

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

Pima County Kino Recreation Center
2797 E. Ajo Way, Room 318
Tucson, AZ

Members Present:

Frank Moreno
David Greenberg
Ed Taczanowsky

Martin

*Tim Escobedo
*Frank Thomson

Magnotto
Daniella Zepeda

*Participated by telephone

Members Absent:

Steve Craddock
Scott Place
Henry Boice
Jon Miles

Ken Anderson

Staff & Guests:

Betty Villegas
Marcos Ysmael
Gary Bachman

Kathleen Hewitt

Martha

Margaret Kish
Leslie Nixon
Samantha Romero
Daniel Tylutki
Terry Galligan
Tim Richards
Bill

Jim Brooks
Marilyn Robinson
Ben Tuchi
Frank Martinez

I. Welcome & Call to Order

With a quorum established, Commission Chair Frank Moreno called the meeting to order at 3:15 pm.

II. Approval of Minutes from May 19, 2008

Motion made by Ed Taczanowsky to approve the minutes with changes from May 19, 2008.

Motion seconded by David Greenberg. Motion carried with one abstention.

III. Discussion and possible action on setting the next housing commission meeting as a study session.

Pima County staff Betty Villegas explained that staff has requested a study session with the Commission in order to discuss affordable housing strategies and options in an informal setting.

Motion made by Ed Taczanowsky to set the next Commission meeting as a study session with Pima County staff.

Motion seconded by David Greenberg. Motion carried unanimously.

IV. Staff Report

- **Update on Bond Projects**

Pima County staff Marcos Ysmael informed the Commission that both the West Ochoa project and the Corazon Del Pueblo Phase II were completed in June. He stated that the rest of the projects are progressing accordingly, with the exception of Copper Vista II, which will begin construction in August.

Commissioner Jon Miles inquired about the status of the Ghost Ranch Lodge. Marcos Ysmael reminded the Commission that they had recommended the project to the Board of Supervisors, but it was contingent on the project receiving tax credits. He explained that the project had been approved for a 9% tax credit, but is trying to negotiate the Governor's Discretionary Award for a 4% tax credit, so approval of funds is open until the rest of the funding is secured.

Commissioner David Greenberg asked about the status of the Sunnyside Point project. Marcos Ysmael explained that the project had not yet been submitted to the Commission for review, and that Pima County staff had requested additional information regarding the project, and that the proposal was going to be resubmitted.

- **Discussion on proposal to be submitted by staff for program to purchase existing housing using bond funds.**

Pima County staff Betty Villegas informed the Commission that staff is continuing to work on a proposal for purchasing foreclosed houses. She stated that staff is looking into various models, including a community land trust and a rental program. She also stated that the County needed to be prepared with a viable program where bond funds could be used as leverage should the Federal Housing Legislation currently in Congress be passed.

- **Manufactured/Affordable Housing Strategies meeting update**

Pima County staff Daniel Tylutki stated that the Manufactured and Affordable Housing Committee was now in the process of looking at manufacture housing. He informed the Commission that they were focusing on three things: location (zoning), design standards, and enforcement. He explained that they should be concluding the manufactured housing element within the next couple months, and would then look back to the affordable housing policies, which should come to the Commission sometime in November.

IV. Subcommittee Reports

- **Housing Bond Review Sub-committee**

- **Discussion and possible action on recommendation of Old Pueblo Community Foundation/Corazon Del Pueblo housing project**

Commissioner Jon Miles explained to the Commission that a proposal had been received from Old Pueblo Community Foundation for \$154,000 for 8 units in the Corazon Del Pueblo housing project. He stated that the subcommittee reviewed and scored the proposal with an 88. The subcommittee recommended that the Commission recommend the project to the Pima County Board of Supervisors.

Motion made by Ed Taczanowsky to accept the recommendation of the subcommittee.

Motion seconded by David Greenberg. Motion carried unanimously.

- **Identifying Solutions to Zoning and Other Barriers to Affordable Housing**

No report at this time.

- **Identifying Other Revenue Streams of Housing Trust Fund**
No report at this time.
- **Marketing Strategies for Bond Program**
No report at this time.

V. Meeting as Affordable Housing Bond Subcommittee

- **Discussion and possible action to defer Bond Subcommittee.**
Pima County staff Betty Villegas stated that because of the situation regarding the bond election, it would be appropriate to officially defer the subcommittee until a later date.

VI. Announcements

Pima County staff Betty Villegas announced that the meetings will be moving back to the Kino Recreation Center in September.

Pima County staff Gary Bachman made an announcement regarding the Governor's Housing Forum, which will be held in Flagstaff on September 9th to the 11th. He stated that housing trust funds will be discussed at the forum.

VII. Call to the Audience

Terry Galligan from Old Pueblo Community Foundation updated the Commission on the status of Sunnyside Point. He explained that they had responded the majority of the 16 questions, but it was taking longer than expected because they hired a consultant to conduct a full market study. He said they hoped to have to response back to staff soon. Terry Galligan stated that the final plat had been approved, and \$1.8 million had been committed by the Federal Home Loan Bank of San Francisco. He also added that they were looking at significantly lowering the amount of the request.

VIII. Adjournment

Motion made by Ed Taczanowsky to adjourn meeting.
Motion seconded by David Greenberg. Motion carried unanimously.
Meeting adjourned at 4:00 pm.