



Regional Affordable Housing Commission Summary

Nov 2021 – County Administrator created an Affordable Housing Taskforce

Feb 4 to May 27 – Taskforce develop recommendations that address housing affordability

May 17 – Board allocated \$5M in FY22-23 budget to implement Affordable Housing Taskforce Recommendations

Oct 18 – Board authorized the Regional Affordable Housing Commission to inform and oversee County's implementation of recommendations

Jan 9 – First meeting of Regional Affordable Housing Commission

Jan 27 – Commission endorsed solicitation process for Gap Funding, CWD completed procurement process for FY23 Affordable Housing Gap Funding for Development, Renovation and Preservation

Mar, May, Jun – Seven applications received and evaluated, Commission endorsed staff recommendations for 2 awards, 2 protests, reviewed by Director of Economic Development, 1 appealed to the Board of Supervisors

Aug – Board of Supervisors approved contract for two projects, \$2.65M, 203 units

Aug 18 – Regional Affordable Housing Commission endorsed second RFP for FY23/24 Gap Funding for Affordable Housing Development, Renovation and Preservation

Sep, Oct 9 – Published second RFP, Technical assistance for potential applicants

Nov 2023 – Evaluation panel convened to review 21 proposals, review Commission input, and develop consensus for award

Jan 2024 – 2 protests received, Reviewed by Director of Economic Development

Feb 2024 – 1 appeal to the Board of Supervisors, staff funding recommendation

Regional Affordable Housing Commission Endorsed

- Entire allocation to Gap funds awarded in FY23/24
- Gap Funds separated by project category
- Maximum request per project set at \$1 million
- Evaluation based within each category (more equitable evaluation process)
- Proposer provided a publicly shareable Executive Summary (enhanced transparency of projects during the process)
- Application and evaluation scorecard alignment

	New Development – Rental	New Development – Homeownership	Existing Renovation, Rehabilitation and Preservation
Commission Approved	\$4.5 million	\$1 million	\$1.375 million
Project cap \$1 million			
# of Projects	11	5	5
Total Amount by Project	\$9,454,000.00	\$3,176,749.00	\$3,015,228.22
Total # of Units	537	70	435

Evaluation Panel | Recommendation



Evaluation Panel Direction

- Keep allocations within each project category based on Board direction and Commission input
- Take the top score from each category and award based on funding availability
- If funds available, move to the next score and verify proposer willing to receive funds.
 - Ensure that:
 - Proposer can secure deficient funds within 90 days
 - Decreased amount does not affect time to occupancy timeline

Project	New Development - Rental	Rank	Score (max 875)
West Point Apartments II	La Frontera Partners, Inc.	1	825
Belvedere Terrace, L.P.	Belvedere Terrace, L.P./ Newport SW LLC	2	808
Desert Dove Apartments	GHK Properties LLC	3	789
The Safford	Marana Leased Housing Associates I, LLP / Dominion	4	763
Emery Park Place	Family Housing Resources & Southern Arizona Land Trust Inc.	5	754
Project	New Development - Homeownership	Rank	Score
Mars Landing Development	Habitat for Humanity	1	805
Project	Existing (Adaptive Re-Use, Rehab, Renovation)	Rank	Score
Tucson House	City of Tucson	1	863
El Camino Affordable Housing	Casa Maria	2	754

Proposal Evaluation Panel | Score & Rank



Project Name	Type - New Development - Rental	Score Range	Final Score	Rank
West Point Apartments II	La Frontera Partners, Inc.	147-172	825	1
Belvedere Terrace, L.P.	Belvedere Terrace, L.P./ Newport SW LLC	134-170	699	2
Desert Dove Apartments	GHK Properties LLC	146-175	679	3
The Safford	Marana Leased Housing Associates I, LLLP / Dominion	144-163	763	4
Emery Park Place	Family Housing Resources & Southern Arizona Land Trust Inc.	138-167	680	5
Rio Azul Apartments	Rio Azul Partners, LLC / Southwest Nonprofit Housing Corporation	124-170	731	6
Rincon Manor	Spire Development, Inc.	110-159	671	7
Pu'u'honua O Bronx Park Hale	SFFlat, LLC	95-163	634	8
Casitas Tucson West	Marbury Holding Inc.	92-146	507	9
Construct 4 Accessible Units on Vacant Land - Parcel 110-06-098A	Lakia Lewis 39 Vista LLC	35-119	357	10
Demo Existing 4-Unit, Construct New Accessible 4-Unit Building	39 Vista LLC	35-121	333	11
Project Name	Type - New Development - Homeownership		Score	Rank
Mars Landing Development	Habitat for Humanity	139-174	805	1
Barrio Anita Casitas	Pima County Community Land Trust	143-175	697	2
Barrio Kroeger Lane Infill	Pima County Community Land Trust	139-166	685	3
Mountain View Development	Habitat for Humanity	113-174	770	4
Pinal Vista Place	Family Housing Resources & Southern Arizona Land Trust Inc.	117-167	747	5
Project Name	Type - Existing (Adaptive Re-Use, Rehab, Renovation)		Score	Rank
Tucson House	City of Tucson	166-175	863	1
El Camino Affordable Housing	Casa Maria	121-170	637	2
Curley School Artisan Apartments	The International Sonoran Desert Alliance	72-175	602	3
Esperanza En Escalante	Esperanza Rehabilitation 2024	108-150	570	4
Renovate Existing 4-Unit	39 Vista LLC	35-121	382	5

5 evaluators, score possible-175; total possible score 875
 Score range = lowest score to highest score

Award Recommendations



Project Name	Developer/Partner	Score	Rank	Award Amount	# Units	Time to Occupancy
New Development - Rental						
West Point Apartments II	La Frontera Partners, Inc.	825	1	\$ 1,000,000.00	85	Oct, 2026
Belvedere Terrace, L.P.	Belvedere Terrace, L.P./ Newport SW LLC	808	2	\$ 1,000,000.00	72	Oct, 2025
Desert Dove Apartments	GHK Properties LLC	789	3	\$ 1,000,000.00	63	Dec, 2025
The Safford	Marana Leased Housing Associates I, LLLP / Dominion	763	4	\$ 1,000,000.00	200	Sept, 2025
<i>New Development – Rental – Award Lower than Requested – Developer/Partner Accepted</i>						
Emery Park Place	Family Housing Resources & Southern Arizona Land Trust Inc.	754	5	\$ 500,000.00	8	Mar, 2025
New Development - Homeownership						
Mars Landing Development	Habitat for Humanity	805	1	\$ 1,000,000.00	30	June, 2027
Existing (Adaptive Re-Use, Rehabilitation, Renovation)						
Tucson House	City of Tucson	863	1	\$ 1,000,000.00	358	Oct, 2026
<i>Existing (Adaptive Re-Use, Rehabilitation, Renovation) – Amount Lower than Requested – Developer/Partner Accepted</i>						
El Camino Affordable Housing	Casa Maria	754	2	\$ 375,000.00	19	Jan, 2025
Total Award				\$ 6,875,000.00	835	