

PIMA COUNTY

Affordable Housing Bond Program

2011 - 2012 Annual Report



*PIMA COUNTY COMMUNITY DEVELOPMENT AND
NEIGHBORHOOD CONSERVATION DEPARTMENT*

Pima County Housing Center
801 W. Congress Street
Tucson, Arizona 85745
Phone (520) 624-2947



PREFACE (Fiscal Year 2011-2012)

MEMORANDUM

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

From: Margaret Kish, Director Community Development & Neighborhood Conservation Department

Subject: General Obligation Bond Program for Affordable Housing
FY 2011/2012 Affordable Housing Bond Program Report to the County Administrator

The Community Development and Neighborhood Conservation Department (CDNC) oversees two specific programs that manage 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 currently utilize their designated bond funding for specific community based projects 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, \$14.1M has been committed to 25 projects. In fiscal year 2011-2012 one of these funded projects, the El Banco Pima County Housing Center, has been completed, accounting for a cumulative program total of 20 completed projects. Beginning in July 2012, Esperanza en Escalante Veterans Housing will install infrastructure utilizing \$1,178,000 in 2004 bond funds. Upon completion of the infrastructure phase, housing construction will begin for the housing of homeless veterans and their families.

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 \$14.1M in committed Bond funds will create 427 single-family homeownership units and 329 multi-family rental/leased units.

In total, 756 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, 515 of these affordable units are now completed and occupied.

This FY 2011-2012 report, as presented to the County Administrator, reviews the status of bond funded programs and specific projects that are recommended, in process, and completed. This report focuses exclusively on the current fiscal year and the cumulative status of the Affordable Housing Bond Program's utilization of 1997 and 2004 Bond issues.



A MESSAGE FROM THE CHAIR

Last year the annual report highlighted two adaptive re-use projects: The Ghost Ranch Lodge Apartments and the Pima County Housing Center. Both have been very successful projects evidenced by the 100% occupancy and a long waiting list of prospective tenants at the Ghost Ranch Lodge Apartments and the large number of persons who have continually utilized the staff and meeting rooms of the Pima County Housing Center.

I want to start by welcoming two new members to the Housing Commission: Ray Clarke, Dragon Village Board President appointed by Pima County District 4 and David Godlewski, SAHBA President appointed by Pima County Administrator. Please join me in welcoming them to our dedicated and passionate housing commission. For more information about all our commissioners, there is a special section in this report where you can find out who we are.

This year, Esperanza en Escalante Veterans Housing Project is finally ready to break ground. With so many of our veterans coming home and needing housing and support services, it was a real honor for me and my colleagues to recommend approval of this project that will provide 143 affordable rental units for veterans, including one special section for female veterans. It is located near the Davis Monthan Air Force Base in the capable hands of a very dedicated nonprofit partner, Esperanza en Escalante who has offered our veterans help with housing and support services since it opened its doors in 1990. We believe this will be a model development and we are pleased to be part of a process that will provide the opportunity to support the veterans of our country.

Recently the commission recommended funding a multi-family workforce housing development named *The West End Station* located west of downtown and the I-10 Interstate on Congress Street. Based on the plans presented, this affordable workforce housing project when completed is sure to be a model, transit-oriented energy-efficient, mixed-use development that will have retail and housing combined. As soon as the developers have all of their financing firmly committed and in place, the project will go before the Board of Supervisors with our recommendation to approve the funding.

We also added a section updating the status for the Pima County Housing Trust Fund. The commission will begin work on developing a process on accessing these funds once we reach a threshold of \$50,000. Please take the time to review this report describing the ongoing accomplishments of the General Obligation Bonds for the Affordable Housing Program.

It is a privilege for me as the Chair to continue serving on this commission knowing that we are making a difference in people's lives. This program not only helps our low-moderate working families with sustainable, affordable, decent housing, but has also created many construction jobs, and is a genuine success for all Pima County residents.

It has been a very busy and exciting year! We appreciate the support of the Pima County Board of Supervisors, our partners in affordable housing, staff at the Pima County Community Development and Neighborhood Conservation Department and most of all, the people of Pima County who have made affordable housing a priority.

Sincerely yours,

Frank Moreno
Chair, Pima County Housing Commission



CONTENTS

MEMORANDUM TO THE PIMA COUNTY ADMINISTRATOR

Community Development & Neighborhood Conservation Department Director, Margaret M. Kish.....	3
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REPORT TO THE COUNTY ADMINISTRATOR

