

COB - BOSAIR FORM

11/24/2025 3:05 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 PO2400002972

Award Type: Contract

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 12/16/2025

Signature Only:

NO

Procurement Director Award / Delegated Award: • N/A

Supplier / Customer / Grantor / Subrecipient: Belvedere Terrace, LP, Newport SW LLC

Project Title / Description: Belvedere Terrace Gap Funding for Affordable Housing

Purpose: On August 19, 2024, County and Owner/Developer entered into the above referenced agreement to provide Belvedere Terrace Gap Funding for Affordable Housing. The project consists of a total of 72 units of multifamily housing located in the City of Tucson. The project is situated on one parcel identified by Pima County Assessor Parcel Number 126-19-1910. This is a 30-year loan in the amount of \$1,000,000.00 to be repaid with 2% interest to Pima County for a total amount of \$1,811,361.58 in one balloon payment at the end of the Affordability Period.

County requires additional one-year extension to complete project and inclusion of the Heat Injury and Illness Prevention and Safety Plan clause which was not included in the original agreement.

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 consists of a total of 72 units of multifamily housing located in the City of Tucson.

Public Benefit and Impact: This project will add to the supply of affordable housing in Pima County.

Budget Pillar • Improve the quality of life

TO: COB, 12/2/25 (1)

VERSION: 2

PAGES: 4

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Support of Prosperity Initiative:

- 1. Increase Housing Mobility and Opportunity

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:

A total of 72 units of multifamily housing will be built and available to seniors and those exiting homelessness.

Retroactive:**NO****Amendment / Revised Award Information**

Record Number: PO CWD PO2400002972

Document Type: PO

Department Code: CWD

Contract Number: PO2400002972

Amendment Number: 01

Commencement Date: 01/01/2026

Termination Date: 01/01/2027

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?**YES**

If Yes Provide Total General Funds:

\$1,000,000.00

Percent General Funds 100

Contract is fully or partially funded with Federal Funds?

NO


Department: CWD


Name: Sofia Blue


Telephone: 520-724-7312

Add GMI Department Signatures

No

Department Director Signature:  Date: 11/24/25

Deputy County Administrator Signature:  Date: 11/26/2025

County Administrator Signature:  Date: 11/29/2025

Pima County Department of Community and Workforce Development

Project: Belvedere Terrace Gap Funding for Affordable Housing

Contractor: Belvedere Terrace, LP, Newport SW LLC

Contract No.: PO2400002972 CT2400000021

Contract Amendment No.: 01

Orig. Contract Term: 08/19/2024 – 12/31/2025	Orig. Amount:	\$1,000,000.00
Termination Date Prior Amendment: N/A	Prior Amendments Amount:	\$ 0.00
Termination Date This Amendment: 01/01/2027	This Amendment Amount:	\$ 0.00
	Revised Total Amount:	\$ 0.00

CONTRACT AMENDMENT

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

1. Background and Purpose.

1.1. Background. On August 19, 2024, County and Owner/Developer entered into the above referenced agreement to provide Belvedere Terrace Gap Funding for Affordable Housing. The project consists of a total of 72 units of multifamily housing located in the City of Tucson. The project is situated on one parcel identified by Pima County Assessor Parcel Number 126-19-1910. This is a 30-year loan in the amount of \$1,000,000.00 to be repaid with 2% interest to Pima County for a total amount of \$1,811,361.58 in one balloon payment at the end of the Affordability Period.

1.2. Purpose. County requires additional one-year extension to complete project and inclusion of the Heat Injury and Illness Prevention and Safety Plan clause which was not included in the original agreement.

2. Term. The County is exercising the first extension option to renew the contract for one additional year commencing on January 1, 2026 and terminating on January 1, 2027. 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.

3. Heat Injury and Illness Prevention and Safety Plan. Pursuant to Pima County Procurement Code 11.40.030, Contractor hereby warrants that if Contractor's employees perform work in an outdoor environment under this Contract, Contractor will keep on file a written Heat Injury and Illness Prevention and Safety Plan. At County's request, Contractor will provide a copy of this plan and documentation of heat safety and mitigation efforts implemented by Contractor to prevent heat-related illnesses and injuries in the workplace. Contractor will post a copy of the Heat Injury and Illness Prevention and Safety Plan where it is accessible to employees. Contractor will further ensure that each subcontractor who performs any work for Contractor under this Contract complies with this provision.

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

PIMA COUNTY:

Rex Scott
Chair, Board of Supervisors

Date

OWNER/DEVELOPER:

David R. Wohl, Authorized Signatory

Date

ATTEST

Clerk of the Board

Date

APPROVED AS TO FORM:



Deputy County Attorney

APPROVED AS TO CONTENT:

Dan Sullivan, Director
Community and Workforce Development

Date

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

PIMA COUNTY:

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Chair, Board of Supervisors

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APPROVED AS TO FORM:

Deputy County Attorney

APPROVED AS TO CONTENT:



Dan Sullivan, Director
Community and Workforce Development

11/29/25

Date

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

PIMA COUNTY:

Rex Scott
Chair, Board of Supervisors

Date

OWNER/DEVELOPER:

David Wohl Digitally signed by David Wohl
Date: 2025.11.24 11:10:22
-07'00'

David R. Wohl, Authorized Signatory

Date

ATTEST

Clerk of the Board

Date

APPROVED AS TO FORM:

Deputy County Attorney

APPROVED AS TO CONTENT:

Dan Sullivan, Director
Community and Workforce Development

Date