.
5. The Linda Avenue House Restoration Project (District 5): \$253,778 in County Affordable Housing Bond Funds for the restoration of the Linda Avenue House and Coach House as an aging in place and sustainable historic demonstration project.

County Staff has begun the process of developing and processing contracts for Board of Supervisor Approval. Construction to begin in February 2017.



TMMFS Senior Housing Project
Application Proposed Elevations

TMMFS Senior Housing Project
Application Concept Site Plan



Table A Units Completed During Fiscal Year 2015-16 (July 1, 2015 thru June 30, 2016)			
Project Name (Developer)	# Units	Bond \$/Unit	Other Subsidy/Unit
Copper Vista II (HFHT)	10	\$20,533	
Alvord Court (CAH)	24	\$ 4,667	\$ 36,250
Total Units Completed FY ending 6/30/16	34		
Average Cost per Unit		\$12,600	\$ 25,938



The Marist College Application Proposal

Existing Façade – Ochoa Street

The Marist College Application Proposal

Rehabilitation of the Marist College with the addition of an elevator on the East Side



Project Name - Bond Program (Developer)	# Units Completed	Bond \$/Unit
Sunland Vista 1997 (UHDC)	30	\$25,504
Chantlalli Estates 1997 (CPLC)	37	\$ 8,108
Balboa Laguna 1997 (HFHT)	36	\$22,805
Valle Del Sur 1997 (DDG)	60	\$ 4,566
High Sierra Estates 1997 (Major Construction)	15	\$28,982
We-Chij Estates 1997 (OPCF)	21	\$21,170
West Ochoa Project 1997 (CPLC)	5	\$24,000
Copper Vista I 1997 (CPLC)	29	\$15,000
Copper Vista II 1997 (CPLC)	15	\$20,533
Casa Bonita III,IV,V 2004 (DDG)	60	\$ 3,077
Curley School Apts 2004 (ISDA)	30	\$11,667
Corazon Del Pueblo I, II & III 2004 (HFHT)	60	\$17,648
Lessons From Civano 2004 (DDBC)	5	\$31,758
Liberty Corners 2004 (formerly Iowa Project) (HFHT-Doucette)	6	\$27,757
Sylvester Dr. Estates 2004 (OPCS)	13	\$37,308
Sunnyside Pointe Phase I 2004 (OPCS)	36	\$37,308
GRL Apts Phase I 2004 (Atlantic Development)	60	\$18,333
MLK Apartments 2004 (City of Tucson)	68	\$18,716
Esperanza En Escalante Housing for Veterans 2004 (EEE)	8	\$19,000
PCCLT Sustainable Housing Project 2004 (PCCLT)	5	\$50,000
Alvord Court Apartments	24	\$4,667
Total Units Completed	623	
Average Bond Funds per Unit		\$21,329

	Totals	Totals Homeowner	Rent or Lease- Purchase
1997 Units	248	188	60
2004 Units	375	125	250
Grand Totals	623	313	310
City of Tucson funds totaling \$2,560,742 used at 8 or 9 1997 Bond Projects plus approximately twelve (12) acres donated to 2 projects			
City of Tucson Funds totaling \$10,325,603 used at twelve (12) 2004 Bond Projects plus approximately 2 acres donated to 2 projects			

Housing Reinvestment Bond Authorization	Original Authorization Amount	Amount Allocated thru 06/30/2016	Cumulative Amount Expended thru 06/30/2016	Total Projects Approved thru 06/30/2016	Projects Under Construction FY 15/16	Projects Completed FY 15/16	Total Projects Complete
1997	\$ 5,000,000.00	\$ 4,189,908	\$ 4,189,908	9			9
2004	\$10,000,000.00	\$10,001,264	\$ 8,601,787	21	2	15	15
Totals	\$15,000,000.00	\$14,191,172	\$ 12,791,695	30	1	1	24

Project	Developer(s)	Type	Tenure	Affordable Units	Total Development Costs	Bond Allocation	Status (expected completion)
Administration and Planning*	Pima County	n/a	n/a	n/a	n/a	\$ 812,807	n/a
Sunland Vista	United Housing	SFR	Owner	30	\$1,743,925	\$ 765,134	Complete
Chantlalli Estates	Chicanos Por La Causa	SFR	Owner	37	\$6,669,540	\$ 300,000	Complete
Balboa-Laguna	Habitat for Humanity Tucson	Patio Homes	Owner	36	\$4,336,397	\$ 821,000	Complete
High Sierra Estates	Major Construction / Old Pueblo Community Foundation (OPCF)	SFR	Owner	15	\$2,575,663	\$ 434,743	Complete
Valle Del Sur (fka Colonia Libre)	Development Design Group	Town Homes	15 year Lease-Purchase	60	\$8,004,343	\$ 273,984	Complete
Copper Vista I+	Chicanos Por La Causa	SFR	Owner	29	\$4,339,175	\$ 435,000	Complete
We-Chij Estates	(OPCF)	SFR	Owner	21	\$3,416,000	\$ 444,580	Complete
West Ochoa	Chicanos Por La Causa	SFR	Owner	5	\$ 631,956	\$ 120,000	Complete
Copper Vista II	Chicanos Por La Causa	SFR	Owner	29	\$4,049,567	\$ 595,467	Complete
Totals				262	\$35,766,566	\$5,002,715	9 Complete

*Note: Approved and eligible expenditures include following costs: initiate the program (\$126,154), marketing (\$3,389), and a requested transfer to CDNC Neighborhood Reinvestment Division for applicable projects (\$683,264)
 +Bond funded site work/infrastructure complete; units are still under construction at the Copper Vista projects (see Table B)

