

FY 2009/2010

PIMA COUNTY

Affordable Housing Bond Program Annual Report



**PIMA COUNTY COMMUNITY DEVELOPMENT AND
NEIGHBORHOOD CONSERVATION DEPARTMENT**

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PREFACE

Betty J. Villegas
Affordable Housing Program Manager

Looking back to the start of the General Obligation Bond Program for Affordable Housing, as an appointed member from the private sector to the Housing Bond Oversight Advisory Committee, our first task was to figure out how to use the voter approved bond funds to develop affordable housing. We needed an implementation plan that could provide a public benefit to our community. It was not an easy task as we soon figured out we would need to change legislation at the state level allowing us to create a housing trust fund, and use county owned land for creating affordable housing.

We had a very diverse committee that represented many segments of our community, a good facilitator with a solid understanding of housing, and support from the Board of Supervisors and County Administrator. After many hours of research, surveys, lobbying, and writing, the county was able to work with elected state officials who introduced and passed two new Arizona State Statutes allowing counties to create housing trust funds, and the authority for the Board of Supervisors to transfer county owned land for the purpose of developing affordable housing.

Fast forward to the present, as the Pima County Affordable Housing Program Manager and staff to the Pima County Housing Commission, I am confident that as you read this report, you will agree that the voters of Pima County made the right choice when they approved the General Obligation Bond Funds for Affordable Housing in 1997 and 2004.

Determination, dedication, and support continue to be the dynamic elements that make this program successful. Each project recommended and approved by the Board of Supervisors is unique and presents new opportunities that help us learn and expand homeownership opportunities to our most vulnerable Pima County residents.

Affordable housing is a basic need for all people.

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MEMORANDUM

Date: 10/6/10

To: C. H. Huckelberry, County Administrator
Hank Atha, Deputy County Administrator

From: Margaret Kish, Director

Subject: General Obligation Bond Program for Affordable Housing
FY 2009/2010 Affordable Housing Bond Program Report to the County Administrator

The Community Development and Neighborhood Conservation Department (CDNC) oversees two specific programs that manages affordable housing and neighborhood reinvestment projects funded by voter approved General Obligations Bonds. These bond funded programs differ significantly from other County capital improvement projects which typically include detailed information specific to each project when the bond proposals were developed. Both the Affordable Housing Bond Program and the Neighborhood Reinvestment Program utilize their designated bond funding for specific community based projects currently via an open and continuous application process and under the oversight of advisory bodies appointed by the Pima County Board of Supervisors. As of 2004, Affordable Housing Bond Program projects are reviewed by the Pima County Housing Commission and recommended to the Pima County Board of Supervisors (Board) for final approval.

The 1997 and 2004 bond authorizations (Bond funds), totaling \$15M, have been successful in providing significant capital for improving and expanding affordable housing opportunities throughout Pima County. To date, \$13.5M has been committed to 23 projects. In fiscal year 2009-2010 two (2) of these funded projects—Westmoreland and Sunnyside Pointe Phase I—have been finalized accounting for a cumulative program total of 16 completed projects.

Previously, however, all \$15M in Bond funds had been committed in its entirety. In FY 2009/2010 it become advantageous to recommend the cancellation of the Pima Foreclosure Recovery Project, in effect, making available \$1.5M in Bond funds for additional projects. The cancellation of this project was approved by the Housing Commission, since it was evident that CDNC's successful application for HUD Neighborhood Stabilization Program II (NSP II) grant funds would conduct similar and expanded activities. Staff anticipates working through the Housing Commission, County

Administrator, and Board of Supervisors to commit the remaining funds for future projects that employ energy efficient and green building technologies, amongst other sustainable development techniques and concepts.

The success of the Affordable Housing Bond Program is also measured by the number of housing units that will be completed, in addition to, the total amount of private and public dollars leveraged to develop these affordable housing opportunities. To date, the \$13.5M in committed Bond funds will create 467 single-family homeownership units, 269 multi-family rental units and 20 single family rental units. In total, 784 units of affordable housing will be completed at build out leveraging more than \$126M in other private and public resources. That equates to \$9 leveraged for every \$1 in Pima County General Obligation Bond Funds for Affordable Housing committed. At present, 335 of these affordable units are now completed and occupied.

This FY 2009-2010 report is presented to the County Administrator regarding the status of the bond funded programs and the specific projects that are pending, in process, and completed. This report will focus exclusively on the yearly and cumulative status of the Affordable Housing Bond Program and its utilization of 1997 and 2004 Bond funds.

I. Program Overview

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 that will produce a total of 262 units of affordable housing at final build out utilizing the 1997 Affordable Housing Bonds. Due to the success of the 1997 Bond Program, Pima County voters approved an additional \$10M bond for affordable housing programs. This 2004 Bond Implementation Plan called for the formation of a Pima County Housing Commission to oversee the bond authorizations.