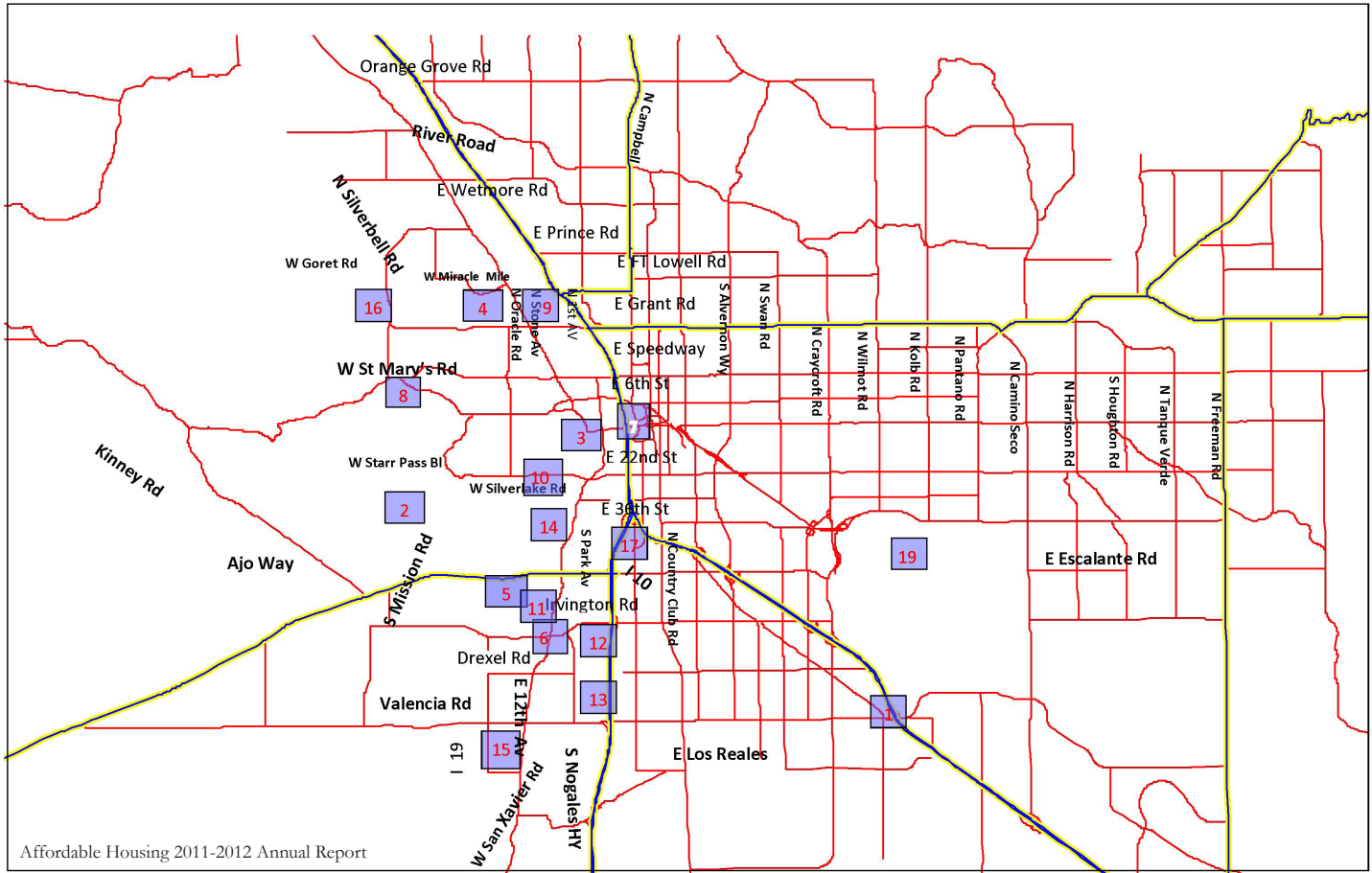
Maps - Affordable Housing Development.....	6
Housing Commission Profiles.....	8
Fiscal Year 2011/2012 Report.....	10
Pima County Housing Trust Fund.....	15

TABLES

Table A: Esperanza en Escalante Unit Construction Schedule.....	11
Table B: Units Completed Fiscal Year Ending June 30, 2012.....	12
Table C: Total Completed Units as of 06/30/12.....	12
Table D: Affordable Housing Bond Program Summary (FY 2011-12).....	13
Table E: 1997 Affordable Housing Bond Projects Detail (FY 2011-2012).....	13
Table F: 2004 Affordable Housing Bond Projects Detail (FY 2011-2012).....	14
Table G: Fee for New Home Sales Contribution.....	15
Table H: Roof Top Fee Contributions.....	15

COMPLETED PROJECT PROFILES

Pima County Housing Center - El Banco (HRBNC).....	17
Ghost Ranch Lodge (HR4006).....	18
Martin Luther King Apartments (HR4005).....	19
Copper Vista II (HR1611).....	20
Sunnyside Pointe Phase I (HR4017).....	21
Corazon Del Pueblo Phases I, II, & III (HR4003, HR4011, & HR4013).....	22
Westmoreland Project (HR4012).....	23
Sylvester Drive Estates (HR4004).....	24
Balboa-Laguna (HR1606).....	25
West Ochoa (HR1608).....	26
We Chij Estates (HR1610).....	27
Curley School Apartments (HR4007).....	28
Casa Bonita III, IV, & V (HR4002).....	29
Copper Vista I (HR1605).....	30
Valle Del Sur Townhomes (HR1609).....	31
High Sierra Estates Subdivision (HR1607).....	32
Chantlalli Estates Subdivision (HR1604).....	33
Sunland Vista (HR1603).....	34



“Thanks to the Pima County General Obligation Affordable Housing Bond Program, Sunnyside Pointe (co-developed by La Frontera Arizona, Inc. and Old Pueblo Community Services) has successfully built and sold brand new, energy efficient affordable homes to roughly thirty families over the past two years. All buyers met first-time home buyer and income requirements that qualified them to receive the down payment assistance provided by this program. It is anticipated that an additional fifty to sixty of these homes will be built and sold over the next two years, resulting in a beautiful, vibrant ninety home development that likely could not have existed without this program.”

Dan Ranieri, Ph.D., President & CEO
La Frontera Arizona, Inc.

