

**Pima County Housing Commission
March 16, 2009 – 3:00 pm**

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

Members Present:

Frank Moreno
Brad Smith
Frank Thomson
Henry Boice
Jon Miles
Kathleen Lowery
Ken Anderson

Members Absent:

Scott Place
David Greenberg
Tim Escobedo
Ed Taczanowsky

Staff & Guests:

Margaret Kish
Hank Atha
Betty Villegas
Marcos Ysmael
Gary Bachman
Martha Martin
Daniel Tylutki
Samantha Romero

I. Welcome & Call to Order

Commission Chair Frank Moreno called the meeting to order at 3:03 pm.

II. Approval of Minutes from January 26, 2009

Commissioner Jon Miles noted that “Brad Thomson” should be changed to “Brad Smith,” and under Item II Frank Moreno should not be listed as the maker of the motion. Commissioner Kathleen Lowery noted that on page 2, Item F Frank Thomson was referred to as Fred.

Motion made by Ken Anderson to approve the minutes with changes from January 26, 2009.

Motion seconded by Kathleen Lowery. Motion carried unanimously.

III. Discussion and possible action on:

- **Establishing priorities and criteria for new and existing project applications and/or replacement projects previously approved and stalled for any reason:**
Pima County staff Betty Villegas reminded the Commission that the discussion started during the previous meeting and the Commission could either discuss strategies during a regular meeting, or create a subcommittee. Commissioner Frank Thomson thought the Commission was going to be given a report on which projects were stalled and which were not so the Commission could decide what action needed to be taken. For clarification, Commission Chair Frank Moreno asked if the previous four projects that had been recommended to the Board of Supervisors had been approved. Marcos Ysmael explained that all four had been approved by the Board of Supervisors. Commissioner Frank Thomson voiced concern that if some of the approved projects were not going to begin construction soon, the money allocated to them should not be allowed to sit unused when it could be used to purchase foreclosed homes. Staff explained that this would not be a feasible option because there aren't any projects that could be considered stalled.
Betty Villegas explained that the point of this discussion was to discuss what options the Commission has in the event that an already approved project falls through.
Commissioner Frank Thomson again stated that if projects aren't going to start within a year, the Commission should consider using the money to purchase

foreclosures. Marcos Ysmael explained that there are no funds to reallocate, and if the funds allocated to a project were spent, funds could not be replaced.

Pima County staff Margaret Kish explained that in order to reallocate funds already approved for a project, the Board of Supervisors would have to approve it. She also explained that the County is having difficulty selling bonds so from March 2009 to March 2010, only \$75 million in bond funds will be released. Because of this, she explained that only \$500,000 for the foreclosure program can be spent this fiscal year. After a continued discussion, staff Betty Villegas recommended that since there were no funds left for the Commission to allocate, the Commission focus on reviewing the current criteria on the bond application and establish better criteria and guidelines in preparation for future bond funds. She encouraged the Commission to establish an ad hoc subcommittee.

- **Establishing a subcommittee to meet on these proposed items listed.**
Motion made by Kathleen Lowery to establish a subcommittee to review the criteria and go forward with recommendations to the full Commission.
Motion seconded by Henry Boice. Motion carried unanimously.

IV. Staff Report

- **Presentation on status of Voluntary Roof Top Fee program**
Pima County staff Daniel Tylutki presented to the Commission a status report on the Voluntary Roof Top Fee program. He stated that the Roof Top Fee has not generated any revenue to date. He explained that staff found that it would not be productive to go after “mom and pop” rezoning for several reasons. Betty Villegas stated that this would be the time to make recommendations and ask questions about the report. Commissioner Kathleen Lowery explained that when this was implemented the economy was in a completely different state, and she stated that this program should be abolished.
Commissioner Frank Thomson suggested that this item be tabled until next meeting so that the report could be sent to the SAHBA representative, and discussed at the next meeting.
Betty Villegas asked the Commission to think of more creative ways to fund the Housing Trust Fund.
Motion made by Kathleen Lowery to put this item on the next meeting’s agenda.
Motion seconded by Frank Thomson. Motion carried unanimously.
- **Update Affordable Housing Strategies Report**
Daniel Tylutki stated that the report is finished, but still needs to be sent to Pima County Administrator Chuck Huckleberry before it can be put on the Board of Supervisors agenda.
- **Update on Bond Funded Projects.**
Marcos Ysmael informed the Commission that for the 1997 Bond Funds, only Copper Vista II was still in progress but it was moving along. As for the 2004 Bond Funds, five projects are complete, five are in progress, and the five newly approved projects are at various stages of contracting.
- **Status of 2009 Bond Election**
Commissioner Frank Thomson reported that it is uncertain whether or not there will be a bond election in 2009.

- V. **Announcements**
Betty Villegas announced that the Bishop’s Housing Summit was held, and Ken Anderson attended. She stated that there will be a follow-up in Marana, and the Commission would be invited.
- VI. **Call to the Audience**
No comments from the audience.
- VII. **Adjournment**
Motion made by Kathleen Lowery to adjourn meeting.
Motion seconded by Ken Anderson. Motion carried unanimously.
Meeting adjourned at 4:22 pm.