



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

Kino Service Center
2797 East Ajo Way, 3rd Floor
Tucson, Arizona 85713

Phone: (520) 243-6777 • Fax: (520) 243-6796

MEMORANDUM

TO: Pima County Bond Advisory Committee

FR: Neighborhood Reinvestment Subcommittee

DT: October 1, 2007

RE: Neighborhood Reinvestment Recommendations for Future Bond Election

The Pima County Neighborhood Reinvestment Oversight Committee, acting as the Neighborhood Reinvestment Subcommittee of the Bond Advisory Committee, has reviewed neighborhood reinvestment proposals from three jurisdictions seeking inclusion in the next Pima County bond election.

Before reviewing the three proposals, the Subcommittee prepared a set of criteria to utilize in the evaluation process. The written criteria are attached.

The Subcommittee has reviewed written proposals and presentations from Pima County Neighborhood Reinvestment Program, the City of South Tucson, and the Town of Marana. The written proposals are attached. Brief descriptions of the proposals and the Subcommittee's recommendations follow.

Pima County Neighborhood Reinvestment Program

The proposed Pima County 2008 Neighborhood Reinvestment Program reflects the 2004 Neighborhood Reinvestment Program in most aspects, including being neighborhood driven, with only stressed communities qualifying for the small scale bond funded construction projects. The requested amount of bond funding for the future neighborhood reinvestment program is \$30 million, increased from the \$20 million 2004 NR program due to increased costs and the number of qualified communities which have not yet applied for neighborhood reinvestment funds..

Committee recommendation: The Neighborhood Reinvestment Bond Subcommittee recommends inclusion of the Pima County Neighborhood Reinvestment Proposal of \$30 million in the 2008 bond package, by a vote of 4-0.

City of South Tucson

The City of South Tucson Request for Neighborhood Reinvestment 2008 Bond Funding seeks \$1 million for projects in South Tucson. The City would work with neighborhoods on bond proposals, which would be presented to the Neighborhood Reinvestment Oversight Committee for review and recommendation to the Board of Supervisors.

Committee recommendation: The Neighborhood Reinvestment Bond Subcommittee recommends inclusion of the City of South Tucson neighborhood reinvestment funding request of \$1 million in the bond package, by a vote of 4-0.

Town of Marana

The Town of Marana 2008 Bond Election Proposed Project Request asked for \$750,000 neighborhood reinvestment funding in the next bond election. The Town would target appropriate applicant neighborhoods, which would present proposals to the Neighborhood Reinvestment Oversight Committee for review and recommendation to the Board of Supervisors.

Committee recommendation: The Neighborhood Reinvestment Bond Subcommittee recommends inclusion of the Town of Marana neighborhood reinvestment funding request of \$750,000 in the bond package, by a vote of 3-1.

Respectfully Submitted,

**Al Skorupski, Chair
Neighborhood Reinvestment Subcommittee**

Attachments: 4

Cc: Chuck Huckelberry, County Administrator
Hank Atha, Deputy County Administrator
Nicole Fyffe, Executive Assistant to County Administrator
Don Spiece, CIP Program Coordinator

**Neighborhood Reinvestment Subcommittee
of
2008 Pima County Bond Committee**

Criteria for Neighborhood Reinvestment Bond Proposal Recommendations

March 23, 2007

Demonstrated Support by Public

- Well attended public meetings with citizen participation and input
- Letters/emails demonstrating support for proposal
- Other documented methods demonstrating community input and support

Regional Significance

- Proposal will provide a community benefit
- Proposal will provide an economic benefit

Regional and Jurisdictional Balance

- Jurisdiction has history of experience in developing successful projects
- Jurisdiction has provided sufficient information concerning population base and other demographics for the jurisdiction, utilizing most current data available
- Documentation that requested funding is included in a plan approved by jurisdiction's governing body

Public and Private Partnerships

- Jurisdiction is willing to participate in public/private alliances, especially with nonprofit organizations and community groups
- Jurisdiction has history of participating in public/private alliances

Other Funding Sources

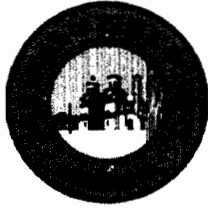
- Additional funding sources for project
- History of seeking funding from additional public and private sources

Regulatory Mandates

- Proposal satisfies requirements established by Arizona Revised Statutes and bond language

Viability of the Proposal

- Project will be completed within bond ordinance time frame
- Proposal is financially feasible
- Jurisdiction is providing additional resources for the project
- Project complies with goals of Neighborhood Reinvestment as set forth in previous Pima County bond ordinances and bond implementation ordinances