The Affordable Housing Bond Program has been created to provide General Obligation Bond funds to qualified applicants for the production, development, and/or re-development of affordable housing projects and programs. Qualified applicants include: non-profit corporations, units of government, licensed private sector builders, or any combination thereof. Briefed below are eligible uses; the application review process; fiscal-year 2009-2010 highlights; program reports and details; concluding recommendations; and individual project profiles (Appendix A).

In November 2004, the Pima County Board of Supervisors established the Pima County Housing Commission. The Housing Commission assists the Board of Supervisors in developing and implementing policies that increase homeownership and improve the quality of housing for residents of Pima County.

II. Eligible Uses

The Affordable Housing Bond Program is often referred to as an “infrastructure improvement program” designed to subsidize the development of affordable and mixed-income residential subdivisions and developments. Historically, new off-site improvements located within public right-of-ways (ROW) and/or costs associated with improvements to existing infrastructure were eligible as determined by respective bond council. Eligible for the Affordable Housing Bond Program have since been expanded to include the purchase of land for affordable housing—both improved and unimproved—to serve low-income households.

III. Application Review Processes

Currently, CDNC Affordable Housing and Community Planning staff manages and coordinates an open and continuous application process to solicit affordable and mixed-income housing developers for the Affordable Housing Bond Program. Submitted applications are initially reviewed by staff, in order of receipt, for completeness to insure

that minimal *Threshold Criteria* have been satisfied by qualified applicants. Applicants are notified by staff regarding the status of their application. Completed applications which meet all *Threshold Criteria* are further evaluated utilizing the *Program Priorities* ranking system.

The Housing Commission established eight (8) *Program Priorities* for the Affordable Housing Bond Program to quantitatively rate and scores the potential project applications for funding. A Housing Commission project review subcommittee and staff further review each application which must score a minimum of 80 points to be placed on the full Pima County Housing Commission agenda for final review and discussion. Ultimately, the Housing Commission is responsible for the review and recommendation of all potential Bond Program projects for final Board of Supervisor approval. Table 1 below lists the current members of the Pima County Housing Commission.

Table 1: Pima County Housing Commission, FY2009/2010

Name	District
Kathleen Hewitt	1
David Greenberg	1
Ken Anderson	2
Frank Thomson	2
Henry Boice	3
Tim Escobedo	3
Brad Smith	4
Scott Place	4
Jon Miles	5
Frank Moreno (Chairman)	5
Jessica Whyde, SAHBA President	County Administrator

For an exhaustive and complete detail of Pima County's Affordable Housing Bond Program Application; associated *Threshold Criteria* and *Program Priorities*; and, review processes please see [2004 Bond Application](http://www.pima.gov/CED/Grants/rfp.html#Grants) available online at: <http://www.pima.gov/CED/Grants/rfp.html#Grants>

IV. Fiscal Year 2009/2010 Highlights

1. Completed Projects:

- **Sunnyside Pointe Phase I (Sunnyside Pointe Development, LLC)** – Infrastructure improvements were completed effectively serving 90 affordable single family home sites. Three model homes and a sales office were completed for a grand opening event held on 5/22/2010. As of June 30, 2010, eight contracts have already been processed; and of the eight homes sold, one is completed and occupied with an additional five under construction. Old Pueblo Community Services and La Frontera Center, Inc. are the developers complimented by Pepper Viner Homes as their designated homebuilder.
- **Westmoreland Project (Chicanos Por La Causa, Inc.)** – Infrastructure improvements were completed at this 14 unit, affordable home ownership, development that will meet Pima County's Residential Green Building Standards

(Gold Level). Home sales are expected to start summer 2010.

2. Completed Housing Units:

- **FY 2009/2010** – 18 affordable single family residences have been completed for the fiscal year ending 6/30/2010 as a direct result of bond funded infrastructure further detailed in Table 2 below:

Table 2: Units Completed, FY 2009/2010

Active Projects (Developer)	# Units	Bond funds \$'s/Unit
We-Chij Estates (OPCS)	1	\$21,170
Copper Vista I (CPLC)	0	\$15,000
Corazon Del Pueblo (HFHT)	7	\$17,648
Lessons From Civano (DDBC)	1	\$31,758
Iowa Project (CPLC)	0	\$27,757
Sylvester Drive Estates (OPCS)	8	\$37,308
Sunnyside Pointe Phase I (OPCS)	1	\$37,308
Totals	18	\$187,948
Average per Unit	-	\$26,850

- **Cumulative program total** – 335 units of affordable housing have been create to date utilizing both 1997 and 2004 Bond funds as detailed in Table 3 below:

Table 3: Total Completed Units as of 06/30/10

Completed* and Active Projects (Developer)	# Units	Bond funds \$'s/Unit
Sunland Vista (UHDC)*	30	\$25,504
Chantlalli Estates (CPLC)*	37	\$8,108
Balboa Laguna (HFHT)*	36	\$22,805
Valle Del Sur (DDG)*	60	\$4,566
High Sierra Estates (Major Const)*	15	\$28,982
We-Chij Estates (OPCF)*	21	\$21,170
West Ochoa Project (CPLC)*	5	\$24,000
Copper Vista I (CPLC)	2	\$15,000
Casa Bonita III,IV,V (DDG)*	60	\$3,077
Curley School Apts (ISDA)*	30	\$11,667
Corazon Del Pueblo I & II (HFHT)	21	\$17,648
Lessons From Civano (DDBC)	3	\$31,758
Iowa Project (CPLC)	1	\$27,757
Sylvester Dr. Estates (OPCS)	13	\$37,308
Sunnyside Pointe Phase I (OPCS)	1	\$37,308
Totals	335	\$316,657
Average per Unit	-	\$21,110

3. Bond Program Milestones:

- **MLK Apartments** – Construction on this City of Tucson Hope VI project begin in October 2009 which will provide 68 new fully accessible public housing units for seniors and persons with disabilities. The project is now over 70% complete with a

building dedication and ribbon cutting event scheduled for October 15, 2010.

- **Ghost Ranch Lodge Apartments Phase I** – Construction has begun on this Atlantic Development conversion and substantial rehabilitation of the historic Ghost Ranch Lodge from a motel to affordable rental housing units for seniors and special needs populations. Phase I will utilize Bond funds to renovate 30 existing Joesler units, in addition to, constructing 30 new residences, resulting in 60 one-bedroom, one-bathroom, apartments that will retain 1941 the historical courtyard design context as originally designed by renowned Swiss architect Josias Joesler (1895-1956). Phase I is 80% complete with leasing activity scheduled for summer 2010.
- **Barrio San Antonio Civano Demonstration Project** – Construction was completed on the third of five homes contracted for this project which is also known as “Lessons from Civano.” The completed homes feature energy efficiencies and other sustainable design features; including rain water harvesting and native plant landscape design.
- **We-Chij Estates & Sylvester Drive Estates** – Both these projects were developed by Old Pueblo Community Services, and are now 100% built-out with a total of 34 affordable homes completed and occupied by low-income homebuyers. Bond funded improvements for these respective developments were completed in June 2008 and June 2009 respectively.
- **Corazon Del Pueblo Phase I** – This Habitat for Humanity Tucson project is now 100% built-out with 20 affordable homes completed and occupied by Habitat homebuyers. Bond funded infrastructure for this project was completed in June 2007.
- **Corazon Del Pueblo Phase II** – The first Habitat home for this project has been completed and occupied. An additional four (4) homes are currently under construction under the Habitat for Humanity model. Bond funded improvements for this project were completed in June 2008.

V. Program Report and Details

This section provides fiscal year and cumulative program summary followed by a detail of 1997 and 2004 Affordable Housing Bond projects.

1. **Program Summary** – Table 4 provides a fiscal year 2009-2010 and cumulative summary of project and financial status of Pima County’s Affordable Housing Bond Program. In the last fiscal year, two (2) projects have been completed. A project is considered complete when all contracted infrastructure work, inspections, and associated invoices/billings have been finalized. This program also employs a cost reimbursement system for all projects. To date, over 93 percent of the 1997 bond funds and 39 percent of the 2004 bond funds have been expended. Moreover, opportunity exists to fund additional projects with \$1.5M made available from the recommended cancelation of the Pima Foreclosure Program in lieu of eligible activities being funded by the HUD Neighborhood Stabilization Program II grant.

Table 4: Affordable Housing Bond Program Summary, FY 2009/2010

Bond Authorization	Total Amount	Amount Allocated to Date	Amount Expended FY08/09	Amount Expended FY09/10	% Increase (FY08/09 & FY09/10)	Total Approved Projects to Date	Projects Completed FY09/10	Total Projects Complete
1997 Housing Reinvestment Bonds	\$5,000,000	\$5,002,715	\$4,302,037	4,674,394	9%	9	0	8
2004 Housing Reinvestment Bonds	\$10,000,000	\$8,500,000	\$974,042	3,283,502	237%	14	2	8
Totals	\$15,000,000	\$13,502,715	\$5,276,079	7,957,896	51%	23	2	16

2. 1997 Affordable Housing Bond Projects Detail – Table 5 details projects awarded 1997 Bond funding for affordable housing. There are a total of nine projects, which when built out, will produce 262 affordable homeownership units. The average investment per unit is \$19,084 for the 1997 bond program. There is one remaining project with an anticipated Fall 2010 completion date. The \$5M in 1997 Affordable Housing bond funds have leveraged nearly \$36M in public and private financial resources into Pima County for low-income and very low-income households. For detailed completed project information including: project location; funding amounts; identified leveraged resources; actual bond funded improvements; scopes of work; and community benefit assessments please see associated projects as listed in Appendix A.