Project (in alphabetical order)	Developer(s)	Type	Tenure	Affordable Units	Total Development Costs	Bond Allocation	Status (expected completion)
Alvord Court	Compass Affordable Housing, Inc.	MF (Very Low Income)	Tenant	24	\$3,081,000	\$112,000	Complete
Casa Bonita Apts III, IV & V	Development Design Group	MF (SMI)	Tenant	60	\$ 5,079,843	\$ 184,611	Complete
Corazon Del Pueblo Phase I	Habitat for Humanity Tucson	SFR	Owner	20	\$ 2,969,635	\$ 352,694	Complete
Corazon Del Pueblo Phase II	Habitat for Humanity Tucson	SFR	Owner	20	\$ 2,969,635	\$ 395,466	Complete
Corazon Del Pueblo Phase III	Habitat for Humanity Tucson	SFR	Owner	20	\$ 2,703,120	\$ 385,000	Complete
Curley School Apartments	ISDA (International Sonoran Desert Alliance)	MF (Live Work)	Tenant	30	\$ 9,373,915	\$ 350,000	Complete
Esperanza En Escalante Veterans' Housing	Esperanza En Escalante	MF (Veteran)	Tenant	51	\$ 3,524,180	\$ 959,248	Complete
Ghost Ranch Lodge Apts Phase I	The Atlantic Development	MF (Senior)	Tenant	60	\$12,685,022	\$1,100,000	Complete
Lessons From Civano@ Barrio San Antonio	Drachman Design Build Coalition	SFR	Owner	5	\$ 1,316,417	\$ 158,793	Complete
Liberty Corners. (formerly Iowa Project)	CPLC (Chicanos Por La Causa)	SFR	Owner	6	\$ 1,065,566	\$ 166,540	Complete
Linda Ave. House	Pima County	Age in-place Sustainability –Historic Preservation	T/B/D	0	\$ 253,778	\$ 253,778	Underway
Martin Luther King Apartments	City of Tucson	MF (Public Housing)	Tenant	68	\$18,067,009	\$1,272,678	Complete
PCCLT Sustainable Housing	Pima County Community Land Trust	SFR	Owner	5	\$ 859,048	\$ 250,000	Complete
Pima County Housing Center	Pima County	Service Center	Affordable Housing Programs & Services	0	\$ 600,000	\$ 558,588	Complete
Sunnyside Pointe Phase I	Sunnyside Point LLC.	SFR	Owner	59	\$ 7,062,000	\$1,464,218	Complete
Sylvester Drive Estates	OPCS (Old Pueblo Community Services)	SFR	Owner	13	\$ 2,025,500	\$ 485,000	Complete
The Marist at Cathedral Square	Foundation for Senior Living (FSL)	MF	Tenant	83	\$ 24,512,653	\$ 604,989	Underway
The Ontario Project	PCCLT	MF	Tenant	6	\$ 967,742	\$ 400,000	Underway
The Sonora Project	PCCLT	MF	Tenant	4	\$ 187,178	\$ 100,000	Underway
TMMFS Senior Veteran Rental Housing	TMMFS	MF	Tenant	20	\$ 2,850,000	\$ 545,000	Underway
Westmoreland	CPLC (Chicanos Por La Causa)	SFR	Owner	11	\$ 3,042,403	\$ 407,000	Complete
Totals				565	\$116,244,626	\$10,001,264	

Sales Price at Closing	Contribution Factor	Rooftop Fee	
		Low	High
\$0 - \$184,999	0.00%	\$0	\$0
\$185,000 - \$249,999	0.25%	\$462.50	\$625
\$250,000 - \$349,999	0.50%	\$1,250	\$1,750
\$350,000 - \$499,999	0.75%	\$2,625	\$3,750
\$500,000 and over	1.00%	\$5,000	\$5,000 cap

Source (in alphabetical order)	Type (Subdivision or Small ≤ 5 lots)	Year Fee Received/ Waived	Amount Received	Dev. 25% Set-aside*	Rehab 10% Max Set-aside	Year Released (w/o fee) or Waived	Balance for HTF Projects
5651-5653 Via Latigo LLC*	Small	2013	\$10,000				\$10,000
Bernal/Catalina Highway*	Small					2014	
Chantlalli Estates	Subdivision	2006-2014	\$ 9,000				\$ 9,000
DeGrazia/Foothills Deseo at Sabino Canyon*	Small	2016	Waived			2014	
Estates at Canoa Ranch – Fairfield Homes	Subdivision	2011-2013	\$15,000	\$ 3,750.00	\$ 1,500.00		\$ 9,750
Hinkle/Clayton Rd.*	Small					2014	
Renovo Ventures/Juniper Rd	Subdivision	2011	\$ 1,525	\$ 38.13	\$ 152.50		\$ 1,334
Riverview Commons	Subdivision	2016	Waived	n/a	n/a		\$ 0
Roberson/Green Valley CC*	Small					2014	
Weisbrod/W. Irvington Rd*	Small	2010	\$ 2,925			2010	\$ 2,925
Total**			\$35,525				\$33,009
*Single Lots (Small) - No Set Aside Required							
** Including interest income, the total balance is \$40,165 as of 6/30/16.							

Table H: Pima County Housing Center				
Meetings, Events, Walk-ins and Calls	FY 12-13	FY 13-14	FY 14-15	FY 15-16
Housing Meetings	289	273	420	430
Community Meetings	373	396	515	550
Number of people who attended housing meetings	6,567	6,489	6,989	6,879
Number of people who attended community meetings	5,651	4,986	6,349	6,503
Calls	1,206	1,518	3,080	9,358
Walk- in	536	893	1,572	1,943
Foreclosure	194	200	324	350
Roadway Impact Fee Waivers	29	22	19	20
Housing Related	FY 12-13	FY 13-14	FY 14-15	FY 15-16
Homebuyer Education Classes	64	62	67	60
CDNC & PCCLT Housing Meetings	128	135	140	150
TOKA / Tohono O’Odham KI;KI Housing Meetings	45	35	43	45
Events & Trainings	44	35	26	27
Housing Commission	8	8	3	5
	FY 12-13	FY 13-14	FY 14-15	FY 15-16
Foreclosure Letters Sent Out	6,756	4,983	3,920	3,133

COMPLETED PROJECT AUDIT REPORTS

The following pages provide the Pima County General Obligation Affordable Housing Bond Program Audit Reports for all completed projects. Beginning with the 2004 Program, the project audit reports are provided in the order of the most recently completed project followed by the next most recently completed project and so forth. Then the most recently completed project under the 1997 Program is included followed by the other projects in the same order.

2004 General Obligation Bonds HR5002, Alvord Court Rental Housing Project

Original Scope: 2004 Pima County G.O. Affordable Housing Bond Program funds provided to develop vacant land donated to the owner and situated in BOS District No. 2, adjacent to community services and amenities including public transportation, into affordable, energy efficient, LEED certified rental housing providing supportive services for low income persons with disabilities including physical and developmental challenges.



Benefits: Twenty-four (24) low income, disabled persons with support services needs will receive affordable, LEED-certified housing and support services from an experienced nonprofit with extensive community ties that will help provide a wide range of necessary services. Also the conversion of 1.26 acres of vacant land into a productive use will benefit the public as well as the occupants. All units shall remain affordable for 30 years through a Performance Deed of Trust. Monthly housing costs shall not exceed 1/3 of the gross monthly household income. Energy Star® appliances and lighting plus high efficiency HVAC systems will result in additional household savings. All units include ADA features (i.e. roll-in showers). On-site amenities include a community building, laundry facilities, community garden, courtyard adjacent to apartment elevator, wrap around accessible sidewalk, native landscaping and artist murals on community walls.

Location: 5901 S. Park Avenue, Southeast corner of Alvord Road and South Park Avenue, south of Drexel

Developer(s): Compass Affordable Housing

Approved Bond Funding: \$112,000

Project Outcome

Completion Date: December 2015

Total Affordable Housing Units: 24 Unit apartment building

Total Development Cost: \$3,126,000

Leverage: \$1.00 Pima County G.O. Bond for every \$28 other funding source

Bond \$/Unit: \$4,667

Other Development Funding Sources:

- HUD HOME Investment Partnerships Program (State of Arizona, City of Tucson)
- Federal Home Loan Bank of SF

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units, both renter- and owner-occupied types, build equity for homeowners and project owners, and increase local consumption of household services. New homes and apartments give rise to added investment and the sprucing up of existing properties in the neighboring area. In this project, the original residents had been living on land lacking paved roads, parking spaces and sidewalks, proper access to the main road, and adequate street lights.

Condition: All bond funded improvements are complete and in good condition. All units shall be fully occupied December 31, 2015.

