

**AFFORDABLE HOU\$ING
BOND FUND PROGRAMS**

FRIDAY JUNE 5, 2015
**ARIZONA HOUSING ALLIANCE MEMBER
MEETING**





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- I. Establishing the Bond Fund —A Timeline:
 - II. 1997 GO Bond Language & Housing Bond Oversight Committee*
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II. Housing Developments Funded:

- *Curley School Artisan Housing , Ajo, AZ*
- *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** Mar - Application outreach - Oct - first proposals are received
(Mar - SB 1482 approved giving counties authority to establish housing trust funds/housing commissions)
- MAY 2001** Contract approved to fund the first project; second contract awarded in Sept 2001



ESTABLISHING THE HOUSING BOND FUND

MAY 2004

Pima County voters approve an additional \$10M for affordable housing programs—the Bond Implementation Plan Ordinance No 2004-18.

Nov 2004

The Board of Supervisors establish Pima County Housing Commission to implement affordable housing strategies.

**JAN 2005
THRU
AUG 2005**

Pima County Housing Commission reviews and selects five (5) projects utilizing 1997 GO Bond Criteria & then suspends further applications pending review and update of criteria and scoring for the 2004 Bonds.

FEB 2006

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.

**JUL 2013
OCT 2013**

Updated NOFA released due to project cancellations; remaining funds re-allocated by BoS in October 2013



PIMA COUNTY
COMMUNITY DEVELOPMENT

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 or 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 homeownership 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?





AJO, ARIZONA A COMPANY TOWN

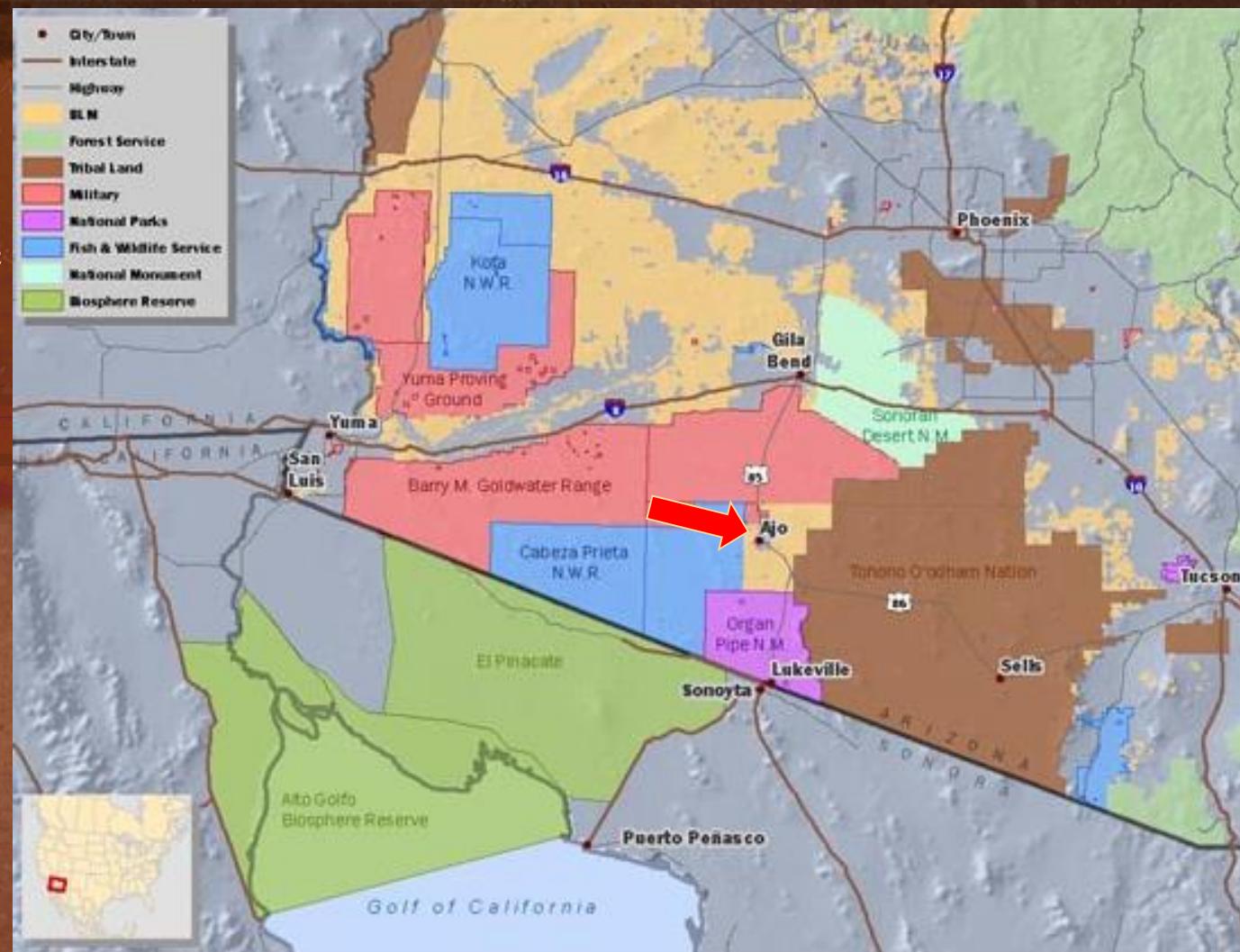
- ❖ Ajo was once a copper mining town employing over 1,000 people
- ❖ The mine closed in 1983
- ❖ After mine closed Phelps Dodge sold homes to retirees. Ajo became a “retirement community”





WHERE IS AJO, ARIZONA?

