



Katrina Martinez
Deputy Clerk

Pima County Clerk of the Board

Melissa Manriquez

Administration Division
33 N. Stone Avenue, Suite 100
Tucson, AZ 85701
Phone: (520)724-8449 • Fax: (520) 222-0448

Management of Information & Records Division
1640 East Benson Highway
Tucson, Arizona 85714
Phone: (520) 351-8454 • Fax: (520) 791-6666

February 13, 2024

Mr. Gregory Moore, President
Rio Azul Partners, L.L.C./Southwest Nonprofit Housing Corporation
2455 E. Speedway Blvd., Suite 101
Tucson, AZ 85719

RE: Appeal of RFP CWD-AHF-RFP-02-2023, FY23/24 Pima County GAP Funding for
Affordable Housing Development and Preservation

Dear Mr. Moore:

In accordance with Pima County Code 11.20.010(H), please be advised that we are in receipt of your request to appeal the Pima County Regional Affordable Housing Commission's Recommendation regarding the scores received and the Evaluation and Award in the aforementioned matter. A hearing has been scheduled before the Pima County Board of Supervisors on Tuesday, February 20, 2024, at 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building
Board of Supervisors Hearing Room
130 West Congress, 1st Floor
Tucson, AZ 85701

If you have any questions concerning this hearing, please contact this office at 724-8449.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Manriquez", is written over a horizontal line.

Melissa Manriquez
Clerk of the Board

c: Pima County Board of Supervisors
Jan Leshner, County Administrator
Dr. Francisco Garcia, Deputy County Administrator
Daniel Sullivan, Director, Community and Workforce Development
Andrew Flagg, Deputy Director, Community and Workforce Development

Southwest Nonprofit Housing Corporation
2455 E. Speedway Blvd., Suite 101
Tucson, Arizona 85719
(520) 326-4858
Greg@SWNPH.org

January 29, 2024

Honorable Chair and Members
Pima County Board of Supervisors
33 N. Stone Ave., Suite 1100
Tucson, AZ 85701

Via email COB_Mail@pima.gov

Re: Affordable Housing GAP Funding RFP, released on September 29, 2023
#CWD-AHF-RFP
Protest – Evaluation and Award
Rio Azul Partners, LLC/Southwest Nonprofit Housing Corporation

Dear Chair Grijalva and Members of the Board:

Please accept this correspondence as a formal protest on behalf of Rio Azul Partners, LLC, and Southwest Nonprofit Housing Corporation in accordance with Pima County Procurement Code, Section 11, 20.010.11. We protest the scores received, and ultimately the Evaluation and Award, from the Evaluation Panel for the above referenced Affordable Housing GAP Funding for "Affordable Housing Development and Preservation Fiscal Year 2023-2024" that closed on October 31, 2023, for RFP CWD-AHF-RFP-02-2023 (the "RFP").

We are aware that in the fall of 2023 the Pima County Board of Supervisors considered adding an additional \$2.2 million to Affordable Housing GAP Funding programs. The housing projects for which applications were recently submitted for the RFP appear to all be good projects and are much needed in our community to ease the current and future affordable housing crisis. The Board may want to reconsider additional funding as the increased funding would allow more of these much-needed projects to be built quickly in our community. However, this protest addresses the fact that, with the limited funding available, our project should have been a successful bidder based upon the established criteria.

It should be noted that a quorum of non-conflicted members of the Pima County Regional Affordable Housing Commission could not be obtained in order to make a recommendation to the Board of Supervisors with regard to this RFP. Consequently, the GAP Funding award was not based upon the Pima County Regional Affordable Housing Commission's recommendation. It would seem that, as there is too much conflict of

Page 1 of 7

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 1/29/24 Rm

JAN 29 24 PM 02:59 PC CLK OF BD

Rm

mk

interest within the Housing Commission, an alternate recommendation source or process should be considered with regard to this RFP and others in the future.

Upon being advised of the RFP determination that our project narrowly missed out on being selected for a GAP Funding Award, we promptly requested the other applicant's submittals to the Housing and Community Development in order to provide a complete protest. Said request for documents was refused. Accordingly, we promptly made a "public records request" for the other applications in order to be able to understand more fully some of the scoring by the Evaluators. The public records request has also been refused, (see bolded type, paragraph 2 of the attached email from Public Records dated 1-22-2024). As a result, we have been refused the opportunity to verify the Evaluators scoring of proposals, but even an evaluation of the scoring of just our RFP proposal indicates drastic inaccuracies in scoring that should have resulted in The Rio Azul Apartments project being selected based upon the identified criteria.