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

Kino Service Center

2797 East Ajo Way

Tucson, Arizona 85713

Phone (520) 243-6777 • Fax (520) 243-6796

2008 Bond Election Proposed Project

**Pima County
Neighborhood Reinvestment Program**

Pima County has submitted a proposed Neighborhood Reinvestment Project for consideration by the 2008 Pima County Bond Committee for inclusion in the 2008 Bond Election. The 1997 and 2004 Pima County bond elections both contained Neighborhood Reinvestment questions, in amounts of \$5 million and \$20 million, respectively. The 2008 Pima County proposal requests total funding of \$30 million. The Neighborhood Reinvestment Subcommittee of the Bond Committee has established a set of criteria for evaluation of Neighborhood Reinvestment proposals. The Pima County Neighborhood Reinvestment proposal satisfies all criteria as described below.

Demonstrated Support by Public

- Well attended public meetings with citizen participation and input

The Pima County Neighborhood Reinvestment Proposal was included in the Pima County 2008 bond open houses, which were held in 10 neighborhoods and communities throughout Pima County. These open houses were advertised to the public through newspapers, County web page, neighborhood associations, and offices of the Board of Supervisors. Neighborhood Reinvestment Program staff were present at all open houses to answer questions and describe the proposed bond question. The display included pamphlets describing the Program, maps of 1997 and 2004 projects, and photographs of completed projects. At each open house, Pima County residents examined the display, took the NRP pamphlets, and asked questions about the existing program and the 2008 Neighborhood Reinvestment bond proposal.

- Letters/emails demonstrating support for proposal
- Other documented methods demonstrating community input and support

Every neighborhood with a completed 1997 or 2004 project is asked to complete a detailed survey about the Neighborhood Reinvestment proposal development process and the impact of the capital project on their community. 100% of the neighborhoods have responded that the process and the project have had a strong positive effect on their community. The overwhelming majority of these stressed neighborhoods also state that they would like to have more Neighborhood Reinvestment funding for additional infrastructure improvements.

Regional Significance

- Proposal will provide a community benefit

1997 and 2004 Neighborhood Reinvestment project surveys revealed the following top five benefits for communities:

- 1. Improved appearance of neighborhood**
- 2. Increased safety and security**
- 3. Opportunities to walk, exercise, and play outdoors**
- 4. A stronger sense of community pride**
- 5. A stronger sense of community involvement**

- Proposal will provide an economic benefit

Neighborhoods which are more visually attractive, safer, and more secure improve property values, promote homeowner occupancy and stability, and contribute to vital communities. Residents who see their projects completed are inspired to use their power to affect positive change and improve quality of life, neighborhood by neighborhood, for all Pima County.

Regional and Jurisdictional Balance

- Jurisdiction has history of experience in developing successful projects

Pima County has successfully operated the Neighborhood Reinvestment Program for ten years. The 1997 bond funding was allocated for 41 projects approved by the Board of Supervisors, and the Board has approved 25 projects to date funded by 2004 bond monies.

- Jurisdiction has provided sufficient information concerning population base and other demographics for the jurisdiction, utilizing most current data available

There are at least 50 identified stressed communities in Pima County which have not yet applied for Neighborhood Reinvestment funding. 25 neighborhoods which have already received 1997 or 2004 Neighborhood Reinvestment bond projects are in the process of developing a second application. The urban core neighborhoods continue to suffer disintegrating infrastructure and social problems, and stressed unincorporated communities have increasing needs for capital projects. The demand for infrastructure improvements, including parks, sidewalks, lighting, and traffic improvements, will only continue to grow. This is a need which can be addressed by Neighborhood Reinvestment capital projects.

- Documentation that requested funding is included in a plan approved by jurisdiction's governing body

The Pima County Board of Supervisors has forwarded the 2008 Neighborhood Reinvestment proposal to the Pima County Bond Committee for consideration.

Public and Private Partnerships

- Jurisdiction is willing to participate in public/private alliances, especially with nonprofit organizations and community groups
- Jurisdiction has history of participating in public/private alliances

Pima County has demonstrated its willingness and capability for collaboration with private entities, nonprofits, and community groups in the development of neighborhood reinvestment projects. Partners in 1997 and 2004 projects include neighborhood associations, school districts, Catalina Community Services nonprofit organization, youth sports organizations, the City of South Tucson, and the Town of Marana.

