

**Pima County Housing Commission
April 21, 2008 – 3:00 pm**

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

Members Present:

Ken Anderson
Tim Escobedo
Scott Place
Ed Taczanowsky
Frank Thomson
Henry Boice
Jon Miles

Members Absent:

Steve Craddock
Frank Moreno
David Greenberg
Kathleen Buske

Staff & Guests:

Betty Villegas
Margaret Kish
Marcos Ysmael
Gary Bachman
Martha Martin
Danny Tylutki
Teresa Bommarito
Samantha Romero
Terry Galligan
Michael McDonald
Marcy

Brell
Navarro

Noemi

Chris Fournillier
Jason Hisey
Ray Schneider
Danny Knee

I. Welcome & Call to Order

In the absence of the Chair and Vice-Chair, Commissioner Jon Miles called the meeting to order at 3:07 pm.

II. Approval of Minutes from March 17, 2008

Under 'Staff and Guests,' Martha Martin should be added.

Motion made by Ken Anderson to approve the minutes with changes from March 17, 2008.

Motion seconded by Frank Thomson. Motion carried unanimously.

III. Staff Report

• **Update on Bond Projects**

Pima County staff Marcos Ysmael informed the Commission on the status of the current bond projects, stating that for the 1997 bond funds there are only three projects still pending completion, but by the end of the fiscal year there should only be one still in progress. As for the 2004 bonds, all projects are satisfactorily progressing.

• **Manufactured/Affordable Housing Strategies meeting presentation**

Pima County staff Danny Tylutki gave a presentation to the Commission on the Manufactured and Affordable Housing Strategies Committee. Danny stated that in 2006 the Pima County Administrator gave direction to look at manufactured housing as an affordable housing strategy. A memo was sent to the Pima County Board of Supervisors, who in turn requested that a committee be formed to address the issue

of manufactured housing as an affordable housing strategy, as well as other affordable housing strategies. There were two goals established for this committee:

1. Review zoning codes and possibly propose amendments governing non-site built housing in Pima County, and
2. Explore and propose strategies that promote, expand and encourage the availability of affordable housing options in Pima County.

Danny Tylutki explained that time was spent educating the members of the Manufactured and Affordable Housing Strategies Committee to establish broad understanding of affordable housing concepts. The Committee reviewed the current Pima County Housing Policy, learned about the affordability gap in Pima County, and discussed workforce housing. The committee also toured various projects in Pima County to demonstrate County's affordable housing development program. Danny stated the Manufactured and Affordable Housing Strategies Committee conducted a non-scientific Affordable Housing Survey.

Danny also stated the Committee is currently reviewing their goals and strategies before submitting a final report to the Housing Commission. Danny Tylutki informed the Commission that eventually the finalized report, "Pima County's Affordable Housing Policy and Strategies", will be forwarded to the Commission to review, modify, if necessary, and then forward to the Pima County Board of Supervisors for approval.

- **Discussion and approval on draft letter presented for Board of Supervisors on the allocation of \$3.3 million for purchase of foreclosed and builder inventory homes.**

Motion made by Frank Thomson that this item be tabled until the next meeting, in order to give staff time to provide the Commission with further analysis about the possible future allocations (i.e. upcoming affordable housing projects) of the remaining \$6.6 million bond funds.

Seconded by Ed Taczanowsky. Motion carried unanimously.

- **Update on Housing Trust Fund statewide committee**

Pima County staff Gary Bachman informed the Commission of a statewide committee that has been reviewing possible statewide strategies for implementing local trust funds. Preliminary reports show that there are no easy solutions to the topics that have been discussed.

- **Update on New Hope Program**

Pima County staff Gary Bachman informed the Commission that staff was going to meet with the Pima County IDA to present the presentation made to the Commission about implementing a program that purchases rehab and resale foreclosed properties.

IV. **Subcommittee Reports**

- **Project Review Committee**

- **Discussion and possible action on the following proposed applications:**

- **Corazon del Pueblo Phase III project – Habitat for Humanity**

Commission Ken Anderson gave a brief overview of the Corazon Del Pueblo Phase III project submitted by Habitat for Humanity. He explained

that because of current market conditions, Habitat for Humanity was left with 40 extra lots, and was requesting \$385,000 in 2004 Bond Funds for infrastructure costs for 20 of the lots.

Motion made by Ed Taczanowsky to make a recommendation to the Board of Supervisors to approve the Corazon Del Pueblo Phase III project. **Motion seconded by Ken Anderson. Motion carried unanimously.**

- **Identifying Solutions to Zoning and Other Barriers to Affordable Housing**
No report at this time.
- **Identifying Other Revenue Streams of Housing Trust Fund**
No report at this time.
- **Marketing Strategies for Bond Program**
No report at this time.

V. Meeting as Affordable Housing Bond Subcommittee

- **2008 Housing Bond presentation and status**
Commissioner Frank Thomson informed the Commission that he made the presentation to the Pima County Bond Committee for the \$36 million for Affordable Housing.

VI. Announcements

Pima County staff Betty Villegas stated that this would be the last meeting at the Kino Recreation Center until the summer is over, and that staff is looking for a place to hold the summer meetings. She also asked the commission to think about whether they wanted a month off during the summer months.

VII. Call to the Audience

Michael McDonald from Habitat for Humanity thanked the Commission for approving the Corazon Del Pueblo Phase III project, and assured the Commission that Habitat for Humanity is committed to building as many affordable housing units as possible.

Terry Galligan addressed the Commission and commended Frank Thomson for his presentation to the Pima County Bond Committee.

VIII. Adjournment

Motion made by Frank Thomson to adjourn meeting.
Motion seconded by Scott Place. Motion carried unanimously.
Meeting adjourned at 4:17 pm.