“The Pima County GO Bonds Program allowed for the annexation of a large, vacant and undesirable lot into the fabric of Barrio San Antonio, by providing the infrastructure funding for five residential parcels. Each of these parcels has been developed to provide utilities for new residential construction, and the Drachman Design-Build Coalition (DDBC) has now completed four of the five. DDBC is a non-profit organization made up of faculty and students from the School of Architecture at the U of A, which uses the design and construction opportunity of the residential projects to both educate future architects and add to the affordable housing stock in the City of Tucson. It is a very unique way of combining education with community outreach, and both the university and the neighborhood have benefitted from the partnership. The students have learned quite a bit about construction methods and project management, while Barrio San Antonio has received four (so far) energy efficient and water conserving new homes. Four families have become first time homeowners and strengthened the sense of permanence and investment in that neighborhood. It all started with the infrastructure, and without the huge boost from the GO Bonds program, none of it could have happened.”

Mary Hardin, Professor and Associate Dean
College of Architecture and Landscape Architecture
The University of Arizona





Affordable Housing Developments (Bond Program Year)

1. Corazón del Pueblo I – III (2004)
2. Sylvester Drive Estates (2004)
3. Lessons from Civano (2004)
4. Ghost Ranch Lodge (2004)
5. Liberty Corners (2004)
6. Sunnyside Pointe (2004)
7. Martin Luther King Apartments (2004)
8. Westmoreland Project (2004)
9. Balboa-Laguna (1997)
10. West Ochoa (1997)
11. We-Chij Estates (1997)
12. Casa Bonitas I, II, III (2004)
13. Copper Vista I, II (1997)
14. Valle Del Sur (1997)
15. High Sierra Estates (1997)
16. Chantlalli Estates (1997)
17. Sunland Vista (1997)
18. Curley School Apartments (2004)
19. Esperanza en Escalante (2004)



Affordable Housing 2011-2012 Annual Report

“The County GO Bond program for affordable housing has been a critical “first-mover” in enabling Habitat to leverage bond dollars with all manner of other capital from a variety of sources, including Federal dollars coming to Pima County rather than going elsewhere, as well as the lion’s share of our projects’ capital coming from local and national business-sector and charitable support. We’re finishing up on our Bond commitment at Corazon del Pueblo (CDP), currently the nation’s largest mixed-income Habitat neighborhood built in partnership with local for-profit homebuilders. A partnership between government funders, nonprofits, and the for-profit business community – and utilizing local subcontractors and community volunteers – to date, CDP has stimulated our local economy with an estimated \$45,000,000 in direct economic impact (with less than 10% of that capital coming from various government sources; 90% from business and the nonprofit sectors), and CDP has revitalized a highly distressed area, providing at-risk local working families with a safe, high-quality, affordable place to raise their children and pursue the American dream.”

Michael McDonald
Habitat for Humanity Tucson





PIMA COUNTY HOUSING COMMISSION

The purpose of the commission is to increase the amount of affordable housing for low and median 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 four times each year at the standard time of 3 p.m. to 5 p.m. on a Monday. The Commission Coordinator is Betty Villegas, Affordable Housing Program Manager at Pima County Housing Center.

FRANK MORENO, Chair District 5



My affordable housing advocacy started in the early 1980's. As a general contractor I was the first builder for the City of Tucson's Relocation housing project in Old Pasqua Village on Grant Road. Then I went on to do the pilot "Self Help" Housing project in Amado, Az. for Project PPEP. I am so proud of my affiliation with the Pima County Housing Commission because of the help it provides in bridging the gap of affordable housing.

DAVID GREENBERG, Vice-chair District 1



Chief Strategy Officer, Designated Broker David Greenberg knows homebuilding. He brings 50 years of experience in sales, finance and the homebuilding business to Miramonte. He retired in 2008 as president of the Tucson Division of D.R. Horton and previously served 15 years as vice president and general manager of the Tucson Division of the Genesee Company. Greenberg has been active in the Tucson Association of Realtors, the Southern Arizona Homebuilders Association, the Pima County Affordable Housing Commission, and the Tucson Housing Trust Fund Citizen Advisory Committee for the City of Tucson. He serves as Treasurer of the Tucson Jewish Community Center.

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."

As Board President, Amity Foundation Dragonfly Village Capital Campaign, Ray is also a Trustee for the Carondelet Foundation. Over 20 years, working on behalf of the poor and disenfranchised, he was President/CEO for Tucson Urban League. He also served the AZ Housing Commission and Governor's Citizens Finance Commission.

TIM ESCOBEDO District 3



Housing Commissioner, Tim Escobedo, is also Executive Director of SENAS, an event planning organization located in Marana, AZ. He is also President of TLE Consulting, LLC. Events Tim has helped organized include the Pima County Housing America Day, the Hispanic Village for the Arizona Centennial Event in Phoenix, 2012, Tucson Meet Yourself, 4th Avenue Street Fair and Tucson International Mariachi Conference.

"I care deeply about our community and making it better through positive and productive business relationships."

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."



KEN ANDERSON
District 2



“The opportunity to serve on the Housing Commission has been both exciting and personally rewarding. I have appreciated working with the many

very skilled non-profit organizations located in Pima County, and to be able to follow a project from concept to completion. Pima County also has a very dedicated affordable housing staff that does all the heavy lifting to keep these very complex programs moving forward. I am grateful for the appointment by Chairman Ramon Valadez and for the support of the entire Board of Supervisors.”