Table 5: 1997 Affordable Housing Bond Projects Detail, FY 2009/2010

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
Chantalli 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
Colonia Libre	Development Design Group	Town Homes	Owner (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	(9/31/2010)
Totals				262	\$35,766,566	\$5,002,715	8 Complete

*Note: Approved and eligible expenditures to: initiate the program (\$126,154), marketing (\$3,389), and a requested transfer to CDNC Neighborhood Reinvestment Division for applicable projects (\$683,264).

3. **2004 Affordable Housing Bond Projects Detail** - Table 6 reports on projects awarded 2004 Bond funding for affordable housing. There are a total of 15 projects, when completed, will produce 534 total affordable units, i.e.: 233 homeownership and 309 rental units, respectively. The average investment per unit for the 2004 bond program is \$18,947 for homeownership and \$18,075 for rental projects. In fiscal year 2008-2009, three (3) 2004 bond projects were completed to complement an existing three (3) finalized projects for a total of six (6) completed. The \$10M in 2004 Affordable Housing Bond funds have leveraged over \$90M in public and private financial resources into Pima County for low-income and very low-income households. Together, the \$15M in 1997 and 2004 Bond funding has leveraged nearly \$125M in investment for affordable housing development in Pima County. For detailed information on completed projects please see projects as listed in Appendix A.

Table 6: 2004 Affordable Housing Bond Projects Detail, FY 2009/2010

Project	Developer(s)	Type	Tenure	Affordable Units	Total Development Costs	Bond Allocation	Status (expected completion)
MLK Revitalization Plan	City of Tucson CSD	HOPE VI (Public Housing)	Rental	68	\$18,067,009	\$1,272,678	(12/30/2010)
Sylvester Drive Estates	Sylvester Drive LLC /Old Pueblo	SFR	Owner	13	\$2,025,500	\$485,000	Complete
Casa Bonita III, IV & V	Development Design Group	Multi-family (SMI)	Rental	60	\$5,079,843	\$184,611	Complete
Corazon Del Pueblo Phase 1	Habitat for Humanity Tucson	SFR	Owner	20	\$2,969,635	\$352,694	Complete
Curley School Apartments	International Sonoran Desert Alliance	Multi-family (Live/work)	Rental	30	\$9,373,915	\$350,000	Complete
Lessons From Civano @ Barrio San Antonio	Drachman Design-Build Coalition	SFR	Owner	5	\$1,316,417	\$158,793	(06/30/2012)
Iowa Project	Chicanos Por La Causa	SFR	Owner	6	\$1,065,566	\$166,540	(06/30/2012)
Corazon Del Pueblo Phase 2	Habitat for Humanity Tucson	SFR	Owner	20	\$2,969,635	\$395,466	Complete
Westmoreland	Chicanos Por La Causa	SFR	Owner	11	\$3,042,403	\$407,000	Complete
Ghost Ranch Lodge Apt's Phase I	Atlantic Development	Multi-family (Senior)	Rental	60	\$12,685,022	\$1,100,000	(10/30/2010)
Corazon Del Pueblo Phase 3	Habitat for Humanity Tucson	SFR	Owner	20	\$2,703,120	\$385,000	Complete
Esperanza En Escalante Veteran's Housing	Esperanza En Escalante	SFR	Rental	51	\$3,524,180	\$1,178,000	(06/30/2012)
Honea Heights Redevelopment Project	Town of Marana	SFR	Owner	40	\$7,392,812	\$600,000	(12/30/2012)
Sunnyside Pointe Phase 1	Sunnyside Point LLC.	SFR	Owner	90	\$7,062,000	\$1,464,218	Complete
Pima Foreclosure Program	Pima County	SFR	Rental	-	-	-	Cancelled
Totals				494	\$90,250,227	\$8,500,000	8 Complete

VI. Recommendations

Due to the successes of the 1997 and 2004 Affordable Housing Bond Programs, staff proposes the following recommendations:

1. Include and support an Affordable Housing Bond Program element into the next General Obligation Bond Authorization.
2. Direct the Housing Commission and staff to review and update the County's Affordable Housing Bond Program Application to incorporate new eligible uses, adjust funding requirements for current market conditions, and to more effectively rank and prioritize prospective projects for "project readiness."
3. Pursue an expedited or "fast tracking" system for all applicable County administered development review processes for all Affordable Housing Bond Projects.
4. Direct Housing Commission and staff to explore additional incentives and waivers for all applicable County administered development review processes for all Affordable Housing Bond Projects.