Other Funding Sources

- Additional funding sources for project
- History of seeking funding from additional public and private sources

1997 and 2004 Pima County Neighborhood Reinvestment projects have leveraged a total of \$15.4 million funds for projects, including City of Tucson Back to Basics funding, U.S. Transportation Enhancement grants, Community Development Block Grants, U.S. Department of Justice Weed and Seed monies, Pima Association of Governments funding, and PRO Neighborhoods grants. It is anticipated that neighborhoods will continue to seek funding from these sources and new sources to supplement the neighborhood reinvestment bond funding.

Regulatory Mandates

- Proposal satisfies requirements established by Arizona Revised Statutes and bond language

The Pima County 2008 Neighborhood Reinvestment proposal tracks the language and procedures of the 1997 and 2004 neighborhood reinvestment bond language, which was approved by Pima County's bond attorneys.

Viability of the Proposal

- Project will be completed within bond ordinance time frame

1997 and 2004 neighborhood reinvestment projects have been completed or are projected to be completed within the required time frame, and the 2008 proposal is projected to be completed within the requisite bond ordinance time frame.

- Proposal is financially feasible

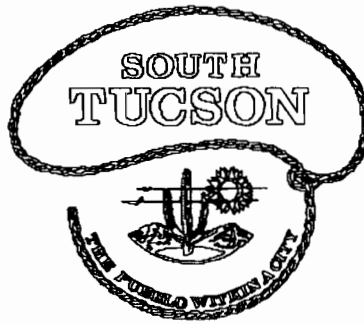
The Pima County Neighborhood Reinvestment Program has a track record of constructing neighborhood capital projects for the project amounts set forth in the 1997 and 2004 neighborhood reinvestment bond ordinances.

- Jurisdiction is providing additional resources for the project

Pima County funds Neighborhood Reinvestment Program staff of five program coordinators, the program manager, and related personnel and administrative costs for development of project proposals, monitoring project construction, and managing financial reimbursement

- Project complies with goals of Neighborhood Reinvestment as set forth in previous Pima County bond ordinances and bond implementation ordinances

The two goals of the 1997 and 2004 neighborhood reinvestment bond ordinances are 1) physical revitalization of public infrastructure in stressed Pima County communities and 2) empowerment of area residents through the consensus selection process, preparation of the project proposal, and advocacy of the proposal before the Neighborhood Reinvestment Oversight Committee. The 2008 Pima County neighborhood reinvestment proposal embraces the same two goals, which continue to be vital objectives as the county population increases, infrastructure needs expand, and stressed neighborhoods seek ways to improve their quality of life.



CITY OF SOUTH TUCSON
REQUEST FOR
NEIGHBORHOOD REINVESTMENT
2008 BOND FUNDING

To: Mr. Chair And The Neighborhood Reinvestment Oversight Committee

From: The City Of South Tucson Mayor, Council And Residents

Re: 2008 Neighborhood Reinvestment Bond Funding

Date: April 27, 2007

Introduction

The City of South Tucson is pleased to have the opportunity to be considered as a new part of the Pima County Neighborhood Reinvestment Program. This document attempts to incorporate a response to the Committee's criteria. Additional information will be provided as requested.

Overview of South Tucson Proposal

The City of South Tucson is submitting a request for one million dollars to be included in the proposed Pima County 2008 bond election for the purpose of establishing a Targeted Neighborhood Reinvestment Program within our community. The funds will serve to improve and revitalize the community through the installation and implementation of Capital Improvement Projects selected in collaboration with neighborhood residents and approved by the Mayor and City Council. These projects will include concerns raised by the constituents to include but not be limited to:

- Repair of sidewalks
- Acquisition and demolition of abandoned structures
- Street Lighting
- Repair and installation of speed humps
- Landscaping of residential streets
- Neighborhood Park Improvements
- Other pertinent projects related to Neighborhood Reinvestment

Demonstrated Support by Public

- * Well-attended public meetings with citizen participation and input.

The City of South Tucson will hold meetings at various locations within the City for citizen participation to plan improvements, should targeted Neighborhood Reinvestment funding be established. The City of South Tucson has had successful and active citizen participation during the past ten years, including our Weed and Seed Program (1998-2003), on each arterial street improvement project (S. 4th Avenue, 29th Street, 36th Street and S. 10th Avenue), General Plan Amendment neighborhood mini-parks.

The seven members of the City of South Tucson City Council are elected at large from the 1.2 square mile jurisdiction.

- * Letters/emails demonstrating support for proposal.