Applicable IGAs: None



**2004 General Obligation Bonds
HR5001, Pima County Community Land Trust
(PCCLT) Sustainable Housing Project**

Original Scope: Pima County Community Land Trust, a nonprofit, community-based organization, provides homeownership opportunities for low-income households through the acquisition and renovation of single family homes. The Land Trust requested Affordable Housing G.O. Bond Funds totaling \$250,000 for the rehabilitation of five single family, foreclosed homes which the Land Trust had purchased with funding through the Federal Neighborhood Stabilization Program. County bond funds paid for rehabilitation costs including replacement of doors, windows, electrical fixtures, plumbing fixtures, and mechanical equipment, tile flooring upgrades, new exterior finishes and other general improvements. County bond funds helped to lower the purchase price which was set below fair market value due to the Land Trust's unique 99-year inheritable ground lease on the underlying land which ensures long-term affordability

Benefits: Five families earning between 65% and 80% of the Average Median Income obtained an affordable, energy-efficient, fully renovated housing unit. Initial Monthly housing costs do not exceed 30% of homebuyer's initial gross monthly income making monthly payments affordable. Neighborhoods benefit by restoration and occupation of formerly vacant and blighted foreclosed homes, thereby revitalizing the area. Each bond-assisted housing unit received a Silver Certification from the City of Tucson's Green Building Program. Ongoing stewardship programs offered by the Land Trust help homeowners sustain homeownership. From the sale of the bond funded rehabbed homes, the Land Trust generated sales income sufficient to purchase two additional foreclosures for rehabilitation and sale to other qualified low- and moderate – income households.

Location: Pima County Supervisor District No.'s 2 and 5 (Midvale Neighborhood).

Developer(s): Pima County Community Land Trust

Approved Bond Funding: \$250,000

Project Outcome

Completion Date: June 30,2014

Total Affordable Housing Units: Five (5) single family homes, rehabilitated and occupied

Total Development Cost: \$858,048

Leverage: \$1.00 Pima County G.O. Bond for every \$4.00 NSP

Bond \$/Unit: \$20,000/Average

Other Development Funding Sources: City of Tucson Neighborhood Stabilization Program (NSP) Program funded by the U.S. Department of Housing and Urban Development

Performance Indicators: Housing construction impacts the local economy through the purchase of construction materials and supplies, and creation of construction and real estate service related jobs. Occupied housing units build equity for homeowners, stabilize neighborhoods, generate property tax revenue, and increase local consumption of household services. New homes give rise to added investment such as the sprucing up of existing properties the neighborhood

Condition: All bond funded improvements are complete and in good condition. Five (5) single family housing

units (former foreclosures) are rehabilitated and occupied by qualified, low and moderate income families.

Applicable IGAs: None



2004 General Obligation Bonds HR4016, Esperanza en Escalante Veterans Housing Project

Original Scope: 2004 Pima County G.O. Affordable Housing Bond Program funds provided for the construction of a paved roadway around the center of the site, sidewalks, parking, underground utilities and landscaping which support the first of several phases of housing construction.

Benefits: Pima County’s investment in infrastructure will support continued development at this site including construction of a total of 203 transitional and permanent housing units for veterans and their families by 2024. EEE will seek additional federal and state funds plus private donations to build transitional and permanent housing for 60 persons by 2017 and an additional 48 units of transitional and permanent housing by 2024

Location: Adjacent to the Davis Monthan Air Force Base at 3700 S. Calle Polar (southeast of South Wilmot and East Stella Roads), the project is in District No. 2 of the Pima County Board of Supervisors and District 2 of the U.S. Congressional Delegation for Arizona.

Developer(s): Esperanza en Escalante (EEE), a nonprofit agency formed in 1989 by the Vietnam Veterans of America Chapter 106 of Tucson, works with Pima County’s Kino Veterans’ Workforce Center to help veterans obtain employment or vocational training. The U.S. Dept. of Veteran’s Affairs and Southern AZ VA Healthcare System provide funding for EEE veteran services.

Approved Bond Funding: \$944,232

Project Outcome

Completion Date: June 2013

Total Affordable Housing Units: The first phase completed in June 2013 produced a three-unit, 15-bed complex for male veterans; a five-unit, 10-bed complex for female veterans and their families; and a multipurpose community center.

Total Development Cost: \$2,044,904

Leverage: 4.6: 1 (For every \$1.00 bond allotted, \$4.60 in other funding was invested)

Bond \$/Unit: \$37,769/Phase I units; \$3,036 (25 units)/upon completion of all phases (311 units)

Other Development Funding Sources:

- Arizona Department of Housing HOME Program
- U.S. Veteran’s Administration

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units, both renter- and owner-occupied types, build equity for homeowners and project owners, and increase local consumption of household services. New homes and apartments give rise to added investment and the sprucing up of existing properties in the neighboring area. In this project, the original residents had been living on land lacking paved roads, parking spaces and sidewalks, proper access to the main road, and adequate street lights.

Condition: All bond funded improvements are complete and in good condition. The first phase of housing units is fully occupied and the community center fully operational. Program staff is working at the site providing services to the pre-existing and new veterans residing at this project.

Applicable IGAs: None

2004 General Obligation Bonds HR4010, Liberty Corners (formerly Iowa Project)



Original Scope: Chicanos por la Causa, the nonprofit developer of Liberty Corners (formerly the Iowa Project), requested \$166,540 of Pima County bond funds to install off-site improvements and infrastructure in the public right-of-way to support the development of a six single family housing units for sale to qualified low and moderate income households. La Causa Construction, LLC, a subsidiary of Chicanos por la Causa, was hired to build the housing. Homebuyer education was provided by Chicanos por la Causa, a HUD approved housing counseling agency. Bond funds paid for sidewalks, sewer taps, water lines and meter fees, utility trenching, engineering, paving, electrical improvements and construction management of the bond funded activities.

Benefits: Six families whose income is 80% or below the Area Median Income shall own new homes built with Energy Star appliances, energy efficient heat pumps, TEP heating and cooling guarantees, private back patios and yards, irrigated front yard landscaping, stucco exterior finish, 25-year fiberglass shingles, tow-car finished garage, and 2-10 homebuyer warranties. Each unit features three bedrooms, two full baths, a combined kitchen-dining area, living room and entry way.

Location: Supervisor District No. 5 at the northwest corner of South Liberty Avenue and West Iowa Street.

Developer(s): Chicanos por La Causa

Approved Bond Funding: \$166,540

Project Outcome

Completion Date: June 2013

Total Affordable Housing Units: 6 homes, completely built and occupied

Total Development Cost: \$16,065,566

Leverage: 9.6: 1 (For every \$1.00 bond allotted, \$9.60 in other public/private funding was invested)

Bond \$/Unit: \$27,757

Other Development Funding Sources:

- Pima County NSP2
- City of Tucson HUD HOME Program
- Line of credit from Northern Trust Bank
- Line of credit from The National Council of La Raza

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: All bond funded improvements are complete and in good condition. The six housing units are completed and occupied by qualified, low and moderate income families.