President, Arizona Housing Association (factory built housing manufacturers, retailers, installers, transporters, lenders, suppliers), Ken is also an Arizona Housing Commissioner.

HENRY BOICE
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.” President and former V.P. of Northern Trust Company since joining in 1986, Henry also served 10 years as V. P. and Manager of Arizona Bank. A native Arizonan, graduate of the U of A (B.S., Bus. Adm.) and Pacific Coast Bank School, Seattle, Henry’s extensive community involvement includes Past President, Prescott Chamber of Commerce; Past Chair, Tucson Metropolitan YMCA; Past President, Tucson Conquistadores; Member: Los Charros Del Desierto, Tucson Community Foundation Properties; and Board Member/Director/Trustee: YMCA of So. AZ, Tucson Airport Authority, Tucson Medical Center and Tucson Medical Center Foundation.

KATHLEEN BUSKE
District 1



Kathleen Buske, CMCA, AMS, PCAM, graduate of the U of MO (Communications) is President and CEO of Platinum Management, Inc., one of Arizona’s

largest homeowner association management companies. The mother of three children ages 20, 13 and 5, she actively supports her son’s school, St. Augustine Catholic High. In addition to her work on the P.C. Housing Commission for over 6 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.

JON MILES
District 5



At 71, 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.

SCOTT PLACE
District 4



“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.”

Scott Place is a Senior Vice President of BBVA Compass. Mr. Place is involved in real estate projects needing construction loans and mini-perm financing. Mr. Place has been in banking the past 21 years in Tucson, and has 29 years overall banking experience. He is currently serving on the Pima County Housing Commission, a key asset to our community in providing affordable housing assistance. Mr. Place is from Tucson and a graduate of the University of Arizona.

FRANK THOMSON
District 2



“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.



Fiscal Year 2011-2012 Report to the County Administrator Affordable Housing Bond Program

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. 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.

Under the review and recommendation of the Pima County Housing Commission, the Board of Supervisors (Board) approved 16 projects that will produce a total of 637 units of affordable housing at final build out utilizing the 2004 Affordable Housing Bonds.

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 2010-2011 highlights, program reports and details, concluding recommendations and individual project profiles (Appendix A).

II. Eligible Uses

In 1997 the Affordable Housing Bond Program was started 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. In 2004, the voter approved bond question was changed from the 1997 language in order to expand the use of how the bonds for Affordable Housing Bond Program could be used. The program now focuses on the purchase of land for affordable housing—both improved and unimproved—to serve low-income households. This allows the county to record a 30 year affordability

restriction on the property to ensure long term affordability for the housing unit. The funds can continue to be used for pre-development and infrastructure for the affordable housing project, as well as the actual unit construction, further expanding the use.

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.

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 available online at: <http://www.pima.gov/CED/Grants/rfp.html#Grants>

IV. Fiscal Year 2011-2012 Highlights

1. Completed Projects: el Banco - The Pima County Housing Center

The historic building was originally home to “El Banco de las Americas”, one of the nation’s first Minority-owned banks with a relatively small asset base whose main purpose was to target community needs with a strong commitment to serve low- and moderate-income customers. The opening celebration included Romana Banuelos, the first Latina Treasurer of the United States took place in 1972 in a small temporary space while they built the new structure across the street. The building which was designed to resemble an ‘Aztec Temple’ was created by Tucson’s native son and architect, Frederico Palafox, and reflects the pride of this rich cultural neighborhood surrounding the project. Ironically, the main



purpose 38 years later, is the same, to “target community needs with a strong commitment to serve low- and moderate-income customers”.

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. To officially complete this project, local officials, members of the Menlo Park Neighborhood, Pima County Staff from many contributing departments, members of the Tucson Cactus and Succulent Society and Desert Survivors, and Desert Green Design joined together to plant the last tree. It was a celebration of an urban, desert landscape welcoming the desert’s wildlife as well as its people. The Pima County Housing Center strives to be an example of sustainable, healthy housing.

Public use and awareness of the center has steadily grown. While staff meet with visitors and manage projects, they track the center’s activities. 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. See further details about this most current accomplishment of the 2004 Bond in the attached Appendix A.

2. Projects in Progress: Esperanza en Escalante

Esperanza en Escalante Homeless Veterans Development
2004 Affordable Housing G.O. Bond Program: \$1,178,000

Esperanza en Escalante, a nonprofit agency helping homeless veterans since 1988, received a lease from the federal government for over 17 acres of land at 3700 South Calle Polar located in the Stella Mann Neighborhood adjacent to the Davis Monthan Air Force Base. As a result of the McKinney-Vento Homeless Assistance Act of 1987, the federal government ultimately conveyed title to this land provided the agency continue to deliver veteran support services and housing for thirty years.

Currently, 17 existing transitional housing units are occupied by approximately 55 persons. The Master Plan developed for Esperanza en Escalante includes a variety of new units designed to house individuals, single families or two or more unrelated individuals – 148 additional persons in all. As approved by the Pima County Board of Supervisors, Affordable Housing General Obligation Bond Funds totaling \$1,178,000 will cover the cost to build and install roads, sidewalks, lighting, water lines and connections to the existing main sewer.

The new, affordable veteran housing units will, along with existing units, remain affordable for 30 years. Housing costs shall not exceed 30% of the veterans’ monthly gross income. Occupants shall include qualified homeless veterans who served in the US Military;

their spouses and children; be homeless at the time of initial occupancy; and meet low income as defined by HUD guidelines.

