

**Pima County Housing Commission  
February 25, 2008 – 3:00 pm**

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

**Members Present:**

Scott Place  
David Greenberg  
Ken Anderson  
Jon Miles  
Frank Moreno  
Ed Taczanowsky  
Frank Thomson

**Members Absent:**

Steve Craddock  
Kathleen Buske  
Henry Boice  
Tim Escobedo

**Staff & Guests:**

Betty Villegas  
Margaret Kish  
Hank Atha  
Marcos Ysmael  
Gary Bachman  
Teresa Bommarito  
Samantha Romero

Joseph Silins  
Larry Potter  
James Brooks  
Frank Martinez  
Lee

Katterman

**I. Welcome & Call to Order**

Commission Chair Frank Moreno called the meeting to order at 3:08 pm.

**II. Approval of Minutes from January 28, 2008**

Commissioner Jon Miles noted that under "Staff and Guests" a last name was missing for Joseph Silins. He recommended that it be corrected.

**Motion made by Ed Taczanowsky** to approve the minutes with changes from January 28, 2008.

**Motion seconded by David Greenberg. Motion carried unanimously.**

**III. Subcommittee Reports**

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

No reports at this time.

• **Report on meeting held for Manufactured/Affordable Housing Strategies**

Commissioner Ken Anderson informed the Commission that the Manufactured/Affordable Housing Strategies committee had developed an affordable housing survey that was emailed out to housing practitioners, and he briefly went over the initial results from the survey. The Affordable Housing Strategies Committee created the survey in order to help give a little more direction on what they should be focusing on.

Commissioner Ed Taczanowsky requested that this agenda item be moved from sub-committee reports to a regular agenda item in order to eliminate confusion, as the Affordable Housing Strategies Committee is not a

subcommittee of the Housing Commission. He also asked that a presentation from that committee be made and placed on the agenda at a future meeting.

- **Identifying Other Revenue Streams for Housing Trust Funds**

No reports at this time.

- **Marketing Strategies for Bond Program**

Commissioner Scott Place explained to the Commission that they met and discussed various strategies for marketing the bond program, but were waiting to hear from the County Attorney to clarify the additional uses on bond funds. Once a final decision has been made, they will know what the limitations are and will start looking at how they can market the bonds. A tentative meeting is scheduled for either March or April.

#### IV. **Staff Report**

- **Foreclosure Prevention Strategies Report**

Pima County Staff Betty Villegas presented the Commission with a memo prepared for Deputy County Administrator Hank Atha, which will also be sent out to the Pima County Board of Supervisors. The memo addresses what the housing staff is doing to deal with the foreclosure crisis in Pima County. She stated that the housing department had developed several strategies to address the problem. She commented that out of the clients that had received down payment assistance and had gone through counseling and education, only one or two had been foreclosed on. She noted that the Don't Borrow Trouble Program was also of importance in dealing with foreclosures. She explained that there is also a rescue program for use when a client is modifying their loan and may need funds upfront.

Commissioner Taczanowsky asked what the Commission could do to assist with foreclosure prevention, and if bond funds could be used. Betty Villegas explained that it isn't an eligible use for the bond funds, but that the Commission could write a letter to the Board of Supervisors in support of the strategies presented.

**Motion made by Ed Taczanowsky** that a letter be drafted to the Board of Supervisors stating the Commission's support of the strategies presented.

**Motion seconded by Ken Anderson. Motion carried unanimously.**

- **Update on Bond Projects**

Pima County staff Marcos Ysmael presented the Commission with updates on the bond projects. He stated there are eight projects in projects, three from the 1997 Bonds and the remaining five from the 2004 Bonds. He noted that two new projects were received and are being reviewed; one is a homeownership project from Chicanos Por La Causa and the other for rental housing and is from the new owners of Ghost Ranch Lodge.

- **Discussion and possible action on planning for future use of funds**

Pima County staff Betty Villegas discussed the possible formation of another subcommittee or ad-hoc committee that would look at possible uses for the bond funds, the deed restrictions related to the bond funds, and strategic planning for using the remaining funds.

Commissioner Frank Thomson discussed the importance of spending all of the remaining allocated bond funds, and presented the idea of using bond funds to acquire foreclosed homes, which would add to the affordable housing stock.

**Motion made by Frank Thomson** that the Commission make a recommendation to the Board of Supervisors that half of the remaining bond funds for a total of \$3.3 million that aren't already committed be used to acquire foreclosed homes, such that they do not exceed the median price of homes.

**Motion seconded by David Greenberg. Motion carried unanimously.**

Betty Villegas stated that staff will come back to the next meeting with a proposed plan to carry out the motion passed.

- **Discuss Commission tour of projects and Commission Retreat**

Pima County staff Betty Villegas stated that it's an opportune time to have the Commission tour the projects and have a retreat.

**Motion made by Ed Taczanowsky** that in lieu of a regularly scheduled Housing Commission Meeting, a tour of the projects be held, along with a half-day retreat. The tour would be limited to visiting only one of each type of project due to time constraints.

**Motion seconded by Scott Place. Motion carried unanimously.**

**V. Meeting as Affordable Housing Bond Subcommittee**

- **Presentation scheduled for March 28, 2008**

Pima County staff Betty Villegas informed the Commission of the presentation to the Bond Committee scheduled for March 28<sup>th</sup>.

**VII. Call to the Audience**

Larry Potter, President and Director of the Southern Arizona Community Land Trust (SALT), addressed the Commission and stated that he will be submitting an application for Bond funds to the Commission asking for \$330,000 for a 16-unit project. He stated that if \$330,000 will produce 16 units, he wasn't sure that using \$3.5 million to purchase 25 units is an appropriate use of the funds. He explained that there might be a group of non-profits submitting an application for almost all of the remaining bond funds.

Frank Martinez addressed the Commission about using funds for leveraging.

Lee Katterman addressed the Commission and inquired about the final cost of homes in the projects funded by the Commission.

**VIII. Adjournment**

**Motion made by David Greenberg** to adjourn meeting.

**Motion seconded by Ken Anderson. Motion carried unanimously.**

Meeting adjourned at 4:40 pm.