Applicable IGAs: None

2004 General Obligation Bonds HRBANC, Pima County Housing Center (El Banco)



Original Scope: The Pima County Housing Center Project restored and preserved one of our most important architectural assets. Originally el Banco de las Americas, this building represented the nation’s first minority-owned bank and Romana Banuelos, the first Latina Treasurer of the United States attended the ribbon cutting ceremony in 1972. The ‘Aztec Temple’ design created by Tucson’s native son and architect, Federico Palofax, reflects the pride and culture of this rich cultural neighborhood surrounding the project. Today, it’s the center of partnerships between government and nonprofits working together to provide affordable, healthy housing. The project involved rehabilitation of the building’s interior; substantial demolition and conversion of the former bank’s drive-through into a large, high tech community room; and parking lot reconstruction. The final phase, a re-landscaping project utilizing native plants and a water harvesting xeriscape, was coordinated by Pima County’s Natural Resources Parks and Recreation Department and Desert Green Designs in order to promote the use of native Sonoran Desert plants that are both beautiful and regionally adapted to our desert climate.

Benefits: Restored and converted vacant bank building into the Pima County Housing Center, serves as a public resource center to help low income residents access affordable housing and housing services.

Location: 801 W. Congress Street, at the Northwest corner of Congress and Linda Avenue.

Developer(s): Pima County Facilities Management

Approved Bond Funding: \$600,000

Project Outcome

Completion Date: June 2012

Performance Indicators: Situated next to El Rio Health Center and the new Mercado San Agustin and located along the future Tucson Light Rail line, the Pima County Housing Center is well-positioned to meet the growing population and changing needs of Pima County. Serving a wide range of needs, housing center staff are able assist first-time homebuyers, renters or homeowners with program information and referrals to obtain emergency rental or mortgage assistance, down-payment assistance, budgeting assistance and more. Public use and awareness of the center has steadily grown. While staff meet with visitors and manage projects, they track the center’s activities. During its first year of operations, approximately 215 community meetings, 950 visitors, 1,300 callers and 45 foreclosure clients, each of whom has received one-on-one assistance, have utilized the housing center and its resources during this fiscal year. Adjacent to the housing center is the Menlo Park Linda House and Community Garden supporting neighbors in a sustainable lifestyle. Slated for renovations, the Linda House will demonstrate the features of an aging-in-place, green living, and adaptive reuse of residential property. Residents will learn how to modify their homes as their housing needs change.

Condition: All bond funded improvements are complete and in good condition.

Applicable IGAs: None.

2004 General Obligation Bonds HR4005, MLK Revitalization

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 68, energy efficient fully accessible and affordable public housing rental units for occupancy by low-income, elderly and special need households. The bond funds provided for the installation of crucial public amenities, including a community room, lobby, computer lab, library, recreation room and rooftop terrace/courtyard and garden.



Benefits: Financing for new affordable public housing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable for the preservation and enhancement of affordable urban housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a renewed area of growth with increasing land values; especially when it includes USGB certified GOLD LEED design features resulting in energy efficiencies.

Location: 55 North Stone; conveniently located adjacent to the Ronstadt Public Transit Center, the central hub for bus travel throughout Tucson and the surrounding Pima County area.

Developer/Owner(s): City of Tucson Public Housing Authority

Approved Bond Funding: \$ 1,272,678

Project Outcome

Completion Date: December 2010

Total Affordable Housing Units: 68 Apartments

Total Development Cost: \$18,067,009

Leverage: 14.2: 1 (For every \$1.00 bond allotted, \$14.20 in other public/private funding spent)

Bond \$/Unit: \$18,716

Other Development Funding Sources:

- HUD HOPE VI Program
- Low Income Housing Tax Credits
- HOME Program (City of Tucson HCD and AZDOH)
- Federal Home Loan Bank of San Francisco
- CDBG Program (City of Tucson)
- General Funds, City of Tucson
- Land Sales Proceeds

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units create stability for renters and increase local consumption of household goods and services. Rehabilitated homes give rise to the sprucing up of existing properties in the neighboring area which, in turn, encourages private investment in the local community.

Condition: The bond funded improvements (community room, lobby, computer lab, library, recreation room, rooftop terrace and garden) appeared in good condition during the most recent site inspection visit in January, 2013. While walking through the building, the inspector noted the computer lab, library, and rooftop garden/sitting areas were in good condition. Viewing through the glass doors of the community room and recreation room verified both areas were also in good condition. The overall condition of the interior and exterior was clean and well-maintained.

Applicable IGAs: City of Tucson

2004 General Obligation Bonds HR4006, Ghost Ranch Lodge

Original Scope: The affordable housing G.O. Bond funds made possible the rehabilitation and adaptive reuse of 30 existing units in a historic motel, along with the addition of 30 new units, for a total of 60 affordable rental homes for low-income, elderly and special need households. The bond funds provided for part of the acquisition costs as well as the installation of new interior amenities, consisting of carpentry, cabinets, appliances and flooring.

Benefits: The preservation of historic buildings is essential to understanding our local heritage. Essentially, it is a recycling program on a grand scale since reusing existing buildings is an environmentally responsible practice. The rehabilitation of this historic motel through the conversion of 30 existing rooms into affordable rental units, along with the construction of an additional 30 new units, provides an economic stimulus for the revitalization of the entire Miracle Mile corridor with the subsequent increasing of land values.



Location: 801 West Miracle Mile, Tucson

Developer(s): Atlantic Development & Investments

Approved Bond Funding: \$ 1,100,000

Project Outcome

Completion Date: September 2010

Total Affordable Housing Units: 60 Apartments

Total Development Cost: \$12,685,022

Leverage: 11.5: 1 (For every \$1.00 bond allotted, \$11.50 in other public/private funding was spent.)

Bond \$/Unit: \$18,333

Other Development Funding Sources:

- Low Income Housing Tax Credits
- HOME Program (City of Tucson HCD)
- Private/Public Construction Financing

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units create stability for renters and increase local consumption of household goods and services. Rehabilitated homes give rise to the sprucing up of existing properties in the neighboring area which, in turn, encourages private investment in the local community.

Condition: During the most recent site inspection visit in January, 2013, the common areas (streets, structures and landscaping) all appeared in good condition.

Applicable IGAs: None

2004 General Obligation Bonds HR4017, Sunnyside Pointe

Original Scope: The affordable housing G.O. Bond funds will make possible the construction of 90 new single family homes for purchase by low-income households. The bond funds provided for the site survey and testing, grading, underground utilities, storm water drainage, street paving, sidewalks, curbs, curb cuts, landscaping, irrigation and permits.



Benefit: Preconstruction infrastructure financing, often viewed as an unattractive investment for private lenders offering a very limited guarantee for a return on their investment, is still valuable as a long-term safeguard for the availability of affordable housing if wisely applied. Additionally, a well-structured investment of bond funds has economic benefits for the entire community by creating an incentive for private investors to follow it into new growth areas with increasing land values. Sunnyside Pointe is such a development that now has 30 newly constructed homes occupied by low and moderate income homebuyers, with 60 more homes planned or already under construction. The enhanced property tax revenue on what was originally a blighted and undeveloped parcel of land with limited assessment value is already delivering a substantial return on the bond expenditure.

