

**Pima County Housing Commission
January 26, 2009 – 3:00 pm**

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

Members Present:

Brad Smith
David Greenberg
Ed Taczanowsky
Frank Moreno
Frank Thomson
Henry Boice
Jon Miles
Scott Place
Tim Escobedo

Members Absent:

Kathleen Hewitt
Ken Anderson

Staff & Guests:

Margaret Kish
Betty Villegas
Daniel Tylutki
Gary Bachman
Marcos Ysmael
Mark Holden
Martha Martin
Adam Weinstein
Samantha Romero

I. **Welcome & Call to Order**

Commission Chair Frank Moreno called the meeting to order (Time not Stated).

II. **Approval of Minutes from November 17, 2008**

Motion made by David Greenberg to approve the minutes.

Motion seconded by Jon Miles. Motion carried unanimously.

III. **Report from Staff**

- a. Marcos Ysmael reviewed the status of all projects as presented in a report distributed to the members of the Housing Commission. His report summarized the all completed projects and those under construction under the 1997 and 2004 bond programs.
- b. Marcos Ysmael reviewed the Draft Annual Report. Commissioners were asked to review and provide written comments or recommendations no later than next Wednesday. The final report will be submitted to the County Administrator and then to the Board of Supervisors.
- c. Commission Members Frank Thomson and Jon Miles discussed outcomes of the Board of Supervisors January 13, 2009 meeting regarding bond projects recommended by the Housing Commission. The Board approved all projects recommended by the Commission, but no contracts may be executed until projects fulfill several outstanding conditions stipulated by Pima County Housing Staff.
- d. Betty Villegas sought direction from the County Administrator regarding project bond funds recommended by the Commission. Based on those discussions, staff reallocated \$600,000 of bond funds from the Honea Heights Project in

Marana to the Sunnyside Pointe Project. Commissioners Ed Taczanowsky, Jon Miles, David Greenburg and Frank Thomson discussed the current flood plain and levee surveys and studies currently in progress. Honea Heights affordable housing will be eligible for flood insurance whether or not FEMA determines the project is in a flood plain. Marcos Ysmael said Sunnyside Pointe is slated to receive HOME funds which will provide additional security for the bond funds.

- e. Commissioners Frank Thomson, Ed Taczanowsky and Frank Moreno discussed the process of accepting and soliciting new applications now that bond funds have been fully committed and how to respect the role of the Board of Supervisors. Staff will follow current procedures for review and will encourage new applications for bond funds as (1) replacements for any currently approved projects that may drop out, (2) projects for a potential 2009 or 2010 bond election authorized by the Board of Supervisors who suggested \$5 million for affordable housing, and (3) "shovel ready" projects for anticipated federal funds.
- f. Commissioner Frank Thomson discussed Pima County IDA acquisitions of 12 foreclosed houses. Located in the Midvale neighborhood in Tucson, one of the hardest hit foreclosure areas, these acquisitions may convert to Pima County under an agreement that will place them into a Community Land Trust with long-term affordability will be enforced. The Commission approved \$1.5 million for a program to acquire foreclosed houses. An intergovernmental agreement will be developed for these and future funds allocated to Pima County for foreclosures and neighborhood stabilization.
- g. Betty Villegas noted that the Board of Supervisors questioned the location of houses to be purchased with bond funds. Betty advised the Board that this location was selected to create a positive impact on a particularly devastated neighborhood. Midvale neighbors have expressed support for these acquisitions and assisted in some of the clean up. Commissioners stated the Midvale model can be implemented anywhere in Pima County where foreclosures adversely impact neighborhoods thereby spreading the program among all Supervisor districts.
- h. Margaret Kish and Betty Villegas recommended the Commission establish priorities for new projects which will be discussed as an action item at the next meeting. Suggested criteria may include: approved construction financing; construction start date; ability to complement the Pima County Neighborhood Stabilization Plan and other city, county or state strategies; and eligibility as a replacement project for projects which have been approved but have become significantly stalled or are terminated.
- i. Gary Bachman reviewed the Neighborhood Stabilization Program (NSP) and reported that HUD will most likely will approve the Pima County plan by mid-February based on the absence of any questions or concerns expressed by HUD. Gary introduced Mark Holden, Project Coordinator for NSP and former employee of the Pima County Development Services. Gary commented on pending federal legislation for economic stimulus.
- j. Daniel Tylutki addressed a Commissioner's recommendation that Pima County Development Services implement an expedited review for affordable housing projects. That process is part of a report which Daniel will be presenting to the Commission at the next meeting. He acknowledged that with the slowed

economy, Development Services workload has decreased, but staff reductions have slowed the approval process.

- k. Betty Villegas advised Housing Commissioners to seek reappointment for another four year period from their appointers. Supervisors Elias and Valadez have re-appointed their Housing Commission representatives.
- l. Betty Villegas asked the Commission to consider whether the existing project criteria should be revised to include a unit and, or project cap on bond funds.
- m. Betty Villegas stated that the next agenda will include a presentation by Daniel Tylutki on Affordable Housing Strategies and Voluntary Rooftop Fee. An agenda item will include discussion of new projects and revised project criteria. The Pima County IDA will be invited to discuss acquired and rehabilitated properties in Midvale. The County Attorney will schedule a future meeting for a review of the Open Meeting Law Review with the County Attorney after all Commissioners have been re-appointed,

VI. **Subcommittee Reports**

Application Review Subcommittee

The subcommittee approved a proposal submitted by the Gadsden Company, LLC for Convento Block A – one of 9 blocks in the entire project located at West Congress. Project will include retail space totaling 24,000 SF, 35 scattered affordable housing units for families earning 80% or less than the area median income, 5 Habitat for Humanity built housing units, 65 workforce units and 35 market rate units. Transit friendly, plans include a light rail or trolley linking the development to downtown Tucson. The subcommittee scores ranged from 85 to 90 with an overall recommendation that the Commission approve the project in the amount requested, \$769,181.

Motion to approve made by Scott Place. Frank Thomson seconded the motion. Motion carried.

VII. **Announcements**

Betty Villegas announced that the members of the Commission are invited and encouraged to attend a Housing Summit organized by Bishop Kicanas, Mayor Walkup and Chairman-Supervisor Elías on February 19, 2009 at The Manning House.

VIII. **Adjournment**

Motion made by Frank Moreno to adjourn meeting.

Motion seconded by David Greenburg. Motion carried unanimously.

Meeting adjourned 4:15 pm.