Rio Azul Partners, LLC proposed to construct The Rio Azul Apartments, which would be completed within the year 2024 in order to promptly provide affordable housing. The project is a 13-unit apartment complex, single story, all one-bedroom units with walled back yards. All units will have washer and dryer hook-ups and adequate storage on the patio. This small apartment community is located within the City of Tucson's Community Revitalization Area as identified in the City of Tucson "Housing Affordability Strategy for Tucson (HAST)." Rio Azul Apartments will provide affordable housing and be age restricted to 62 years of age and older "elderly housing". There will be no support services provided or offered to residents through any federal or non-federal program.

The project is located in a qualified census tract. All of the major services are located within one mile of the site. The Rio Azul project is approximately 300 feet west of South Park Ave on Minorka Road. South Park Ave has bus service by Sun Tran Route 25 daily with hourly stops on South Park Ave adjacent to the project. The project will incorporate a HERS rating of 55 or better and will be highly energy efficient primarily due to the large solar electric generating facility located on the roof. As addressed in our RFP response, the design of the structure will be complimentary to the surrounding environment, both currently built and natural.

While differences between Evaluator's scores are expected during the evaluation process, the substantial differences (greater than 30%) between the Evaluators is not. Rather, such significant deviations, even as to matters of relatively straight forward factual matter, indicates inconsistency in the process that we ask to be addressed by the Board of Supervisors.

A copy of the Affordable Housing Gap Funding Proposals Evaluation Panel Scorecard is attached. Having access to copies of the submitted applications, which were informally and formally requested and refused, would allow us to determine why such drastic scoring differences occurred. The refusal to provide such information necessarily limits our full ability to protest this award. As such, we reserve the right to supplement this protest based upon the receipt of the requested applications. At this time, we must

limit this protest as to the scoring of our application by the Evaluation Panel until we have the requested additional information.

We would request that a formal opinion as to this procurement policy be provided from Chief Civil Deputy County Attorney Sam Brown.

We will address our protest by Section.

Section One: Applicant's Mission, Experience and Executive Summary (25 total points are available per Evaluator.)

Evaluator #5 provided Rio Azul Partners, LLC with a score of 16 points out of a possible 25 points.

Evaluator #5 granted a score of the full 25 points to the other applicants that received recommendations for awards.

All other Evaluators provided a score of the full 25 points to Rio Azul Partners, LLC.

The 9-point difference, due to the score awarded by Evaluator 5, appears to be in error. The other four Evaluators each awarded the full 25 points to the protest applicant.

Evaluator 5 awarded 36% less points than each of the other Evaluators for this protest applicant.

Section 1.1: All portions of this section were met and submitted. A total of 5 points should have been awarded.

Section 1.2: Key Project Personnel were listed, and their experience provided. A total of 5 points should have been awarded.

Section 1.3: Applicant's Mission and Experience were provided. The history of the applicant's successful projects should have awarded the applicant the full 5 points.

Section 1.4: Executive Summary was submitted and complied with the requirements of the Proposal. The full 5 points should have been awarded.

Section 1.5: Authorization to Sign. The applicant provided the authorized signature and the documentation to show that the signer was authorized to sign.

A total of 25 points should have been awarded to Rio Azul Partners, LLC by each Evaluator for this section.

Section Two: Project Description (50 total points are available per Evaluator.)

The protest applicant has no objections as to the scoring of this Section.

Section Three: Project Costs (50 total points are available per Evaluator.)

Evaluator #5 provided Rio Azul Partners, LLC with a score of 27 points out of a possible 50 points.

Evaluator #1 provided Rio Azul Partners, LLC with a score of 36 points out of a possible 50 points.

Evaluator #4 provided Rio Azul Partners, LLC with a score of 39 points out of a possible 50 points.

Evaluator #2 provided Rio Azul Partners, LLC with a score of 45 points out of a possible 50 points.

Evaluator #3 provided Rio Azul Partners, LLC with a score of 45 points out of a possible 50 points.

The 33-point difference appears to be in error.

Evaluator 5 awarded 46% less points than the total points available.

Section 3.1: The funding ratio fell into the 4:1 – 7:1 category and 5 points should have been awarded to Rio Azul Partners, LLC.