Location: Sunnyside Pointe Subdivision (Lots 1 – 267 and Common Areas A – C) South Park Avenue, East Robert Hanson Drive, and Sylvester Drive

Developer(s): Sunnyside Pointe Development, LLC

Approved Bond Funding: \$1,464,218

Project Outcome

Completion Date: June 30, 2010

Total Affordable Housing Units: 90 homes (30 Units constructed and occupied)

Total Development Cost: \$14,497,350

Leverage: 9.9: 1 (For every \$1.00 bond allotted, \$9.90 in other public/private funding was invested)

Bond \$/Unit: \$ 37,308

Other Development Funding Sources:

- Federal Home Loan Bank of San Francisco
- Neighborhood Stabilization Program 2
- Private/Public Construction Financing

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: All bond funded improvements (roads, sidewalks, curbs, storm drainage, underground utilities and site improvements (landscapes and hardscapes) are complete and appeared to be in good condition during the most recent site inspection visit in January, 2013. Of the 90 planned homes, 30 are now complete and occupied by low income homebuyers. An additional 3 homes were under construction at the time of this inspection.

Applicable IGAs: None

2004 General Obligation Bonds HR4012, Westmoreland

Original Scope: The affordable housing G.O. Bond funds will support the construction of 14 new single family homes for purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of grading, storm drainage and underground utilities, as well as providing needed sidewalks, paving, curbs and curb cuts.



Benefits: Preconstruction infrastructure is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The enhanced property tax revenue on what is now a vacant parcel of land with limited assessment value is expected to deliver a substantial return on the bond expenditure; particularly since solar water heaters, grey water systems, rainwater harvesting and county green building standards are designed as features to be incorporated into these new homes.

Location: Menlo Park Neighborhood at North Westmoreland Avenue across from West Placita Cobre

Developer(s): Chicanos Por La Causa

Approved Bond Funding: \$ 407,000

Project Outcome

Completion Date: June 2010

Total Affordable Housing Units: 11 homes (Overall 14 units)

Total Development Cost: \$ 3,042,403

Leverage: 7.5:1 (For every \$1.00 bond spent an additional \$7.50 in other public/private funding sources invested).

Bond \$/Unit: \$37,000

Other Development Funding Sources:

- City of Tucson Land Grant
- HUD HOME Program (City of Tucson HCD)
- Tucson Electric Power Grant
- Private/Public Construction Financing

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area. Chicanos Por La Causa completed the necessary infrastructure work, but then encountered financial difficulties resulting from the economic downturn with its accompanying housing crisis. The process for selecting a new developer and homebuilder has been initiated to move forward with this essential economic development project.

Condition: All bond funded improvements (streets, curbs, sidewalks, underground utilities) are complete and appeared to be in good condition during the most recent site inspection visit in January, 2013.

Construction of new affordable townhomes has been delayed by the economic downturn in the housing market with its accompanying depression in sales. The City of Tucson maintains ownership of the site and is in the process of selecting a new developer and homebuilder.

Applicable IGAs: None

2004 General Obligation Bonds HR4008, HR4011, HR4013 Corazon del Pueblo Phases I, II & III

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 60 new single family home sites for purchase by low-income households, and was key in stimulating the building of an additional 300 single family home sites for moderate income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks, curbs, and landscaping.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community, creating an incentive for private investors to progress into a new area of increasing land values. Development of vacant, blighted and undeveloped land into a mixed income subdivision, serving low and moderate income households, arose with the Corazon del Pueblo development which will make 300 homes available to moderate income households along with the 60 homes designated for low income households. The enhanced property tax revenue on what was originally bare, blighted property with limited assessment value is now delivering a substantial return on the bond expenditure.

Location: Corazon Del Pueblo Subdivision (Lots 1 – 393 and Common Areas A – D) South Van Buren and East Elvira Road

Developer(s): Habitat for Humanity Tucson

Approved Bond Funding: Ph I \$352,694; Ph II \$395,466; Ph III \$408,197 (Total: \$1,133,160)

Project Outcome

Completion Date: June 30, 2007; June 30, 2008; June 30, 2009

Total Affordable Housing Units: 60 (50 of which are completed; 393 units in total development)

Total Development Cost: Ph I \$2,969,635, Ph II \$2,969,635, Ph III \$2,703,120

Leverage: Ph I, 8:1; Ph II, 7.5:1; Ph III, 6.6:1 (For every \$1.00 in bond allocation, approximately \$8.00 in Ph I, \$7.50 in Ph 2, and \$6.60 in Ph 3, from additional public/private funding sources were invested)

Bond \$/Unit: \$ 17,648

Other Development Funding Sources:

- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: The bond funded improvements (roads, sidewalks, curbs, storm drainage, underground utilities, and site developments of landscapes and hardscapes) were completed and appeared in good condition during the most recent site inspection visit in February, 2013. All Phase I & II homes are complete, as are some in Phase III. That includes 50 (that are now occupied) of the 60 homes designated for low income homebuyers, with the remaining 10 under construction at the time of this inspection.

Applicable IGAs: None

2004 General Obligation Bonds HR4004, Sylvester Drive Estates

Original Scope: The affordable housing G.O. Bond funds made possible the rehabilitation of 13 single family homes for purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks, curbs, and landscaping.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community, creating an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the Sylvester Drive Estates development project, a formerly vacant/undeveloped in-fill parcel which now has 13 newly constructed homes designated for low-income. The enhanced property tax revenue on what was originally blighted-vacant property, with limited assessment value, is now delivering a substantial return on the bond expenditure.

Location: Intersection of West San Juan Trail Road and South Sylvester Drive

Developer(s): Sylvester Drive, LLC and Old Pueblo Community Services

Approved Bond Funding: \$ 485,000

Project Outcome

Completion Date: December 2008

Total Affordable Housing Units: 13 homes

Total Development Cost: \$2,025,500

Leverage: 4: 1 (For every \$1.00 bond allotted, \$4.00 in other public/ private funding was spent).

Bond \$/Unit: \$37,308

Other Development Funding Sources:

- Pima County Industrial Development Authority
- Federal Home Loan Bank of San Francisco
- Private Construction Financing

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. Rehabilitated homes give rise to the sprucing up of existing properties in the neighboring area which, in turn, encourages private investment in the local community.

Condition: The bond funded improvements (sidewalks, curbs, streets, landscaping, underground utilities and storm water drainage) appeared in good condition during the most recent site inspection visit in January, 2013 with one minor exception of plant overgrowth that needs to be trimmed and removed in the storm water retention basins. All homes were occupied and none were listed for sale or rent.

Applicable IGAs: None

2004 General Obligation Bonds HR4007, Curley School Apartments

Original Scope: The affordable housing G.O. Bond funds made possible the rehabilitation and adaptive re-use of the Ajo Curley School into 30 multi-family, affordable live/work artisan rental units for occupancy by low-income working households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and sewer along with new underground utilities, as well as providing needed sidewalks, curbs, lighting, landscaping and block walls.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community, creating an incentive for private investors to climb on board into a new growth area with increasing land values. Renovation and adaptive reuse into live-work, affordable, artisan apartments have generated 30 live/work artisan rental unit designated for low-income households. The enhanced property tax revenue on what had become a shell of a building, with limited assessment value, will now be in a position to deliver a substantial return on the bond outlay through levied taxes.

