

COB - BOSAIR FORM

02/04/2026 4:19 PM (MST)

Submitted by Sofia.Blue@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number: PO CWD PO2400010219

Award Type: Contract

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 03/03/2026

Signature Only:

NO

Procurement Director Award / Delegated Award: • N/A

Supplier / Customer / Grantor / Subrecipient: La Frontera Partners, Inc.

Project Title / Description: West Point II Apartments

Purpose: The Parties require an additional one-year extension to complete the project.

Procurement Method: Misc. Contracts: This Contract is a non Procurement contract and not subject to Procurement rules.

Procurement Method Additional Info: CWD-RFP-AHF-RFP-02-2023

Program Goals/Predicted Outcomes: The project will feature the new construction of a single seven-story building with community space on the ground floor. All units will be one bedroom, one-bathroom and will be approximately 585 square feet in size. The project will have the following income targeting: twenty-eight (28) units at 40% of area median income (AMI), twenty-eight (28) units at 50% of AMI, and twenty-eight (28) units at 60% of AMI. There will also be one employee unit. Eighty percent (80%) of the units will be set-aside for persons of 55 years of age and older and thirty percent (30%) of the total units will receive Project Based Rental Assistance and be reserved for persons with disabilities. Gap funding is provided in the form of a grant.

Public Benefit and Impact: This project will increase the supply of quality, affordable homes in Pima County.

Budget Pillar: • Improve the quality of life

TO: COB, 2/13/26 (1)

VERSION: 2

PAGES: 3

FEB12'26PM0139PO

Support of Prosperity Initiative:

- 1. Increase Housing Mobility and Opportunity
- 2. Improve Quality of Life and Opportunity in High Poverty Areas
- 3. Improve Housing Stability

Provide information that explains how this activity supports the selected Prosperity Initiatives

Increase the supply of housing by prioritizing practices and investments that focus on families with children and result in diverse housing types and prices in neighborhoods, ensuring affordable housing options are available throughout Pima County, especially in low poverty areas.

Metrics Available to Measure Performance:

Completion of construction of 85 one-bedroom units of affordable housing.

Retroactive:**YES****Retroactive Description:**

Developer did not complete work and did not give the department sufficient notice of need for extension. If not approved, the county will not be able to reimburse the developer for work on this project. Project will run out of funding.

Amendment / Revised Award Information

Record Number: PO CWD PO2400010219

Document Type: PO

Department Code: CWD

Contract Number: PO2400010219

Amendment Number: 01

Commencement Date: 01/01/2026

Termination Date: 12/31/2026

Is the Termination Date new?

YES

Classification: Expense

Adjust Level: No change

Prior Contract Number (If Applicable): N/A

Amount This Amendment:

\$0.00

Funding Source(s) required: General Fund

Funding from General Fund?

NO

Department: CWD
Name: Sofia Blue
Telephone: 520-724-7312

Add GMI Department Signatures

No

Department Director Signature:  Date: 2.11.26

Deputy County Administrator Signature:  Date: 2/11/2024

County Administrator Signature:  Date: 2/12/2024

Pima County Department of Community and Workforce Development

Project: West Point II Apartments

Contractor: La Frontera Partners, Inc.

Contract No.: PO2400010219

Contract Amendment No.: 01

Orig. Contract Term: 11/12/2024 – 12/31/2025	Orig. Amount:	\$1,000,000.00
Termination Date Prior Amendment: N/A	Prior Amendments Amount:	\$ 0.00
Termination Date This Amendment: 12/31/2026	This Amendment Amount:	\$ 0.00
	Revised Total Amount:	\$ 1,000,000.00

CONTRACT AMENDMENT

The parties agree to amend the above-referenced contract as follows:

1. Background and Purpose.

1.1. Background. On November 12, 2024, County and Owner/Developer entered into the above referenced agreement to provide an award of \$1,000,000.00 toward the development of West Point II Apartments. The project consists of a total of 85 one-bedroom units located at 20 E. Ochoa Street, Tucson AZ 85701. The project is situated on one parcel identified by Pima County Assessor Parcel Number 117-130-0410.

1.2. Purpose. The Parties require an additional one-year extension to complete the project.

2. Term. The parties agree to extend the contract term for one additional year commencing on January 1, 2026 and terminating on December 31, 2026. If the commencement date is before the Effective Date of this amendment, the parties will, for all purposes, deem the amendment to have been in effect as of the commencement date.

All other provisions of the Contract not specifically changed by this Amendment remain in effect and are binding upon the parties.

PIMA COUNTY

**OWNER – West Point Apartments II
DEVELOPER – La Frontera Partners, Inc**

Jennifer Allen
Chair, Board of Supervisors

Alicia White
Authorized Officer Signature

Date

Alicia White, Secretary and Treasurer

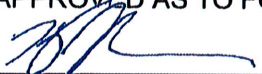
Date

ATTEST

Clerk of the Board

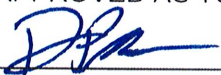
Date

APPROVED AS TO FORM



Deputy County Attorney

APPROVED AS TO CONTENT



Daniel Sullivan, Director
Community and Workforce Development

1/26/2026

Date

1.27.29

Date

PIMA COUNTY

Jennifer Allen
Chair, Board of Supervisors

Date

ATTEST

Clerk of the Board

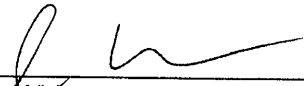
Date

APPROVED AS TO FORM

Deputy County Attorney

Date

**OWNER – West Point Apartments II
DEVELOPER – La Frontera Partners, Inc**



Alicia White
Authorized Officer Signature

Alicia White, Secretary and Treasurer

1/27/2026

Date

APPROVED AS TO CONTENT

Daniel Sullivan, Director
Community and Workforce Development

Date