Section 3.2: The Finance Funding Sources chart was completed, and the supporting documentation provided. 10 points should have been awarded to Rio Azul Partners, LLC.

Section 3.3: The Project Total Anticipated Costs (Budget) was completed and submitted. 10 points should have been awarded to Rio Azul Partners, LLC.

Section 3.4: The Procurement Process was addressed, and the history and experience of the applicant proves that the applicant is able and willing to comply with the purpose of the funds being provided. 10 points should have been awarded to Rio Azul Partners, LLC.

Section 3.5: The Project Total Anticipated Costs (Budget) clearly shows that the GAP funds are to be used for eligible costs. The applicant did not provide documentation of cash flow as all funds will be requested on a reimbursement basis only. The managing member of Rio Azul Partners, LLC, Southwest Nonprofit Housing Corporation, will provide additional funding, if necessary, to insure financial feasibility. 10 points should have been awarded to Rio Azul Partners, LLC for this section.

The applicant believes the score should have been 45 points awarded by each Evaluator to Rio Azul Partners, LLC for this section.

Section Four: Addressing Poverty, Community Benefit, and Population (50 total points are available per Evaluator.)

Evaluators #1, #2 and #5 scored the applicant poorly in this section.

Evaluator #1 provided Rio Azul Partners, LLC with a score of 23 points out of a possible 50 points.

Evaluator #2 provided Rio Azul Partners, LLC with a score of 28 points out of a possible 50 points.

Evaluator #5 provided Rio Azul Partners, LLC with a score of 35 points out of a possible 50 points.

Evaluators #3 provided Rio Azul Partners, LLC with a score of 50 points out of a possible 50 points.

Evaluators #4 provided Rio Azul Partners, LLC with a score of 50 points out of a possible 50 points.

The 64-point difference appears to be in error.

Evaluator 1 awarded 54% less points than the total points available.

Evaluator 2 awarded 44% less points than the total points available.

Evaluator 5 awarded 30% less points than the total points available.

Section 4.1: The applicant's submitted narrative for this section clearly points out the location's accessibility to employment, transportation, and services together with the ability to provide services to the tenant. 10 points should have been awarded to Rio Azul Partners, LLC.

Section 4.2: Letters of support from members of the City Council, i.e., Brent Davis, former City of Tucson Council Member, Richard Fimbres, City of Tucson Councilman, and Paul Cunningham, City of Tucson Councilman, the Pasqua Yaqui Tribe Housing Division, Mark Clark, CEO of PIMA Council on Aging, and Marcia Lopez, Community Manager, were submitted. 15 points should have been awarded to Rio Azul Partners, LLC.

Section 4.3: A list of Community Services and Amenities was submitted. 10 points should have been awarded to Rio Azul Partners, LLC.

Section 4.4: In addition to its narrative, the applicant provided a letter of Endorsement from The Cornerstone Building Foundation Charities, Rio Azul Partners, LLC will provide a scholarship to the children or grandchildren of the tenants. 10 points should have been awarded to Rio Azul Partners, LLC.

Section 4.5: The applicant provided evidence of the energy efficiency of the project. 5 points should have been awarded to Rio Azul Partners, LLC.

The protest applicant believes the score should have been 50 points awarded by each Evaluator to Rio Azul Partners, LLC for this section.

A review and reconsideration of the points awarded by Evaluator #5 as to Section One, Applicant's Mission, Experience and Executive Summary should be made.

Evaluator #5 appears to have misunderstood the material submitted or did not review in detail all the information.

A review and reconsideration of the points awarded by Evaluator #5, Evaluator #1, and Evaluator #4 as to Section Three, Project Costs should be made.

Evaluators #5, #1, and #4 appear to have misunderstood the material submitted or did not review in detail all the information.

A review and reconsideration of the points awarded by Evaluator #1, Evaluator #2, and Evaluator #5 as to Section Four, Addressing Poverty, Community Benefit, and Population should be made.

Evaluators #1, #2, and #5 appear to have misunderstood the material submitted or did not review in detail all the information. submitted with the Application.

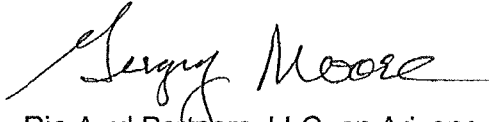
Had the application and materials submitted by Rio Azul Partners, LLC been evaluated as indicated above, this applicant would have received a higher score entitling the applicant to an award of the Gap Funding. Rio Azul's analysis of the points earned yields a total score of 837, which would have resulted in the award of the GAP Funding to Rio Azul Partners, LLC/Southwest Nonprofit Housing Corporation based upon the criteria provided in the RFP.