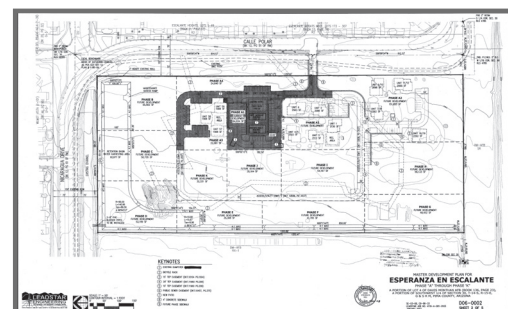
Designed to meet Pima County Green Standards and housing standards established by the U.S. Department of Veterans Affairs, the new units shall be built between 2012 through 2024 according to the following schedule (Table C):

Table A

Esperanza en Escalante Unit Construction Schedule

Years	Number	Housing Type	Funding Source
2012 - 2013	10 persons	Transitional Units	Veterans Administration Funding for Female Veterans
2011 - 2017	15 persons 60 persons	Transitional Units Transitional/Perm	Arizona Department of Housing Veterans Administration, Private Grants Low Income Housing Tax Credits (LIHTC), HUD
2018 - 2024	48 persons	Transitional/Perm	Veterans Administration, Private Grants, LIHTC, HUD

The development receives strong support from residents of the Stella-Mann Neighborhood, Department of Veterans Affairs Southern Arizona VA Health Care System, Vietnam Veterans of America, Disabled Veterans of the Department of Arizona, and Davis-Monthan Air Force Base. Once the bond-funded infrastructure work begins in 2012, the new roads, sidewalks, light fixtures and utility connections should be completed in approximately 13 months. Subsequently, construction of new, affordable housing units will begin.





3. Completed Housing Units

- **FY 2011/2012** – Twenty-seven (27) owner occupied affordable single family residences have been completed for the fiscal year ending 6/30/2012 as a direct result of bond funded infrastructure further detailed in Table B below.

Table B

Units Completed Fiscal Year Ending June 30, 2012

Active Projects (Developer)	# Units	Bond Funds \$'s/Unit	Other Subsidy/ Unit
Copper Vista I (HFHT, formerly CPLC)	1	\$15,000	\$30,000
Corazon del Pueblo (HFHT)	14	\$17,648	\$38,662
Lessons from Civano (DDBC)	1	\$31,758	\$42,242
Liberty Corner (formerly Iowa Project) CPLC	0	\$27,757	\$37,936
Sunnyside Pointe Phase I (OPCS)	11	\$33,361	\$22,500
Total Units	27	-	-
Average Amount	-	\$25,105	\$32,268

- **Cumulative program total** – A total of 515 units of affordable housing have been created to date utilizing both 1997 and 2004 Bond funds as detail in Table C below

Table C

Total Completed Units as of 06/30/12

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)	3	\$15,000
Casa Bonita III,IV,V (DDG)*	60	\$ 3,077
Curley School Apts (ISDA)*	30	\$11,667
Corazon Del Pueblo I & II (HFHT)	46	\$17,648
Lessons From Civano (DDBC)	4	\$31,758
Iowa Project, now Liberty Corner (CPLC)	1	\$27,757
Sylvester Dr. Estates (OPCS)	13	\$37,308
Sunnyside Pointe Phase I (OPCS)	26	\$37,308
Ghost Ranch Lodge Apartments	60	\$18,333
Martin Luther King Jr. Apartments	68	\$18,716
Totals	515	-
Average per Unit	-	\$20,086

V. Program Report and Details

This section provides fiscal year and year-to-date program summaries followed by detailed reports for 1997 and 2004 Affordable Housing Bond projects.

Program Summary – Table D provides a fiscal year 2011-2012 and cumulative summary of project and financial status of Pima County's Affordable Housing Bond Program. In the last fiscal year, one (1) project has 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, 100 percent of the 1997 bond funds and 72% percent of the 2004 bond funds have been expended. Finally, one new project was reviewed and recommended for funding by our Pima County Housing Commission, The West End Station which is the first transit oriented, mixed use, mixed income affordable housing development proposed for development with our Bond funding.



Table D: Affordable Housing Bond Program Summary (FY 2011-2012)

Bond Authorization	Total Amount	Amount Allocated to Date	Cumulative Amount Expended Through FY 11/12	Total Approved Projects to Date	Projects Completed FY '11/'12	Total Projects Complete
1997 Housing Reinvestment Bonds	\$ 5,000,000	\$ 5,002,719	\$ 5,002,719	9	n/a	9
2004 Housing Reinvestment Bonds	\$10,000,000	\$ 9,100,000	\$ 7,201,469	15	1	11
Totals	\$15,000,000	\$14,102,719	\$12,204,188	24	3	20

1997 Affordable Housing Bond Projects Detail – Table E 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. The \$5M in 1997 Affordable Housing bond funds have leveraged over

\$35.8M 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 E: 1997 Affordable Housing Bond Projects Detail (FY 2011-2012)

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 yr' 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)

2004 Affordable Housing Bond Projects Detail - Table F reports on projects awarded 2004 Bond funding for affordable housing. There are a total of 15 projects approved by Board of Supervisors that, when completed, will produce a total of 494 affordable housing units (225 homeownership units + 269 rental units). The average investment per unit for the 2004 bond program is \$19,621 for homeownership and \$15,187 for rental projects. In fiscal year 2011-2012, one (1) 2004 bond project was completed, El Banco-Pima County Housing Center Remodel which converted the former

El Banco De Las Americas, into a regional affordable and sustainable housing resource center. The \$10M in 2004 Affordable Housing Bond funds have leveraged over \$93.8M 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 \$130M in investment for affordable housing development in Pima County. For detailed information on completed projects please see projects as listed in Appendix A.