APPENDIX A
COMPLETED PROJECTS PROFILES

1997 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: SUNLAND VISTA (HR1603)
DEVELOPER: UNITED HOUSING & EDUCATIONAL DEVELOPMENT CORPORATION
COMPLETION DATE: 9-30-2003
AFFORDABLE UNITS 30
TOTAL UNITS: 65

Project Location/Site:

Sunland Vista Subdivision is located near the southeast corner of South Campbell Avenue and East Sunland Vista.

Funding Amount:

\$765,134

Leveraged Funds:

Local Initiatives Support Corporation (LISC)
HUD HOME Program (City of Tucson CSD)
Federal Home Loan Bank of San Francisco
Tucson Electric Power Rate Guarantee Program

Bond Funded Improvements:

Off-site infrastructure which included: new water main, streets, sidewalks, storm drainage, lighting, landscaping, block walls, and alleyway ROW improvements.

Scope:

Project provided offsite infrastructure to support the construction of 30 new single family homes affordable to low-income families. The project also included 35 additional single family homes available to moderate income families, the development of which was supported by private funding.

Community Benefit:

This project replaced previously vacant/undeveloped land with a new mixed-income residential infill development serving both low and moderate income homeowners and their families.



1997 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: CHANTALLI ESTATES SUBDIVISION (HR1604)
DEVELOPER: CHICANOS POR LA CAUSA (CPLC)
COMPLETION DATE: 6-30-2004
AFFORDABLE UNITS 37
TOTAL UNITS: 61

Location of Improvements:

Chantalli Estates Subdivision (Lots 1-61 and Common Areas A and B) is located at southwest corner of North Silverbell Road and North Introspect Drive.

Bond Funding Amount:

\$300,000

Leveraged Funds/Resources:

Land donated by Pima County and the City of Tucson
HUD HOME Program (City of Tucson CSD)
Fannie Mae Foundation
Tucson Electric Power Rate Guarantee Program

Bond Funded Improvements:

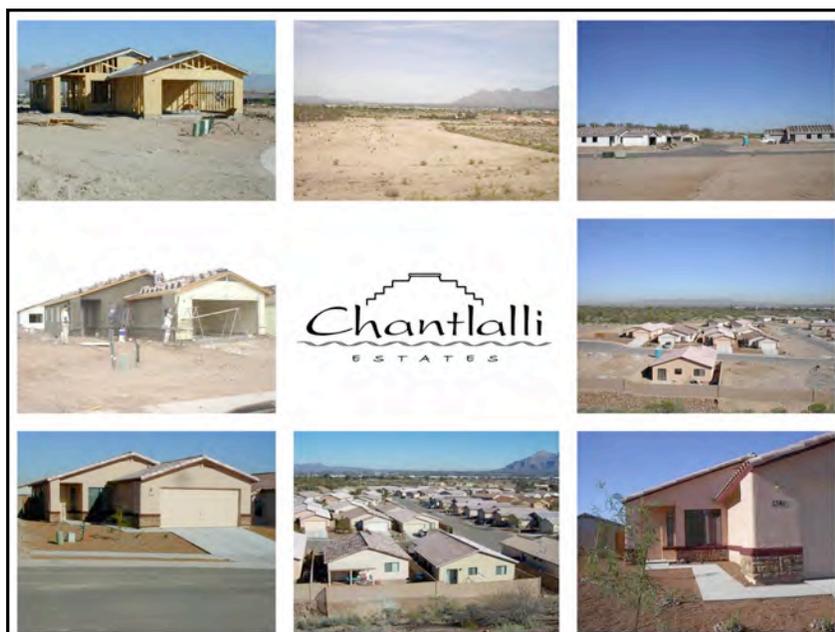
Off-site engineering and infrastructure which included: new underground utilities, streets, sidewalks, storm drainage, lighting, landscaping, block walls.

Scope:

Project provided offsite infrastructure to support the construction of 37 new single family homes affordable to low-income families. The project also included 24 additional single family homes made available to moderate income families, the development of which was supported by private funding.

Community Benefit:

This nationally recognized project replaced the old/vacant Silverbell Crusher site with a new mixed-income residential infill development serving both low and moderate income homeowners and their families. The project received the *2005 Award of Excellence* from the National Association for County Community and Economic Development (NACCED).



1997 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: HIGH SIERRA ESTATES SUBDIVISION (HR1607)
DEVELOPER: MAJOR CONSTRUCTION & OLD PUEBLO COMMUNITY FOUNDATION
COMPLETION DATE: 6/30/05
AFFORDABLE UNITS: 15
TOTAL UNITS: 21

Project Site/Location:

High Sierra Estates Subdivision (Lots 1-21 and Common Areas A, B and C) is located within the Elvira Neighborhood near South Santa Clara Avenue and West Carolchristine Place.

Funding Amount:

\$434,743

Leveraged Funds/Resources:

HUD HOME Program (City of Tucson CSD)
Federal Home Loan Bank of San Francisco

Bond Funded Improvements:

Off-site engineering and infrastructure which included: new underground utilities, streets, sidewalks, storm drainage, and landscaping.

Scope:

Project provided offsite infrastructure to support the construction of 15 new single family homes affordable to low-income families. The project also included 6 additional single family homes that were available to moderate income families, the development of which was supported by private funding.

Community Benefit:

This project replaced previously vacant/undeveloped land with a new mixed-income residential infill development serving both low and moderate income homeowners and their families.



1997 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: VALLE DEL SUR TOWNHOMES (HR1609)
DEVELOPER: DEVELOPMENT DESIGN GROUP
CURRENT OWNER: SIMPSON HOUSING CORPORATION
COMPLETION DATE: 2/03/06
AFFORDABLE UNITS: 60
TOTAL UNITS: 60

Project Site/Location:

Valle Sur Townhomes are located at the southeast corner of West 38th Street and South 9th Avenue.

Funding Amount:

\$273,984

Leveraged Funds/Resources:

Low Income Housing Tax Credits (Arizona Department of Housing)
HUD HOME Program (Arizona Department of Housing)
Federal Home Loan Bank of San Francisco

Bond Funded Improvements:

Off-site engineering and infrastructure which included: new underground utilities, curbs, sidewalks, storm drainage, and landscaping.

Scope:

Project provided offsite infrastructure to support the construction of 60 new single family townhomes/condominiums affordable to low-income families.

Community Benefit:

This infill development project replaced previously vacant/undeveloped land with 60 new townhomes serving low income individuals and families in the City of South Tucson. This development provides a long term lease-purchase option that provides potential home ownership opportunities for very low income families who otherwise could not qualify to purchase a home.



1997 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: COPPER VISTA I (HR1605)
DEVELOPER: CHICANOS POR LA CAUSA (CPLC)
COMPLETION DATE: 6-30-2006
AFFORDABLE UNITS: 29
TOTAL UNITS: 29

Location of Improvements:

The Copper Vista Subdivision (Lots 1-29 and Common Area A) is located at northeast corner of East Alvord Road and South Randall Boulevard.

Bond Funding Amount:

\$435,000

Leveraged Funds/Resources:

HUD HOME Program (City of Tucson CSD)
Tucson Electric Power Rate Guarantee Program

Bond Funded Improvements:

Off-site engineering and infrastructure which included: new underground utilities, streets, curbs, sidewalks, and storm drainage.

Scope:

Project provided offsite infrastructure to support the construction of 29 new single family homes affordable to low-income families.

Community Benefit: This infill development project will replace previously vacant/undeveloped land with 29 new single family homes serving low income individuals and families.



1997 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: WE CHIJ ESTATES (HR1610)
DEVELOPER: PIMA FAIRLAND INC. & OLD PUEBLO COMMUNITY FOUNDATION
COMPLETION DATE: 10/09/07
AFFORDABLE UNITS: 21
TOTAL UNITS: 28

Project Site/Location:

We Chij Estates Subdivision (Lots 1-28) is located at the corner of West Nebraska and South Fairland Park Lane directly east of Apollo Middle School and northeast of Liberty Elementary School.

Funding Amount:

\$444,580

Leveraged Funds/Resources:

HUD HOME Program (City of Tucson CSD)
Federal Home Loan Bank of San Francisco

Bond Funded Improvements:

Off-site engineering and infrastructure which included new: underground utilities, streets, sidewalks, storm drainage, and landscaping.

Scope:

Project provided offsite infrastructure to support the construction of 21 new single family homes affordable to low-income families. The project also includes 7 additional single family homes that will be available to moderate income families, the development of which is supported by private funding.

Community Benefit:

This project replaced previously vacant/undeveloped land with a new mixed-income residential infill development serving both low and moderate income homeowners and their families.



1997 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: WEST OCHOA (HR1608)
DEVELOPER: CHICANOS POR LA CAUSA (CPLC)
COMPLETION DATE: 6-30-2008
AFFORDABLE UNITS: 5
TOTAL UNITS: 5

Location of Improvements:

The Barrio [West] Ochoa Subdivision (Lots 1-5 and Common Area A) is located directly west of South 9th Avenue and West 25th Street across and the street from the West Ochoa Neighborhood Park.