It is important to be aware that the protest applicant could have provided a more complete analysis of all submissions if Rio Azul Partners, LLC had been provided access to the other proposals submitted, which were requested, and subsequently, were the subject of a public records request. This would have allowed us to provide a more detailed analysis comparing the valuation to our RFP response to other applicants in order to more fully address the significant deviations in scoring between the proposals. However, despite promptly making an informal request for such records, followed promptly by a public records request, the time period for protest preceded the receipt of any such documentation necessary to address the other applicant's proposals, but it would appear it would not be provided anyway. Accordingly, we reserve the right to supplement this protest after receipt and a sufficient time to review and analyze the other applications and the scoring made.

Based upon the limited information that we were able to obtain despite formal request, it is nonetheless our position that the evaluation of our RFP response was in error as evidenced by the significant and incorrect deviation in scoring between Evaluators. As noted above, many of these significant deviations occurred not with regard to subjective evaluations, but rather quantifiable matters such as accessibility to transportation or cost. This is a clear indication of either error or other inconsistency in the evaluation

process that, we believe, calls for an independent assessment by the Board of Supervisors to correct and address so that the most qualified projects, to include the Rio Azul Apartments, are those that are funded to address the housing crisis in our community.

Respectfully submitted,



Rio Azul Partners, LLC, an Arizona
Limited Liability Company
By: Southwest Nonprofit Housing Corporation,
an Arizona corporation, its managing member
By: Gregory Moore, President

Enclosures: Response from Clerk of the Board 1-22-2024 re: Public Records Request
Notice of Recommendation for Award
Affordable Housing Gap Funding Proposals Evaluation Panel – Score &
Rank – Pages 10-13 at the following:
<https://content.civicplus.com/api/assets/669d0fbd-0b59-4016-aa45-224f2265f87e>

Mr Gregory Moore

From: Pima County <pimacountyaz@mycusthelp.net>
Sent: Monday, January 22, 2024 4:15 PM
To: greg@swmph.org
Subject: [Records Center] Public Records Request :: R003967-010824

— Please respond above this line —



Good afternoon,

In regard to Public Records Request No. R003967-010824, where you requested:
"For the Pima County Community Workforce & Development Request for Proposals, FY 23/24 Gap Funding for Affordable Housing Development and Preservation, issued September 29, 2023 and due by October 31, 2023, we are requesting copies of the complete applications submitted by: Marana Leased Housing Associates I, LLLP, for the project known as "The Safford" to be located at 8740 N Silverbell Rd, Tucson, AZ 85743; and Family Housing Resources and Southern Arizona Land Trust Inc. for the project known as "Emery Park Place" to be located at 120 thru 180 E Drexel Rd, Tucson, AZ 85706. Copies of the submitted applications to be complete including Section One: Applicant's Mission, Experience, and Executive Summary; Section Two: Project Description; Section Three: Project Costs; Section Four: Addressing Poverty, Community Benefit, and Population; and all included attachments."

Community and Workforce Development has provided the following message regarding the responsive records:
"Per page 2 of the Request for Proposals, only the Executive Summaries can be released at this time. The remaining documents cannot be released until contracts are executed."

Your response has been completed. You can access the released documents on your account at
<https://pimacountyaz.mycusthelp.com/WEBAPP/rs/CustomerHome.aspx>

PLEASE NOTE: You will have thirty (30) days to download records responsive to your request.

Thank you for your attention.
Clerk of the Board
520-724-8449

To monitor the progress or update this request please log into the Public Records System

Powered by
GovQA

Issue Date: 01/02/2024

NOTICE OF RECOMMENDATION FOR AWARD

Request for Proposal ("RFP") Solicitation Number: CWD-AHF-RFP-02-2023

RFP Title: Gap Funding for Affordable Housing Development and Preservation
Fiscal Year 2023-2024

Pima County Community & Workforce Development ("CWD") hereby issues formal notice to respondent(s) to Request for Proposal titled, GAP Funding for Affordable Housing Development and Preservation. Pima County actively sought applications from qualified for-profit and non-profit developers, contractors, builders, governmental agencies, and partnerships, for the development and/or preservation of affordable housing. A designated Commissioner of the Pima County Regional Affordable Housing Commission ("Commission"), Pima County Development Services staff, and CWD staff reviewed and scored proposals. CWD presented the evaluation committee results to the Pima County Regional Affordable Housing Commission. Non-conflicted Commissioners were afforded an opportunity to provide comments to the recommendations that will be provided to the Board of Supervisors. Award recommendations are contingent on Pima County Board of Supervisors approval.