Table F: 2004 Affordable Housing Bond Projects Detail (FY 2011-2012)

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	Complete
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	(06/30/2013)
Iowa Project	Chicanos Por La Causa	SFR	Owner	6	\$ 1,065,566	\$ 166,540	(06/30/2013)
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	Complete
Corazon Del Pueblo Phase 3	Habitat for Humanity Tucson	SFR	Owner	20	\$ 2,703,120	\$ 385,000	Complete
Esperanza En Escalante Veterans' Housing	Esperanza En Escalante	SFR	Rental	51	\$ 3,524,180	\$1,178,000	(09/30/2013)
Honea Heights Redevelopment Project	Town of Marana	SFR	Owner	40	\$ 7,392,812	\$ 600,000	(06/30/2014)
Sunnyside Pointe Phase 1	Sunnyside Point LLC.	SFR	Owner	90	\$ 7,062,000	\$1,464,218	Complete
Pima County Housing Center	Pima County	-	-	-	\$ 600,000	\$ 600,000	Complete
Totals	--	-	-	494	\$90,850,227	\$9,100,000	11 Complete



Pima County Housing Trust Fund

In communities across the United States the lack of affordable housing has prompted the need to establish funding sources to secure and expand affordable housing opportunities. In 2005, the Pima County Board of Supervisor's adopted the Affordable Housing Policy and Strategies, recommending adoption of an affordable housing fee to fund affordable housing projects, rather than use of "inclusionary zoning." The Affordable Housing Agreement and Lien is the document that is designed as the mechanism to exact this fee, which is then deposited into the Pima County Housing Trust Fund that was established in 1997 by Ordinance 1997-35 in accordance to Arizona Revised Statutes § 11-381.

Land owner(s)/developer(s) within unincorporated Pima County shall enter into an Affordable Housing Agreement and Lien with the Pima County Community Development and Neighborhood Conservation Department (CDNC) as a condition to any rezoning or specific plan amendment that involves a residential component. Once the Affordable Housing Agreement has been signed, notarized and recorded by the owner(s)/developer(s), indicating that they shall contribute to the Housing Trust Fund, CDNC will notify the Pima County Development Services Department that the condition to their rezoning or specific plan amendment has been satisfied.

The Rooftop Fee is designed to be calculated and collected on the conveyance of "improved lots" (lots that have been improved with single family residences and related structures or amenities that are sold to residential buyers) at the close of escrow. The Affordable Housing Agreement establishes a lien on the property to ensure that the title company handling the escrow includes payment of the fee as part of the closing. In addition, the lien ensures that the commitment to contribute to the Housing Trust Fund is binding on any and all successor owners of "unimproved lots" until such time as the lot is improved and the fee is paid. Upon payment of the fee, the Affordable Housing

Agreement will be satisfied and the lien will be released. Once the lien is released subsequent owners will not be subject to the Rooftop Fee.

The amount of the fee is equal to the applicable "contribution factor" multiplied by the actual sales price of the new home, including the land (but no more than \$5,000, which is the maximum amount of the fee), as indicated in Table G:

Table G
Pima County Housing Commission Affordable Housing Fee for New Home Sales Contribution Schedule

SALES PRICE AT CLOSING	CONTRIBUTION FACTOR	ROOFTOP FEE DOLLAR AMOUNT RANGE	
		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

For example, if the owner(s)/developer(s) sell an improved lot for \$275,000.00, the associated Rooftop Fee would be \$1,375.00 ($\$275,000 \times 0.005$) due at the close of escrow.

The current Housing Trust Fund balance is approximately \$16,000 (Table H) and once it reaches a balance of the staff proposed \$50,000, funds will be allocated according to policies and procedures currently being formulated by the Pima County Housing Commission. Eligible uses of the trust funds include but are not limited to down payment assistance, housing counseling and education, and other uses that emulate the Arizona State Housing Trust Fund.

Table H
Roof Top Fee Contributions

Source	Date Received	Amount	Dev. 25% Set-aside	Rehab 10% Max Set-aside	Balance for HTF Projects
Chantlalli Est.'s Lien Pay-off; Lot 55 (Donated Land)	11/03/2006	4050	NA	NA	4050
Rooftop fee – Individual Owner split; Weisbrod/ W. Irvington Rd	01/20/2010	2925	NA	NA	2925
Rooftop fee – Developer Agreement-Fairfield Homes II; Canoa Ranch II – Lot 14	02/25/2011	5000	1250	500	3250
Rooftop fee – Developer Agreement-Fairfield Homes II;; Canoa Ranch II – Lot 16	09/22/2011	5000	1250	500	3250
Totals as of 1-30-2012	Total	\$16,975	\$2,500	\$1,000	\$13,475



VI. Recommendations

Based on input from commissioners and in making the Affordable Housing Bond Program stronger for the future, staff proposes the following recommendations:

1. Include and support the inclusion of Affordable Housing Bond Program element into the next General Obligation Bond Authorization in the amount of 30 million dollars.
2. Direct the Housing Commission and staff to continue to receive, underwrite, and recommended new projects as “conditionally approved” for possible inclusion in the next bond authorization, or to serve as alternates for existing bond funds should they become available.
3. 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.”
4. Pursue an expedited or “fast tracking” system for all applicable County administered development review processes for all Affordable Housing Projects.
5. 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.
6. Direct Housing Commission and staff to review and update the current voluntary roof top fee and implement changes that will align with the current and projected housing market conditions.



Completed Bond Project Report

HRBANC

Pima County Housing Center (El Banco)

Total Actual Cost:	\$600,000
Funding Sources:	2004 General Obligation Bonds
Completion Date:	May 2012
Managing Dept.:	Community Development and Neighborhood Conservation

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, Frederico Palofax, reflects the pride and culture of this rich cultural neighborhood surrounding the project.

Today, it's the center of partnerships between government and non-profits 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.

Situated next to El Rio Health Center, the new Mercado San Agustin and 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 prepared to 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.

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, adaptive reuse of residential property. Residents will learn how to modify their homes as their housing needs change.





Completed Bond Project Report

HR4006

Ghost Ranch Lodge

Bond Authorization Year:	2004
Developer:	Atlantic Development & Investments
Completion Date:	09/30/2010
Affordable Units:	60
Total Units:	60

Project Site/Location:

801 W. Miracle Mile at the former Ghost Ranch Lodge Motel

Bond Funding Amount:

\$1,100,000

Leveraged Funds/Resources:

- \$9,400,000 - AZ Dept of Housing's Low Income Housing Tax Credit Program
- \$1,157,000 - City of Tucson HOME Program

Bond Funded Improvements:

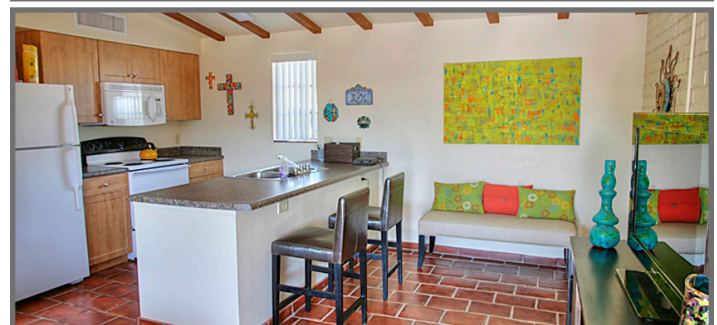
Site development, including new interior amenities (cabinets, appliances & flooring).

Scope:

Ghost Ranch Lodge Apartments Phase I is a conversion, substantial rehabilitation and adaptive re-use of the property from a motel to 60 units of affordable rental housing for seniors and special needs populations.

Community Benefit:

The Ghost Ranch Lodge, designed by renowned Swiss architect Josias Joesler, was a motel originally built in 1941 by Arthur Pack (co-founder of the AZ Sonoran Desert Museum). The motel played a significant role in Tucson's development, welcoming travelers to the once thriving Miracle Mile. The Lodge was one of the first motels in the US to utilize the motor court concept and was famous for its lush cactus garden and its neon cow skull sign designed by noted artist Georgia O'Keeffe. The units designed by Joesler were renovated into 30 new rental units and an additional 30 newly constructed units were completed. The County appreciates the historic significance of the property and required the preservation of certain historic architectural features, including the neon sign and cactus garden.





Completed Bond Project Report

HR4005

Martin Luther King Jr. Apartments

Bond Authorization Year: 2004
 Developer: City of Tucson
 Completion Date: 12/10/2010
 Affordable Units: 68
 Total Units: 68

Project Site/Location:

Martin Luther King Jr. Apartments (MLK Apartments) is located in downtown Tucson at 55 N. 5th Avenue, adjacent to the Ronstadt Public Transit Center.

Bond Funding Amount:

\$1,272,678

Leveraged Funds/Resources:

- \$8,922,546 - HUD HOPE VI Grant Program
- \$8,500,000 - Low Income Housing Tax Credit Exchange
- \$2,950,000 – City of Tucson and AZ Dept of Housing’s HOME Program (HUD)
- \$750,000 - Federal Home Loan Bank of San Francisco
- \$661,239 – Land Sales Proceeds
- \$91,055 - City of Tucson CDBG and other City funds

Bond Funded Improvements:

Off-site Engineering and Infrastructure which included new Underground Utilities, Curbs, Sidewalks, Storm Drainage and Landscaping.

Scope:

Pima County Housing Bonds funds have been utilized for public amenities which include a computer lab, library, controlled access lobby, rooftop garden and terrace, multi-purpose and recreation rooms.

Community Benefit:

MLK Apartments is a new 68 unit, fully accessible, energy efficient affordable public housing development for low-income seniors and special needs populations which attained a Gold certification from the U.S. Green Building Council’s Leadership in Energy Efficiency & Environmental Design (LEED). Constructed by the City of Tucson, the development represents a public private partnership that is part a larger downtown redevelopment project known as the Depot Plaza.





Completed Bond Project Report

HR1611

Copper Vista II

Bond Authorization Year:	2004
Developer:	Chicanos Por La Causa
Completion Date:	06/2011
Affordable Units:	29
Total Units:	29

Project Site/Location:

Copper Vista II is a subdivision located at the southeast corner of East Drexel Road and South Jeanette Boulevard.