Location: 201 Esperanza Avenue, Ajo, Arizona

Developer(s): International Sonoran Desert Alliance (Vantage, Property Management Co.)

Approved Bond Funding: \$ 350,000

Project Outcome

Completion Date: June 2007

Total Affordable Housing Units: 30 live/work artisan rental homes

Total Development Cost: \$ 9,373,915

Leverage: 27: 1 (For every \$1 bond funds spent, \$27 was invested by other public/private funding sources.)

Bond \$/Unit: \$11,677

Other Development Funding Sources:

- Low Income Housing Tax Credits
- HUD HOME Program (City of Tucson HCD, Pima County and AZDOH)
- Federal Home Loan Bank of San Francisco
- CDBG Program (Pima County)
- Private/Public Construction Financing

Performance Indicators: Curley School Apartments is a unique live-work configuration, the project supports artists who create and sell art. Ajo is a winter visitor destination as well as a major thoroughfare to Mexico. As artists and tenants, they support the local economy. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units increase local consumption of household services. Renovated buildings give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: During a walk through the common areas and first floor hallways in December of 2012, everything appeared to be in good condition and operating properly.

Applicable IGAs: None

2004 General Obligation Bonds HR4002, Casa Bonita III, IV and V

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 60 scattered-site, multifamily, affordable rental units for occupancy by very low income, special need households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks, curbs, lighting, and landscaping.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community, creating an incentive for private investors to climb on board into a new growth area with increasing land values. The Casa Bonita, Phases III, IV and V development, now has 60 occupied apartments designated for low income households. The enhanced property tax revenue on what originally were three bare parcels, with limited assessment value, is now delivering a substantial return on the bond through levied taxes.

Location: 1016 & 1050 East Milton Road, and 5720 SouthRandall Boulevard.

Developer(s): Development Design Group (ConAm, ManagementCompany

Approved Bond Funding: \$184,611

Project Outcome

Completion Date: June 2006

Total Affordable Housing Units: 60 Rental apartment homes

Total Development Cost: \$5,079, 843

Leverage: 28: 1 (for every \$1 bond funds spent, \$28 was invested by other public/private sources).

Bond \$/Unit: \$3,077

Other Development Funding Sources:

- Low Income Housing Tax Credits
- HUD HOME Program (City of Tucson HCD and AZDOH
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

Performance Indicators: Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Rental housing units build equity for their owners and increase local consumption of household services. New development gives rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: The bond funded improvements (storm drainage, underground utilities, roads, sidewalks, curbs and landscaping/ hardscaping) are complete and appeared in good condition during the most recent site inspection visit in January, 2013. All rental units are fully occupied and in satisfactory condition.

Applicable IGAs: None

1997 General Obligation Bonds HR 1611, Copper Vista II

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 29 new single family home sites for purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of new water and sewer mains, storm drainage and underground utilities, as well as providing needed sidewalks, and curbs.

Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community, creating an incentive for private investors to climb on board into a new growth area with increasing land values. The Copper Vista II development already has completed 2 of the 29 homes designated for low-income households with more now under construction. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$32,816 in levied taxes through 2012.



Location: Northeast corner of East Alvord Road and South Randall Boulevard.

Developer(s): Chicanos Por La Causa/La Causa Construction; Habitat for Humanity Tucson & Doucette Builders

Approved Bond Funding: Phase II, \$595,467

Project Outcome

Completion Date: Phase 2, June 2011

Total Affordable Housing Units: 29 homes

Total Development Cost: Phase 2, \$4,049,567

Leverage: 6.8: 1 (For every \$1.00 bond allotted, \$6.80 in other public/private funding was spent)

Bond \$/Unit: Phase II, \$20,533

Other Development Funding Sources:

- HUD HOME Program (City of Tucson HCD)
- Pima County Neighborhood Stabilization Program 2
- City of Tucson Water Equity Fees
- Tucson Electric Power Company
- La Causa Construction
- Private/Public Construction Financing

Performance Indicators: Chicanos Por La Causa completed the necessary infrastructure work but then encountered financial difficulties from the economic downturn with its accompanying housing crisis. In 2011 the project was transferred to a Habitat for Humanity Tucson in partnership with Doucette Builders. Since its completion, the Copper Vista II development has generated property tax revenues of \$32,816. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: The bond funded improvements (roads, sidewalks, curbs, storm drainage and underground utilities) have been completed and appeared to be in good condition during the most recent site inspection visit in January, 2013. Two of the planned 29 homes are completed and occupied by low income homebuyers, and an additional two homes are already under construction.

Applicable IGAs: None

1997 General Obligation Bonds HR 1606, Balboa-Laguna

Original Scope: Because of the affordable housing G.O. Bond funds, the construction of 36 new single family homes for purchase by low-income households was made possible. The bond funds provided for the installation of crucial offsite infrastructure consisting new underground utilities and the provision for storm drainage, as well as providing needed streets, sidewalks, lighting, and a pocket park that will be maintained by the City of Tucson and available to all households in the surrounding neighborhood.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The enhanced property tax revenue on what was originally an undeveloped vacant in-fill property with limited assessment value has already generated \$227,710 in levied taxes through 2012.

Location: Northeast corner of North Balboa Avenue and West Laguna Street.

Developer(s): Habitat for Humanity Tucson

Approved Bond Funding: \$821,000

Project Outcome

Completion Date: December 2008

Total Affordable Housing Units: 36 homes

Total Development Cost: \$4,336,397

Leverage: 5.3: 1 (For every \$1.00 bond allotted, \$5.30 in other public/private funding was spent)

Bond \$/Unit: \$22,805

Other Development Funding Sources:

- Land donated by City of Tucson
- HUD HOME Program (City of Tucson HCD)
- Pascua-Yaqui Tribe
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

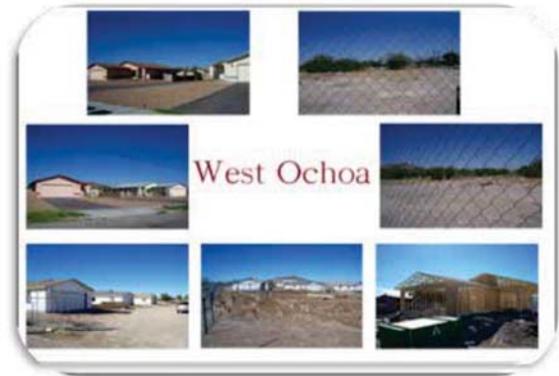
Performance Indicators: Since its completion, Balboa-Laguna development has generated property tax revenues of \$227,710. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area. Additional parks, such as the one provided by these bond funds, will enhance the lives of all local community residents.

Condition: The bond funded improvements (roads, sidewalks, curbs, storm drainage, underground utilities and common-area site improvements (landscapes and hardscapes) are complete and appeared in good condition during the most recent site inspection visit in January, 2013 with the minor exception of some plant overgrowth in the storm water retention basin which appears to have spread from plant life in an adjacent property to the south. All 36 affordable homes are completed and occupied by low income homebuyers and appear to be in good condition.