Bond Funding Amount:

\$120,000

Leveraged Funds/Resources:

Land Donated by the City of Tucson
HUD HOME Program (City of Tucson CSD)
Tucson Electric Power Rate Guarantee Program

Bond Funded Improvements:

Off-site engineering and infrastructure which included: new underground utilities, curbs, sidewalks, and storm drainage.

Scope:

Development activities provided offsite infrastructure to support the construction of five (5) new single family homes affordable to low-income families.

Community Benefit:

This infill development project replaced a previously vacant and blighted parcel with five (5) new single family homes serving low income individuals and families.



1997 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: BALBOA-LAGUNA (HR1606)
DEVELOPER: HABITAT FOR HUMANITY TUCSON
COMPLETION DATE: 12-30-2008
AFFORDABLE UNITS: 36
TOTAL UNITS: 36

Location of Improvements:

The Balboa-Laguna Subdivision (Lots 1-36 and Common Area A, B and C) is located at the northeast corner of North Balboa Avenue and West Laguna Street.

Bond Funding Amount:

\$821,000

Leveraged Funds/Resources:

Land Donated by the City of Tucson
HUD HOME Program (City of Tucson CSD)
Pascua -Yaqui Tribe
Federal Home Loan Bank of San Francisco

Bond Funded Improvements:

Off-site engineering and infrastructure included: new underground utilities, streets, curbs, sidewalks, lighting, storm drainage, and a pocket park that will be owned and maintained by the City of Tucson.

Scope:

Project provided offsite infrastructure to support the construction of 36 new, zero lot line, patio homes with that are affordable to low income families.

Community Benefit:

This in-fill development project replaced previously vacant, blighted/undeveloped land with 36 new patio homes with zero lot lines serving low and very low income individuals and families.



2004 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: CASA BONITA III, IV & V (HR4002)
DEVELOPER: DEVELOPMENT DESIGN GROUP
COMPLETION DATE: 6-30-2006
AFFORDABLE UNITS: 60
TOTAL UNITS: 60

Project Location/Site:

Casa Bonita III, IV & V scattered site, multi-family, projects are located at 1016 East Milton Road, 1050 East Milton Road and 5720 South Randall Boulevard, respectively.

Funding Amount:

\$184,611

Leveraged Funds:

Low Income Housing Tax Credits (ADOH)
HUD HOME Program (ADOH)
HUD HOME Program (City of Tucson CSD)
Federal Home Loan Bank of San Francisco

Bond Funded Improvements:

Off-site Infrastructure which included: new underground utilities, curbs, sidewalks, storm drainage, lighting and landscaping.

Scope:

Project provided offsite infrastructure to support the construction of 60 new one bedroom apartments located on 3 separate parcels, with 20 units and a community building at each parcel. These units are designed to serve very low income persons with special needs, including the seriously mentally ill (SMI).

Community Benefit:

This project replaced previously vacant/undeveloped land at 3 parcels with three new 20 unit multi-family developments serving very low income residents with special needs.



2004 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: CURLEY SCHOOL APARTMENTS (HR4007)
DEVELOPER: INTERNATIONAL SONORAN DESERT ALLIANCE (ISDA)
COMPLETION DATE: 6-30-2007
AFFORDABLE UNITS: 30
TOTAL UNITS: 30

Location of Improvements:

The Historic Curley School located at 201 Esperanza Avenue, Ajo, Arizona,

Bond Funding Amount:

\$350,000

Leveraged Funds/Resources:

Low Income Housing Tax Credits (ADOH)
ADOH Housing Trust Fund and HOME Program (HUD)
Pima County HOME Program (HUD)
Federal Home Loan Bank of San Francisco
Pima County, HUD Community Development Block Grant (CDBG)

Bond Funded Improvements:

Off-site engineering and infrastructure included: new underground utilities, sewer, curbs, sidewalks, storm drainage, lighting, landscaping, and block walls.

Scope:

Project provided offsite infrastructure to support the renovation and conversion of the former Curley School into 30 live/work apartments affordable to very low-income households.

Community Benefit:

This nationally recognized project renovated and converted the historic Curley School into 30 live-work rentals designed for low-income artists, artisans and creative home businesses. The project also included renovation of the school auditorium, which is now available to local residents.



2004 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: CORAZON DEL PUEBLO PHASES I, II & III (HR4003, HR4011 & HR4013)
DEVELOPER: HABITAT FOR HUMANITY TUCSON
COMPLETION DATE: 6-30-07, 6-30-08 & 6-30-09
AFFORDABLE UNITS: 60
TOTAL UNITS: 393

Location of Improvements:

The Corazon Del Pueblo Subdivision (Lot 1-393 and Common Areas A, B, C and D) is located at South Van Buren Avenue and East Elvira Road.