Bond Funding Amount:

\$595,467

Leveraged Funds/Resources:

- \$420,000- City of Tucson HOME Program
- \$206,532 - Pima County Neighborhood Stabilization Program II
- \$40,600 - City of Tucson Water Equity Fees
- \$14,500 - Tucson Electric Power Company
- \$2,750 - La Causa Construction

Bond Funded Improvements:

Site development including grading for new road, new water and sewer mains and storm water retention.

Scope:

A new single family subdivision with 29 units featuring energy efficiency design and appliances that meet the City of Tucson/Pima County Green Building Standards. The subdivision also includes new sidewalks, streets and storm drainage.

Community Benefit:

Transformation of an empty lot used for illegal dumping and other illegal activity into an attractive subdivision which offers affordable, sustainable housing for low income homebuyers.





Completed Bond Project Report

HRSUNNY

Sunnyside Pointe Phase I

Bond Authorization Year:	2004
Developer:	Sunnyside Pointe Development, L.L.C.
Completion Date:	06/28/2010
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.

Bond 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 to illegal dumping and transient camps. Model homes and a sale office were completed in 2010. **As of June 30, 2011, a total of 15 homes are completed and occupied, with an additional 8 homes under construction.**





Completed Bond Project Report

HR4003, HR4011 & HR4013 Corazon Del Pueblo Phases I, II & III

Bond Authorization Year:	2004
Developer:	Habitat For Humanity Tucson
Completion Date:	06/30/2007, 06/30/2008 & 06/30/2009
Affordable Units:	60
Total Units:	393

Project Site/Location:

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. **As of June 30 2011, a total of 31 homes are complete and occupied, with an additional 5 homes under construction.**





Completed Bond Project Report

HR4012

Westmoreland Project

Bond Authorization Year:	2004
Developer:	Chicanos Por La Causa, Inc.
Completion Date:	06/16/2010
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.

Bond Funding Amount:

\$407,000

Leveraged Funds/Resources:

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

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 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 also has received a preliminary Gold Rating under the new Pima County Residential Green Building Standards.





Completed Bond Project Report

HR4004

Sylvester Drive Estates

Bond Authorization Year:	2004
Developer:	Major Construction & Old Pueblo Community Foundation
Completion Date:	12/30/2008
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.

Bond 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.





Completed Bond Project Report

HR1606

Balboa-Laguna

Bond Authorization Year:	1997
Developer:	Habitat for Humanity Tucson
Completion Date:	12/30/2008
Affordable Units:	36
Total Units:	36

Project Site/Location:

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.

**Habitat Tucson
Balboa Laguna Subdivision
36 Patio homes; zero lot-lines**



Completed Bond Project Report

HR1608

West Ochoa

Bond Authorization Year:	1997
Developer:	Chicanos Por La Causa (CPLC)
Completion Date:	06/30/2008
Affordable Units:	5
Total Units:	5

Project Site/Location:

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.





Completed Bond Project Report

HR1610

We Chij Estates

Bond Authorization Year:	1997
Developer:	<i>Pima Fairland Inc. & Old Pueblo Community Foundations</i>
Completion Date:	10/09/2007
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.

Bond 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.





Completed Bond Project Report

HR4007

Curley School Apartments

Bond Authorization Year:	2004
Developer:	International Sonoran Desert Alliance (ISDA)
Completion Date:	06/30/2007
Affordable Units:	30
Total Units:	30

Project Site/Location:

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.





Completed Bond Project Report

HR4002

Casa Bonita III, IV & V

Bond Authorization Year:	2004
Developer:	Development Design Group
Completion Date:	06/30/2006
Affordable Units:	60
Total Units:	60

Project Site/Location:

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.

Bond Funding Amount:

\$184,611

Leveraged Funds/Resources:

- 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.





Completed Bond Project Report

HR1605

Copper Vista I

Bond Authorization Year:	1997
Developer:	Chicanos Por La Causa (CPLC)
Completion Date:	06/30/2006
Affordable Units:	29
Total Units:	29

Project Site/Location:

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.





Completed Bond Project Report

HR1609

Valley Del Sur Townhomes

Bond Authorization Year:	1997
Developer:	Development Design Group
Current Owner:	Simpson Housing Corporation
Completion Date:	02/03/2006
Affordable Units:	60
Total Units:	60

Project Site/Location:

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

Bond 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 under-

ground 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.





Completed Bond Project Report

HR1607

High Sierra Estates Subdivision

Bond Authorization Year:	1997
Developer:	Major Construction & Old Pueblo Community Foundation
Completion Date:	06/30/2005
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.

Bond 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





Completed Bond Project Report

HR1604

Chantlalli Estates Subdivision

Bond Authorization Year:	1997
Developer:	Chicanos Por La Causa (CPLC)
Completion Date:	06/30/2004
Affordable Units:	37
Total Units:	61

Project Site/Location:

Chantlalli 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, side-

walks, 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).





Completed Bond Project Report

HR1603

Sunland Vista

Bond Authorization Year:	1997
Developer:	United Housing & Educational Development Corporation
Completion Date:	09/30/2003
Affordable Units:	30
Total Units:	65

Project Site/Location:

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

Bond Funding Amount:

\$765,134

Leveraged Funds/Resources:

- 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.





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PIMA COUNTY
COMMUNITY DEVELOPMENT & NEIGHBORHOOD CONSERVATION DEPARTMENT
KINO SERVICE CENTER
2797 EAST AJO WAY
TUCSON, AZ 85713
(520) 243-6777
WWW.PIMA.GOV/CED