Applicable IGAs: None

1997 General Obligation Bonds HR1608, West Ochoa

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 5 new single family homes for purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks and curbs.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The West Ochoa development now has 5 new homes designated for low-income households. The enhanced property tax revenue on what was originally an undeveloped, blighted in-fill property with limited assessment value has already generated \$32,390 in levied taxes through 2012.

Location: Directly west of South 9th Avenue at West 25th Street and across the street from West Ochoa Neighborhood Park.

Developer(s): Originally Chicanos Por La Causa; currently Habitat for Humanity Tucson & Doucette Homes

Approved Bond Funding: \$ 120,000

Project Outcome

Completion Date: June 2008

Total Affordable Housing Units: 5 homes

Total Development Cost: \$631,956

Leverage: 5.3: 1 (For every \$1.00 bond allotted, \$5.30 in other public/private funding was spent)

Bond \$/Unit: \$24,000

Other Development Funding Sources:

- Land donated by the City of Tucson
- HUD HOME Program (City of Tucson HCD)
- Tucson Electric Power Rate Guarantee Program
- Private/Public Construction Financing

Performance Indicators: Since its completion, the West Ochoa development has generated property tax revenues of \$32,390. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: The bond funded improvements (sidewalk, curbs, streets, underground utilities and storm water drainage) appeared in good condition during the most recent site inspection visit in January, 2013 with one minor exception of plant overgrowth at the south end of the development. All homes were occupied and none were listed for sale.

Applicable IGAs: None

1997 General Obligation Bonds HR 1610, We Chij Estates

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 21 new single family homes for purchase by low-income households, and was key in stimulating the building of an additional 7 market-rate single family home sites. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed streets, sidewalks and landscaping.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the We Chij Estates development which now has 21 new single family homes occupied by low-income households. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$158,477 in levied taxes through 2012.

Location: West Nebraska at South Fairland Park directly east of Apollo Middle School and northeast of Liberty Elementary School.

Developer(s): Pima Fairland, Inc. and Old Pueblo Community Services

Approved Bond Funding: \$444,580

Project Outcome

Completion Date: October 2007

Total Affordable Housing Units: 21 homes (Overall 28 units)

Total Development Cost: \$3,416,000

Leverage: 7.7: 1 (For every \$1.00 bond allotted, \$7.70 in other public/private funding was spent)

Bond \$/Unit: \$21,170

Other Development Funding Sources:

- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

Performance Indicators: Since its completion, the We Chij Estates development has generated property tax revenues of \$158,477. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: The bond funded improvements (streets, sidewalks, curbs underground utilities) appeared in good condition during the most recent site inspection visit in January, 2013 with the exception of some minor erosion of dirt at the east sidewalk. All the affordable housing designated homes were completed, sold, and appear to be in good condition with only one For Sale sign posted at the time of this inspection. The private, unrestricted market lots were not yet fully developed and have plant overgrowth that needs to be trimmed and removed.

Applicable IGAs: None

1997 General Obligation Bonds HR1605 Copper Vista I

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 29 new single family home sites for purchase by low-income households. The bonds funded Phase I for the installation of crucial offsite infrastructure, consisting of new underground utilities and storm drainage, as well as providing needed streets, curbs and sidewalks.

Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates incentive for private investors to climb on board into a new growth area with increasing land values. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$112,072 in levied taxes through 2012.



Location: Northeast corner of East Alvord Road and South Randall Boulevard.

Developer(s): Chicanos Por La Causa/La Causa Construction and Habitat for Humanity Tucson/Doucette

Approved Bond Funding: Phase I, \$435,000

Project Outcome

Completion Date: Phase I, June 2006

Total Affordable Housing Units: 29 Units

Total Development Cost: Phase I, \$4,339,175

Leverage: 9.98: 1 (For every \$1.00 bond allotted, \$9.98 in other public/private funding was spent)

Bond \$/Unit: Phase I, \$15,000

Other Development Funding Sources:

- HUD HOME Program (City of Tucson HCD)
- Tucson Electric Power Rate Guarantee Program
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

Performance Indicators: Chicanos Por La Causa completed the necessary infrastructure work along with construction of the first two planned homes but then encountered financial difficulties resulting from the economic downturn with its accompanying housing crisis. In 2011 the project was transferred to a Habitat for Humanity Tucson in partnership with Doucette Builders, and since the completion of Copper Vista's Phase I, \$112,072 in property tax revenue has been generated. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: The bond funded improvements (roads, sidewalks, curbs, storm drainage, and underground utilities) were complete and appeared to be in satisfactory condition during the most recent site inspection visit in January, 2013. Of the 29 planned homes, four are now complete and occupied by low income homebuyers. An additional five homes were well under construction at the time of this inspection.

Applicable IGAs: None

1997 General Obligation Bonds HR1609, Valle Del Sur Townhomes



Original Scope: The affordable housing G.O. Bond funds made possible the construction of 60 new single family townhomes for lease/purchase by low-income households. The bond funds provided for the installation of crucial offsite infrastructure, consisting of storm drainage and underground utilities, as well as providing needed sidewalks, curbs, and landscaping.

Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. The Valley Del Sur Townhomes development now has 60 occupied homes designated for low-income households. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$165,878 in levied taxes through 2012.

Location: City of South Tucson at the southeast corner of W. 38th St. and So. 9th Avenue.

Developer(s): Development Design Group (Current Owner: Simpson Housing Corporation)

Approved Bond Funding: \$ 273,984

Project Outcome

Completion Date: February 2006

Total Affordable Housing Units: 60 townhomes

Total Development Cost: \$8,004,343

Leverage: 29.2: 1 (For every \$1.00 bond allotted, \$29.21 in other public/private funding was spent)

Bond \$/Unit: \$4,556

Other Development Funding Sources:

- Low Income Housing Tax Credits
- HUD HOME Program (AZ Department of Housing)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

Performance Indicators: Since its completion, the Valley Del Sur Townhomes development has generated property tax revenues of \$165,878. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: The bond funded improvements appeared in good condition during the most recent site inspection visit in January, 2013 with two exceptions, some overgrowth of weeds in both of the storm water retention basins need to be cleaned out, and the east retention basin occasionally fills to overflowing due to a chain link fence installed at the north side of that retention basin blocking the designed flow route. The Property Manager noted that they have been able to maintain 100% occupancy and estimates at least 25% of tenants are original tenants that have lived at property since the property opened.

Applicable IGAs: None

1997 General Obligation Bonds HR1607, High Sierra Estates

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 15 new single family homes for purchase by low-income households, and was key in stimulating the building of an additional 6 market-rate single family homes. The bond funds provided for the installation of crucial offsite infrastructure, consisting of underground utilities and storm drainage, as well as providing needed streets, sidewalks, and landscaping.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the High Sierra Estates development which now has 6 occupied market-rate homes along with the 15 designated for low-income households. The enhanced property tax revenue on what was originally an undeveloped bare property with limited assessment value has already generated \$178,607 in levied taxes through 2012.

Location: Elvira Neighborhood near South Clara Avenue and West Carolchristine Place.