Bond Funding Amount:

Phase I: \$352,694

Phase II: \$395,466

Phase III: \$385,000

Leveraged Funds/Resources:

HUD HOME Program (City of Tucson CSD)

Federal Home Loan Bank of San Francisco

Bond Funded Improvements:

Off-site engineering and infrastructure included: new underground utilities, streets, curbs, sidewalks, lighting, storm drainage, and landscaping.

Scope:

Phases I, II and III provided offsite infrastructure to support the construction of 60 new single family homes that will be affordable to low income families. The project also includes the development of over 300 additional single family homes supported by private funding that are available to moderate income families.

Community Benefit:

Habitat for Humanity Tucson has partnered with four local homebuilders to develop this project, which replaced previously vacant, blighted/undeveloped land with a new mixed income subdivision serving both low and moderate income households.



2004 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: SYLVESTER DRIVE ESTATES (HR4004)
DEVELOPER: SYLVESTER DRIVE LLC / OLD PUEBLO COMMUNITY FOUNDATION
COMPLETION DATE: 12/30/08
AFFORDABLE UNITS: 13
TOTAL UNITS: 13

Project Site/Location:

Sylvester Drive Estates Re-subdivision (Lots 1-13) is located at West San Juan Trail and South Sylvester Drive.

Funding Amount:

\$485,000

Leveraged Funds/Resources:

Pima County Industrial Development Authority
Federal Home Loan Bank of San Francisco+

Bond Funded Improvements:

Off-site engineering and infrastructure included: new underground utilities, curbs, sidewalks, storm drainage and landscaping.

Scope:

Project provided offsite infrastructure that will support the construction of 13 new single family homes affordable to low-income families.

Community Benefit:

This project replaced previously vacant/undeveloped land with a residential infill development serving both low income homeowners and their families. Storm drainage improvements will also benefit existing homes at the south end of Sylvester Drive.



2004 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: WESTMORELAND PROJECT (HR4012)
DEVELOPER: CHICANOS POR LA CAUSA, INC.
COMPLETION DATE: 06/16/10
AFFORDABLE UNITS: 11
TOTAL UNITS: 14

Project Site/Location:

The Westmoreland Subdivision (Lots 1-14 and Common Areas A, B, C and D) is located at North Westmoreland Avenue across from West Placita Cobre in the Menlo Park neighborhood.

Funding Amount:

\$407,000

Leveraged Funds/Resources:

City of Tucson Land Grant
HUD HOME Program (City of Tucson CSD)
Tucson Electric Power Grant

Bond Funded Improvements:

Off-site engineering and infrastructure included: grading; site drainage; underground utilities; new street and access drives; sidewalks; paving; and, curbs and curb cuts.

Scope:

Project provided offsite infrastructure that will support the construction of 14 new single family homes. This mixed income affordable housing development will fund 11 affordable units to low-income families.

Community Benefit:

This project is a mixed income subdivision that will represent a total of fourteen new units of owner-occupied housing in District #5 of which eleven will be affordable to low-income homebuyers earning at or below 80% of the area median income (AMI). These single-family town homes will include solar water heaters, grey-water system, rainwater harvesting and will meet Tucson Electric Power's Rate Guarantee program standards for efficiency. This development has also received a preliminary Gold Rating under the new Pima County Residential Green Building Standards.



2004 BOND AUTHORIZATION COMPLETED PROJECTS

PROJECT: SUNNYSIDE POINTE PHASE I (HR4017)
DEVELOPER: SUNNYSIDE POINTE DEVELOPMENT, L.L.C.
COMPLETION DATE: 6/28/10
AFFORDABLE UNITS: 90
TOTAL UNITS: 90

Project Site/Location:

Sunnyside Pointe Subdivision (Lots 1-267 and Common Areas A, B and C) is located at South Park Avenue and East Robert Hanson Drive Sylvester Drive.

Funding Amount:

\$1,464,218

Leveraged Funds/Resources:

Federal Home Loan Bank of San Francisco
Neighborhood Stabilization Program II

Bond Funded Improvements:

Architectural and engineering; site survey and testing; grading; underground utilities; stormwater drainage; street paving; side walks, curbs and curb cuts; landscaping and irrigation; and, permits.

Scope:

Project provided design and construction of site improvements that will support the development of the 90 single family home sites for affordable workforce housing.

Community Benefit:

This project is a partnership amongst 2 non-profit housing agencies (La Frontera and Old Pueblo Community Services) and a private home builder (Pepper-Viner Homes) working together to develop and construct 90 single family homes that will be affordable to low-income home buyers in Pima County. The site was a previously vacant and undeveloped parcel that was subject of illegal dumping and transient camps. Model homes and a sales office have since been completed.