CWD received 21 applications. Evaluation panel recommends award to the highest scoring application within each category. Category and amounts are endorsed by the Commission.

Category: New Development – Rental Projects, total \$4.5 million: (in ranking order)

AWARDEE NAME:

West Point Apartments II/La Frontera Partners, Inc.
Belvedere Terrace, L.P./Newport SW LLC
Desert Dove Apartments/GHK Properties LLC
The Safford/Marana Leased Housing Associates I,
LLLP/Dominium
Emery Park Place/ Family Housing Resources/Southern
Arizona Land Trust Inc.

AWARD AMOUNT

\$1,000,000.00
\$1,000,000.00
\$1,000,000.00
\$1,000,000.00
\$500,000.00*

**Requested amount different than award amount, less \$250,000.00*

OTHER RESPONDENT NAME:

Rio Azul Apartments/Rio Azul Partners, LLC/Southwest Non-
profit Housing Corporation
Rincon Manor/Spire Development, Inc.
Pu'uhonua O Bronx Park Hale/SFFlat, Inc.
Casitas Tucson West/Marbury Holding, Inc.
Construct 4 Accessible Units on Vacant Land/39 Vista LLC
Demolish and Construct 4 Units/39 Vista LLC

AMOUNT REQUESTED

\$1,000,000.00
\$1,000,000.00
\$240,000.00
\$464,000.00
\$1,000,000.00
\$1,000,000.00

Category: New Development – Homeownership, total \$1 million (in ranking order)

<u>AWARDEE NAME:</u>	<u>AWARD AMOUNT</u>
Mars Landing Development/Habitat for Humanity	\$1,000,000.00
<u>OTHER RESPONDENT NAME:</u>	<u>AMOUNT REQUESTED</u>
Barrio Anita Casitas/Pima County Community Land Trust	\$234,316.00
Barrio Kroeger Lane Infill/Pima County Community Land Trust	\$342,433.00
Mountain View Development/Habitat for Humanity	\$1,000,000.00
Pinal Vista Place/Family Housing Resources/Southern Arizona Land Trust, Inc.	\$600,000.00

Category: Existing (Adaptive Re-Use, Rehabilitation, Renovation, total \$1.375 million (in ranking order)

<u>AWARDEE NAME:</u>	<u>AWARD AMOUNT</u>
Tucson House/ City of Tucson	\$1,000,000.00
El Camino Affordable Housing/Casa Maria	\$375,000.00*
*Requested amount different than award amount, less \$625,000.00	
<u>OTHER RESPONDENT NAME:</u>	<u>AMOUNT REQUESTED</u>
Curley School Artisan Apartments/The International Sonoran Desert Alliance	\$250,000.00
Esperanza En Escalante/Esperanza Rehabilitation	\$228,826.22
Renovate Existing 4 Units/39 Vista LLC	\$536,402.00

Protests must be in writing and emailed to Cassie.Lundin@pima.gov on or before 01/16/2024, by noon Arizona time. Protests must include the following information: (1) the protester's name, address, telephone number, and email address; (2) the protester's signature; (3) the RFP title as noted in this announcement; (4) a short statement of the factual grounds of the protest; (5) copies of any relevant documents, and (6) a description of the relief requested.

Protests that are timely received and contain the required information will be reviewed by the CWD Director or designee. Protests that are untimely or do not contain the required information will be summarily dismissed.

Affordable Housing Gap Funding Proposals Evaluation Panel | Score & Rank



Project Name	Type - New Development - Rental	Score	Rank
West Point Apartments II	La Frontera Partners, Inc.	825	1
Belvedere Terrace, L.P.	Belvedere Terrace, L.P./ Newport SW LLC	808	2
Desert Dove Apartments	GHK Properties LLC	789	3
The Safford	Marana Leased Housing Associates I, LLLP / Dominion	763	4
Emery Park Place	Family Housing Resources & Southern Arizona Land Trust Inc.	754	5
Rio Azul Apartments	Rio Azul Partners, LLC / Southwest Nonprofit Housing Corporation	731	6
Rincon Manor	Spire Development, Inc.	671	7
Pu'uhonua O Bronx Park Hale	SFFlat, LLC	634	8
Casitas Tucson West	Marbury Holding Inc.	581	9
Construct 4 Accessible Units on Vacant Land - Parcel 110-06-098A	Lakia Lewis 39 Vista LLC	406	10
Demo Existing 4-Unit, Construct New Accessible 4-Unit Building	39 Vista LLC	377	11
Project Name	Type - New Development - Homeownership	Score	Rank
Mars Landing Development	Habitat for Humanity	805	1
Barrio Anita Casitas	Pima County Community Land Trust	796	2
Barrio Kroeger Lane Infill	Pima County Community Land Trust	792	3
Mountain View Development	Habitat for Humanity	770	4
Pinal Vista Place	Family Housing Resources & Southern Arizona Land Trust Inc.	747	5
Project Name	Type - Existing (Adaptive Re-Use, Rehab, Renovation)	Score	Rank
Tucson House	City of Tucson	863	1
El Camino Affordable Housing	Casa Maria	754	2
Curley School Artisan Apartments	The International Sonoran Desert Alliance	664	3
Esperanza En Escalante	Esperanza Rehabilitation 2024	658	4
Renovate Existing 4-Unit	39 Vista LLC	382	5

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Affordable Housing Gap Funding Proposals Evaluation Panel | Scorecard



Evaluator #1																					
Project Name	Barrio Anita	Barrio Kroeger	Belvedere Terrace	Casitas Tucson West	Construct 4 Units (39 Vista)	Curley School Artisan Apts	Demo and Construct 4 Units (39 Vista)	Desert Dove Apts	El Camino Affordable Housing	Emery Park	Esperanza en Escalante	Mars Landing Development	Mtn View Dev	Pinal Vista Place	Pu'uhonua O'Bronx Park	Renovate 4 Units 39 Vista	Rincon Manor	Rio Azul	The Safford	Tucson House	West Point Apts II
Section 1: Applicant's Mission, Experience and	24	24	25	22	14	22	14	22	25	23	18	25	25	23	17	14	22	25	24	25	25
Section 2: Project Description (50)	40	36	45	42	9	46	9	47	28	45	40	47	47	46	42	9	41	41	47	50	47
Section 3: Project Costs (50)	43	40	50	15	2	45	2	48	27	40	28	50	45	40	27	2	31	36	50	50	50
Section 4: Addressing Poverty, Community B	36	39	44	15	10	41	10	40	41	37	32	42	47	37	18	10	16	23	27	50	42
Evaluator #2																					
Project Name	Barrio Anita	Barrio Kroeger	Belvedere Terrace	Casitas Tucson West	Construct 4 Units (39 Vista)	Curley School Artisan Apts	Demo and Construct 4 Units (39 Vista)	Desert Dove Apts	El Camino Affordable Housing	Emery Park	Esperanza en Escalante	Mars Landing Development	Mtn View Dev	Pinal Vista Place	Pu'uhonua O'Bronx Park	Renovate 4 Units 39 Vista	Rincon Manor	Rio Azul	The Safford	Tucson House	West Point Apts II
Section 1: Applicant's Mission, Experience and	25	25	25	20	22	35	22	25	25	25	25	25	25	25	22	22	24	25	25	25	25
Section 2: Project Description (50)	50	50	50	24	25	43	25	46	39	49	48	50	50	49	47	29	45	50	46	46	49
Section 3: Project Costs (50)	50	42	50	32	15	46	15	47	42	42	41	50	50	42	40	15	50	45	50	50	50
Section 4: Addressing Poverty, Community B	50	49	44	15	22	34	22	34	41	42	36	49	49	39	39	22	24	28	42	45	46
Evaluator #3																					
Project Name	Barrio Anita	Barrio Kroeger	Belvedere Terrace	Casitas Tucson West	Construct 4 Units (39 Vista)	Curley School Artisan Apts	Demo and Construct 4 Units (39 Vista)	Desert Dove Apts	El Camino Affordable Housing	Emery Park	Esperanza en Escalante	Mars Landing Development	Mtn View Dev	Pinal Vista Place	Pu'uhonua O'Bronx Park	Renovate 4 Units 39 Vista	Rincon Manor	Rio Azul	The Safford	Tucson House	West Point Apts II
Section 1: Applicant's Mission, Experience and	22	25	24	23	19	25	19	24	25	25	23	25	25	25	21	18	24	25	24	25	25
Section 2: Project Description (50)	50	50	47	47	35	50	35	50	50	50	36	47	47	50	50	35	50	50	50	50	47
Section 3: Project Costs (50)	40	42	50	42	42	50	42	50	45	42	42	50	50	42	42	42	50	46	50	50	50
Section 4: Addressing Poverty, Community B	50	50	50	35	23	50	25	50	50	50	50	50	50	50	50	25	35	50	25	50	50
Evaluator #4																					
Project Name	Barrio Anita	Barrio Kroeger	Belvedere Terrace	Casitas Tucson West	Construct 4 Units (39 Vista)	Curley School Artisan Apts	Demo and Construct 4 Units (39 Vista)	Desert Dove Apts	El Camino Affordable Housing	Emery Park	Esperanza en Escalante	Mars Landing Development	Mtn View Dev	Pinal Vista Place	Pu'uhonua O'Bronx Park	Renovate 4 Units 39 Vista	Rincon Manor	Rio Azul	The Safford	Tucson House	West Point Apts II
Section 1: Applicant's Mission, Experience and	25	24	23	25	16	20	16	24	25	25	21	25	25	25	18	16	24	25	24	25	25
Section 2: Project Description (50)	50	50	47	45	27	35	23	37	50	50	44	34	35	50	45	33	50	50	45	50	50
Section 3: Project Costs (50)	42	39	50	19	27	35	15	35	29	39	32	47	47	32	26	15	47	39	50	47	47
Section 4: Addressing Poverty, Community B	50	50	50	50	25	35	15	50	45	50	35	50	50	10	35	15	25	50	25	50	50
Evaluator #5																					
Project Name	Barrio Anita	Barrio Kroeger	Belvedere Terrace	Casitas Tucson West	Construct 4 Units (39 Vista)	Curley School Artisan Apts	Demo and Construct 4 Units (39 Vista)	Desert Dove Apts	El Camino Affordable Housing	Emery Park	Esperanza en Escalante	Mars Landing Development	Mtn View Dev	Pinal Vista Place	Pu'uhonua O'Bronx Park	Renovate 4 Units 39 Vista	Rincon Manor	Rio Azul	The Safford	Tucson House	West Point Apts II
Section 1: Applicant's Mission, Experience and	20	25	26	22	12	19	7	25	25	25	19	25	22	25	16	12	25	16	25	25	25
Section 2: Project Description (50)	45	50	47	25	32	16	22	50	50	29	39	44	26	45	37	22	43	46	44	50	47
Section 3: Project Costs (50)	30	32	37	37	15	27	15	50	42	42	30	45	40	42	32	15	35	27	50	50	50
Section 4: Addressing Poverty, Community B	50	50	25	26	20	10	20	35	50	20	20	25	15	50	10	20	10	35	40	50	25

Handwritten signature/initials

Affordable Housing Gap Funding Evaluation Panel | Recommendations



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

Evaluation Panel Consensus

- Keep allocations within each project category
- Take the top score from each category and award based on fund 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

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Affordable Housing Gap Funding Regional Affordable Housing Commission | Endorsement



Project Name	Developer/Partner	Score	Rank	Amount Requested	# Units	Time to Occupancy
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, LLP / Dominion	763	4	\$ 1,000,000.00	200	Sept, 2025
Mars Landing Development	Habitat for Humanity	805	1	\$ 1,000,000.00	30	June, 2027
Tucson House	City of Tucson	863	1	\$ 1,000,000.00	358	Oct, 2026
				\$ 6,000,000.00	808	

Project Name	Developer/Partner	Score	Rank	Amount Requested	Proposed Amount	# Units	Time to Occupancy
Emery Park Place	Family Housing Resources & Southern Arizona Land Trust Inc.	754	5	\$ 750,000.00	\$ 500,000.00	8	Mar, 2025
El Camino Affordable Housing	Casa Maria	754	2	\$ 1,000,000.00	\$ 375,000.00	19	Jan, 2025
					\$ 875,000.00	27	

	Amount	# Units
	\$ 6,000,000.00	808
	\$ 875,000.00	27
Total Award	\$ 6,875,000.00	835

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