Developer(s): Major Construction & Old Pueblo Community Foundation

Approved Bond Funding: \$434,743

Project Outcome

Completion Date: June 2005

Total Affordable Housing Units: 15 homes (Overall 21 units)

Total Development Cost: \$2,575,663

Leverage: 5.92: 1 (For every \$1.00 bond allotted, \$5.92 in other public/private funding was spent)

Bond \$/Unit: \$28,982

Other Development Funding Sources:

- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Private/Public Construction Financing

Performance Indicators: Since its completion, the High Sierra Estates development has generated property tax revenues of \$178,607. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area.

Condition: All bond funded improvements (sidewalks, curbs, storm drainage, underground utilities and common-area site improvements (landscapes and hardscapes) are complete and in satisfactory condition with the exception of some overgrowth of weeds in the storm water retention basin. All 15 affordable homes are completed and occupied by low income homebuyers and appear to be in good condition based on the most recent site inspection visit in January, 2013. Additionally, all 6 of the non-bond funded market rate lots were sold; those homes are completed, occupied, and appear in good condition.

Applicable IGAs: None

1997 General Obligation Bonds HR1604, Chantlalli Estates

Original Scope: The affordable housing G.O. Bond funds made possible the construction of 37 new single family homes for purchase by low-income households, and was key in stimulating the building of an additional 24 market-rate single family homes. The bond funds provided for essential engineering, underground utilities, storm drainage, streets, sidewalks, lighting, landscaping and block walls.



Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the Chantlalli Estates development which now has 24 occupied market-rate homes along with the 37 designated for low-income households. And, since the project's completion, new adjacent developments have taken place and are holding on well to their initial values. The enhanced property tax revenue on what was originally a bare property with limited assessment value has already generated \$652,185 in levied taxes through 2012.

Location: Southwest Corner of North Silverbell Road and North Introspect Drive

Developer(s): Chicanos Por La Causa/La Causa Construction

Approved Bond Funding: \$300,000

Project Outcome

Completion Date: June 2004

Total Affordable Housing Units: 37 (Overall 61 units)

Total Development Cost: \$6,669,540

Leverage: 22.2:1 (For every \$1.00 bond allotted, in other public/ private funding was spent)

Bond \$/Unit: \$8,108

Other Development Funding Sources:

- Land donation from Pima County and City of Tucson
- HUD HOME Program (City of Tucson HCD)
- Fannie Mae Foundation
- Tucson Electric Power Rate Guarantee Program
- Private/Public Construction Financing

Performance Indicators: Since its completion, the Chantlalli Estates development has generated property tax revenues of \$652,185. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area. Within a couple of years following its completion, new developments have begun adjacent and south of the Chantlalli Estates. That construction has been finalized and all those homes have sold.

Condition: All bond funded improvements (roads, sidewalks, curbs, storm drainage, underground utilities and common-area site improvements (landscapes and hardscapes) are complete and in satisfactory condition. All 37 affordable homes are completed and occupied by low income homebuyers and appear to be in good condition based on the most recent site inspection visit in January, 2013. Additionally, all of the non-bond funded market rate lots were sold, those homes are completed, occupied, and appear in good condition.

Applicable IGAs: None

1997 General Obligation Bonds HR1603, Sunland Vista



Original Scope: Pima County’s first affordable housing G.O. Bond issue made possible the construction of 30 new single family homes for purchase by low-income households, and was key in stimulating the building of an additional 35 market-rate single family homes. The bond funds provided for the installation of crucial offsite infrastructure, consisting of a new water main and storm drainage, as well as providing needed streets, sidewalks, lighting, landscaping, block walls, and generating alley ROW improvements.

Benefits: Preconstruction infrastructure financing is often viewed as one of the least attractive investments for private lenders because it offers a very limited guarantee for a return on their investment. But, when it is wisely applied, such funding is still valuable as a long-term safeguard for the availability of affordable housing. Additionally, a well-structured initial investment of bond funds has economic benefits for the entire community since it creates an incentive for private investors to climb on board into a new growth area with increasing land values. This occurred with the Sunland Vista Development which now has 35 occupied market-rate homes along with the 30 designated for low-income households. Also under development is the adjacent University of Arizona Bio Park. The enhanced property tax revenue on what was originally an undeveloped vacant in-fill property with limited assessment value has already generated \$1,149,503 in levied taxes through 2012.

Location: South Campbell Avenue and East Sunland Vista

Developer(s): United Housing & Educational Development Corporation

Approved Bond Funding: \$765,134

Project Outcome

Completion Date: September 2003

Total Affordable Housing Units: 30 homes (Overall 65 units)

Total Development Cost: \$1,743,925

Leverage: 2.30: 1 (For every \$1.00 bond allotted, \$2.30 in other public/private funding was spent)

Bond \$/Unit: \$25,504

Other Development Funding Sources:

- Local Initiatives Support Corporation
- HUD HOME Program (City of Tucson HCD)
- Federal Home Loan Bank of San Francisco
- Tucson Electric Power Rate Guarantee Program
- Private/Public Construction Financing

Performance Indicators: Since its completion, the Sunland Vista Development has generated property tax revenues of \$1,149,503. Housing construction impacts the local economy by creating additional jobs and through the purchase of major materials. Occupied housing units build equity for homeowners and increase local consumption of household services. New homes give rise to added investment and the sprucing up of existing properties in the neighboring area. Sunland Vista Estates was Tucson’s first Catch the Dream development. Mel Martinez, U.S. Housing and Urban Development Secretary when the project commenced, praised the Sunland Vista Estates single-family housing development as “a sterling example of what the public and private sectors can do when they work together to build affordable housing for minority families.”

Condition: The bond funded improvements appeared in good condition during the most recent site inspection visit in January, 2013 with two exceptions, some overgrowth of weeds in the storm water retention basin, and a damaged section of sidewalk caused by a Mesquite tree growing against the sidewalk’s edge.

Applicable IGAs: None



Pima County Housing Center
801 W. Congress St
Tucson, AZ 85745
(520) 724-2460

<http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=18343>

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- **Housing Resources** — Home ownership, affordable rental housing search, sustainable housing, homeless services, fair housing.
- **Walk-in Services** — Access to computers, assistance with on-line applications consultations with housing staff, housing counselors & lending institutions
- **Foreclosure Prevention/Recovery** — Educational forums & workshops, loan modification counseling, scam & fraud awareness.
- **Mortgage Modification Assistance** — Mortgage modification assistance offered by HUD approved housing counseling agencies.

Community Meeting Rooms

Room A

Small Community Meeting Room
Room Capacity — 30

Room B

Large Community Meeting Room
Room Capacity — 90

*Audio visual and computer equipment, polycom, white board, kitchen facilities, free parking

Pima County Housing Center - Contact Information

Betty Villegas, Program Manager - betty.villegas@pima.gov
Marcos Ysmael - marcos.ysmael@pima.gov
Martha Martin - martha.martin@pima.gov
Imelda Robles - imelda.robles@pima.gov
Marjava Ramirez - marjava.ramirez@pima.gov

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Community Development & Neighborhood

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PIMA COUNTY
COMMUNITY DEVELOPMENT &
NEIGHBORHOOD CONSERVATION DEPARTMENT
KINO SERVICE CENTER
2797 EAST AJO WAY, 3RD FL
TUCSON, AZ 85713
(520) 724-3777

http://webcms.pima.gov/government/community_development_neighborhood_conservation/