- ❖ CDBG Target Area
- ❖ Colonia
- ❖ Median Income $\frac{1}{2}$ of County's @ \$27,400
- ❖ Located in Western Pima County
- ❖ 120 miles west of Tucson, Arizona
- ❖ 110 miles from Phoenix
- ❖ 3,705 people in 2,485 housing units (2000 Census)





“AJO VISION”

Ajo Community Comprehensive Plan 2001

- ❖ Historic Preservation
- ❖ Economic Development
 - ❖ Quality Affordable Housing Stock; Climate and Open Space
- ❖ 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
- ❖ *Phased Development for housing & economic development...*





CURLEY SCHOOL PROJECT

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 a 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



MAY 2007~GRAND OPENING



MAY 2007~GRAND OPENING



MAY 2007~GRAND OPENING





CURLEY SCHOOL ECONOMIC & COMMUNITY DEVELOPMENT

❖ Arts Based Skill Training:

- ❖ Work with local kids to develop arts
- ❖ Support artists as local business:
 - ❖ Open gallery space
 - ❖ Use of internet marketplace
 - ❖ Small business support



❖ Commercial Kitchen & Business Incubator:

- ❖ Food bank
- ❖ Develop facilities for small food based industries





NOW & INTO THE FUTURE

- ❖ Affordable Housing served as a catalyst....
- ❖ Ajo Plaza Redevelopment
 - ❖ South Plaza Phase 1 redevelopment completed in 2013
- ❖ Sonoran Desert Conference Center- opened spring 2015
 - ❖ SonoranDesertConferenceCenter.com
- ❖ Eco-tourism & Geo-tourism



OTHER DEVELOPMENTS FUNDED

- ALVORD COURT APT'S - 24 UNIT MULTI-FAMILY DEVELOPMENT



ALVORD COURT APTS





**A mixed income development with 37
affordable and 24 market rate owner
occupied homes**



GHOST RANCH LODGE APT'S



PIMA COUNTY

COMMUNITY DEVELOPMENT



GHOST RANCH LODGE APT'S



GHOST RANCH LODGE APTS



The success of the historic preservation of Ghost Ranch Lodge as affordable housing has had on the community is best expressed through the words of Jason Brown, the Vice Chair of the Citizens Steering Committee (CSC) for the Oracle Area Revitalization Plan, who praised the project for providing not only “much needed low-income senior housing” but also for acting as “a catalyst for future area improvements”. The rehabilitation of this historic site not only preserved an important piece of American architectural history, but also brought the community together as participants in the redesign process. Ghost Ranch Lodge has won numerous local and national awards, including but not limited to the 2011 HUD Secretary’s Historic Preservation Award, the 2011 J. Timothy Anderson Award for Excellent in Historic Rehab, the 2012 Arizona Governor’s Heritage Preservation Honor Award, the 2013 National Affordable Housing Management Association’s Vanguard Award for Major Rehabilitation and the 2015 Housing Development NDC Academy Award.



SUNNYSIDE POINTE I – 90 AFFORDABLE SFR HOME SITES – 36 HOMES HAVE BEEN SOLD, COMPLETED & OCCUPIED





HABITAT TUCSON BALBOA LAGUNA SUBDIVISION 36 PATIO HOMES; ZERO LOT-LINES



***HABITAT'S CORAZON DEL PUEBLO I, II, III -
TOTAL OF 60 AFFORDABLE HOMES IN A MIXED
INCOME DEVELOPMENT OF OVER 300 HOMES***





In Appreciation Of

Pima County Bonds

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



June 5, 2009

PIMA COUNTY HOUSING CENTER



- ❖ 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 Ramona 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 architect Frederico Palofax, reflects the pride & culture of the rich cultural neighborhood surrounding the project.
- ❖ Today, it's the center of partnerships between government and non-profits working together to provide and preserve 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 community room; and parking lot reconstruction.
- ❖ The final phase, a re-landscaping project utilizing native plants and 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.

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 \$145.7 Million in total development costs for the 28 approved projects
 - Total of 856 affordable units will be created upon completion and build-out of all projects – of which 594 are already completed and occupied

PIMA COUNTY 2015 BOND ELECTION

- ❖ **On April 21, 2015 the Pima County Board of Supervisors approved Resolution No. 2015-19 ordering a bond election to be held on November 3, 2015, and approving seven ballot propositions.**
- ❖ **A committee of 25 members appointed by each city and town, two Native American tribal governments, the Board of Supervisors and the County Administrator held over 100 public meetings seeking input from thousands of citizens over nine years.**
- ❖ **If voters approve all seven propositions, the County would be authorized to sell \$815,760,00 in general obligation bonds to meet the purposes stated in each of the seven propositions. Voters will be able to vote on each proposition separately.**
- ❖ **Proposition 429: Public Health, Welfare, Safety, Neighborhoods and Housing – includes \$20,000,000 for Pima County's Affordable Housing Program; for more information:**
 - ❖ **www.pima.gov/bonds2015**

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