The City of South Tucson will obtain letters and emails demonstrating support for targeted Neighborhood Reinvestment projects as determined appropriate.

- * Other documented methods demonstrating community input and support.

Council members and staff have received requests for residential neighborhood improvements.

Regional Significance

- * Proposal will provide a community benefit.

Neighborhood Reinvestment projects in the residential neighborhoods of the City of South Tucson will further improve a key community, a gateway to downtown Tucson, Rio Nuevo and to the south side of Tucson.

- * Proposal will provide an economic benefit.

The goal of the City of South Tucson is to remain an affordable housing community. Improvements to its residential neighborhoods will help economically stabilize South Tucson and the surrounding Tucson communities.

Regional and Jurisdictional Balance

- * Jurisdiction has history of experience in developing successful projects.

The City of South Tucson has a history of many successful projects of different types from a variety of funding sources.

- * Jurisdiction has provided sufficient information concerning population base and other demographics for the jurisdiction, utilizing most current data available.

The City of South Tucson has provided stress related data from Census 2000.

- * Documentation that requested funding is included in a plan approved by jurisdiction's governing body.

The City of South Tucson proposes a Neighborhood Reinvestment procedure with City Council approval for each project.

Public and Private Partnerships

- * Jurisdiction is willing to participate in public/private alliances, especially with nonprofit organizations and community groups.

The City of South Tucson is willing to participate in public/private alliances, including with nonprofit organizations.

- * Jurisdiction has history of participating in public/private alliances.

The City of South Tucson has participated with many nonprofit organizations. Ongoing collaborations include Pio Decimo, the House of Neighborly Service, and Project Yes (an Urban League project), as well as Pima County, the City of Tucson, the Pima Association of Governments and the Regional Transportation Authority.

Other Funding Sources

- * Additional funding sources for project.

The City of South Tucson at present proposes no additional funding sources, although it remains open to the possibility.

- * History of seeking funding from additional public and private sources.

The City of South Tucson has an extensive history of seeking and securing outside funding from public and private sources.

Regulatory Mandates

- * Proposal satisfies requirements established by Arizona Revised Statutes and bond language.

The City of South Tucson proposal to participate as a special target within the Pima County Neighborhood Reinvestment Program satisfies requirements of Arizona Revised Statutes and bond language.

Viability of the Proposal

- * Project will be completed within bond ordinance time frame.

If funding is approved, appropriate time frames will be established jointly by Pima County and the City of South Tucson.

- * Proposal is financially feasible.

Feasibility will be established individually with each project should funding be approved.

- * Jurisdiction is providing additional resources for the project.

The City of South Tucson will staff and facilitate citizen participation, project design and development, and project construction, with assistance and advice of Pima County Neighborhood Reinvestment staff.

- * Project complies with goals of Neighborhood Reinvestment as set forth in previous Pima County bond ordinances and bond implementation ordinances.

The City of South Tucson believes all of its neighborhoods comprise appropriate targets for Neighborhood Reinvestment goals as set forth in previous Pima County bond ordinances and bond implementation ordinances.

Jurisdiction: Town of Marana
Date: May 23, 2007

2008 Bond Election Proposed Project Request

Priority: Affordable Housing

Project Name: Neighborhood Reinvestment/Housing Stock Retention Fund

Location: Town of Marana incorporated area

Scope: Recognizing the value Marana's rich history plays as we move toward the future, neighborhood revitalization and infill projects have to work in coordination with new development to address a wide-variety of needs. Marana's Affordable Housing Advisory Commission will work under the direction and oversight of the Pima County Neighborhood Reinvestment to administer designated funding for neighborhood revitalization. These funds will be used in conjunction with other funding streams to bring aging neighborhoods and housing stock into alignment with contemporary standards including the development of neighborhood parks, sidewalk improvements, and/or other infrastructure needs designed to bring older neighborhoods the amenities enjoyed by newer developments.

Benefits: The rehabilitation of aging housing stock and the development of a neighborhood reinvestment fund will help rejuvenate and maintain vibrant neighborhoods offering affordable options in a fast growing real estate market.

Costs:

Bond Funding: \$750,000

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: FY 2009-2010 – FY 2012-2013

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Operating costs (indirect and administrative) - no ongoing maintenance costs are involved in this project.

Regional Benefits: Neighborhood stability and the preservation of safe affordable housing is critical to the continued economic growth in the region. The ability to retain and attract new businesses to the region will be reliant on the availability of adequate housing for the workforce in Pima County.

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure: