AFFORDABLE HOUSING BOND FUND PROGRAMS

Friday August 8, 2014
2014 AZ Rural Policy Forum
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II. Housing Developments Funded:

– Curley School Artisan Housing

– Other Developments funded
Establishing the Housing Bond Fund

May 1997
Pima County voters approved Ordinance 1997-35 adopting the 1997 General Obligation (GO) Bond Implementation Plan establishing the Pima County Housing Trust Fund and $5 Million in GO Bonds for Affordable Housing Projects

April 1998
The Board of Supervisors makes appointments to Pima County Community Housing Bond Oversight and Advisory Committee for 1997 GO Bond Projects

June 1998
Committee starts meeting to set procedures/criteria for funding, outreach, review & approval of funding for affordable housing developments

Mar - Oct 2000
Application outreach – first proposals are received

May 2001
Contract approved to fund the first projects; second contract awarded in Sept 2001
### Establishing the Housing Bond Fund

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tr>
<td><strong>May 2004</strong></td>
<td>Pima County voters approve an additional $10M for affordable housing programs—the Bond Implementation Plan Ordinance No 2004-18.</td>
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<td><strong>Nov 2004</strong></td>
<td>The Board of Supervisors establish Pima County Housing Commission to implement affordable housing strategies.</td>
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<td><strong>Jan 2005</strong></td>
<td>Pima County Housing Commission reviews and selects five (5) projects utilizing 1997 GO Bond Criteria &amp; then suspends further applications pending review and update of criteria and scoring for the 2004 Bonds.</td>
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<td><strong>Feb 2006</strong></td>
<td>Introduction of application for the 2004 Affordable Housing General Obligation Bond Program. Applications were accepted until all funds were allocated in Jan 2009 at which time application process was closed.</td>
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<td><strong>Jul 2013</strong></td>
<td>Updated NOFA released due to project cancellations; remaining funds re-allocated by BoS in October 2013</td>
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Pima County Housing Bond Fund Strategies

A. Leverage funds from federal, state and other local programs:
   1. Help attract new public and private investment $’s to low-income and rural neighborhoods which had not seen any new housing other developments in recent decades.
   2. Help provide long-term affordability for new housing units developed with County Bond funds

B. Create new housing units to increase homeownerhip rates in low-income and stressed neighborhoods.

C. Include housing targeted to the Elderly, Disabled & very low income households
   1. New Construction & renovation of rental housing to guarantee sustained affordability for households below 65% of median income

D. Promote Effective Collaborations between Non-Profit / For-Profit Housing Developers
   1. Project Funding – particular attention should be paid to funding projects where there is an active involvement between non-profit/for profit builders & developers
   2. Funding application scoring criteria awards points for collaborative efforts.
CAN AFFORDABLE HOUSING STIMULATE THE ECONOMIC REVITALIZATION OF A RURAL COMMUNITY?

A look at Ajo, Arizona
AJO, ARIZONA
A COMPANY TOWN

- Ajo was once a copper mining town employing over 1,000 people
- The mine closed in 1983
- After mine closed Phelps Dodge sold homes to retirees. Ajo became a “retirement community”
WHERE IS AJO, ARIZONA?

- CDBG Target Area
- Colonia
- Median Income ½ of County’s @ $27,400
- Located in Western Pima County
- 120 miles west of Tucson, Arizona
- 110 miles from Phoenix
“AJO VISION”

Ajo Community Comprehensive Plan 2001

- Historic Preservation
- Economic Development
- Curley School identified as key project
- ISDA identified as resource to move plan forward
CURLEY SCHOOL PROJECT

- Initial support through ArtSpace
- HUD RHED Grants
- Plan to redevelop Curley School for artist “live-work” space
- The trade off...
1. **30 LIHTC and Historic tax credit units in the former High School**

2. **Previous elementary school site to become a retreat and culinary training center with garden**

3. **Gymnasium site to become recreation space**

4. **Cafeteria space to become and business incubator**

5. **Office and computer labs**
FUNDING

- Over ten layers of funding
- Total Development Costs = $9,373,915
- 30 Affordable Rental Units
- 23 Local Jobs
Enterprise Center:

Support artists as local business
- Open gallery space
- Use of internet marketplace
- Small business support

Computer Learning Center
- Marketing development
- Website hosting
MAY 2007~GRAND OPENING

Come and Celebrate
Curley School Grand Opening
May 29th 11:00 - 1:00

[Image of Curley School building with sign]

[Image of a kitchen interior]

[Image of an empty room with wood flooring and cabinets]

[Image of a sign with balloons]
MAY 2007~GRAND OPENING
MAY 2007~GRAND OPENING
CURLEY SCHOOL ECONOMIC & COMMUNITY DEVELOPMENT

- Arts Based Skill Training:  
  Work with local kids to develop arts

- Commercial Kitchen Business Incubator
  - Food bank: Develop facilities for small food based industries
INTO THE FUTURE

- Affordable Housing served as a catalyst....
- Eco-tourism & Geo-tourism
- Complete Ajo Plaza Redevelopment – already partially done
- Conference Center
- Large public art installations
OTHER DEVELOPMENTS FUNDED - ALVORD COURT APT'S - 24 UNIT MULTI-FAMILY DEVELOPMENT
Opening September 2014!
For more information contact us at
520-647-9652 or infocah@compassaffordablehousing.org

ALVORD COURT APARTMENTS

1 and 2 Bedroom Apartments
5901 South Park at the southeast corner of
Alvord Road and South Park Avenue, south of Drexel

ADA accessible  On Bus Line
Utilities Included  Supportive Services
Energy-Efficient  Gated Community
Community Center  Elevator
Community Garden  Call Us!
A mixed income development with 37 affordable and 24 market rate owner occupied homes.
GHOST RANCH LODGE APT’S
GHOST RANCH LODGE APT'S
HABITAT TUCSON
BALBOA LAGUNA SUBDIVISION
36 PATIO HOMES; ZERO LOT-LINES

Habitat for Humanity
Tucson
SUNNYSIDE POINTE I – 90 AFFORDABLE SFR HOME SITES – OVER 30 SOLD, COMPLETED & OCCUPIED
HABITAT’S CORAZON DEL PUEBLO I, II, III – TOTAL OF 60 AFFORDABLE HOMES IN A MIXED INCOME DEVELOPMENT OF OVER 300 HOMES
Pima County Housing Center
801 W. Congress St.
Tucson, AZ 85745
(520) 624-2947

www.pima.gov/ced/housing.shtml#homeownership
Visit our Facebook Page at: www.facebook.com/pimacountyhousingcenter

- **Housing Resources** — Home ownership, affordable rental housing search, sustainable housing, homeless services, fair housing.
- **Walk-in Services** — Access to computers, assistance with on-line applications consultations with housing staff, housing counselors & lending institutions
- **Workshops** — money management (crisis budgeting, credit repair, debt management), fair housing, sustainability, and more!
- **Foreclosure Prevention/Recovery** — Educational forums & workshops, loan modification counseling, scam & fraud awareness.
- **Mortgage Modification Assistance** — Mortgage modification assistance offered by HUD approved housing counseling agencies.

### Community Meeting Rooms

- **Room A**
  - Small Community Meeting Room
  - Room Capacity — 30

- **Room B**
  - Large Community Meeting Room
  - Room Capacity — 90

*Audio visual and computer equipment, polycom, white board, kitchen facilities, free parking

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SUMMARY OF ‘97 & ‘04 AFFORDABLE HOUSING G.O. BOND PROGRAMS

• $15 Million in Housing G.O. Bonds:
  – Funded 28 projects of which 24 have been completed
  – Leveraged over $143 Million in total development costs for the 28 approved projects
  – Total of 930 affordable units will be created upon completion and build-out of all projects – of which 577 are already completed and occupied
In Appreciation Of

Pima County Bonds

Thank you for helping make many Habitat families’ dreams come true.

June 5, 2009

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