

Aliza Barraza

**From:** JoAnn diFilippo <[REDACTED]>  
**Sent:** Monday, October 2, 2023 2:23 PM  
**To:** COB\_mail  
**Cc:** District1; District2; District3; District4; District5; Jan Leshar; Daniel Sullivan; Jenifer Darland; Francisco Garcia  
**Subject:** FW: IDA Single Family Mortgage Revenue Bonds

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Clerk of the Board: Please include this comment letter as an attachment to Addendum Item #5 – Industrial Development Authority / Single Family Mortgage Revenue Bond Program

Chair Grijalva and Supervisors:

In my review of tomorrow’s BOS agenda items, I refer you to Addendum Item #5 – Industrial Development Authority / Single Family Mortgage Revenue Bond Program. I am submitting this comment letter to include a copy of an email transmission I sent to County Administrator Leshar and staff yesterday seeking answers to questions pertaining to this agenda item (see below). County Administrator Leshar has been most responsive to my request today ensuring me answers will be forthcoming. In the meantime and being that this item is on tomorrow’s agenda, perhaps someone can address these questions tomorrow in the boardroom prior to any vote. That would be greatly appreciated.

What I’m questioning is can someone provide a brief overview of this bond program prior to any vote being taken tomorrow? I would venture to say this is an item that is of considerable interest for all Board of Supervisors. Specifically, I am interested in the following:

1. What is the source of funding for these bonds?
2. Is it a statutory regulation that the BOS must approve these bonds before moving forward?
3. In past years, have we previously considered these bonds ***or the potential*** of these bonds as part of any Pima County Affordable Housing or Housing Program?
4. Do we allow these bonds to be issued outside of Pima County? If so, why does that require the approval of the BOS? I recall some prior IDA bonds being issued outside of Pima County but did not realize their impact to the community until I considered these single-family mortgage revenue bonds—which are slated for first time homebuyers within a certain income strata to purchase homes with downpayment assistance at a competitive interest rate.

As Chair of the Regional Affordable Housing Commission, I am working with staff to have someone from the IDA speak to our Commission and provide further information about potential affordable housing opportunities. If you can provide further information prior to voting on these bonds, it would be greatly appreciated. Thank you.

Dr. JoAnn di Filippo, PhD

**From:** JoAnn diFilippo  
**Sent:** Sunday, October 1, 2023 7:13 PM  
**To:** Daniel Sullivan <Daniel.Sullivan@pima.gov>; Jenifer Darland <Jenifer.Darland@pima.gov>  
**Cc:** Sharon Bronson <Sharon.Bronson@pima.gov>; Beth Borozan <Beth.Borozan@pima.gov>; Jan Leshar

OCT 02 23 PM 02:26 PCC CLK OF BD  
 (initials)

<Jan.Lesher@pima.gov>; Francisco Garcia <Francisco.Garcia@pima.gov>

**Subject:** IDA Single Family Mortgage Revenue Bonds

Dan and Jen:

This item is on Tuesday's BOS meeting agenda: [File ID 16556 - IDA ResoSingleFamilyMortgageRevenueBonds \(legistar.com\)](#)

I have several questions (and if anyone copied on this email can respond, please do so):

**Facts to Consider**

1. On September 8, 2023, the IDA of the County granted its approval to a resolution approving the issuance of Single Family Mortgage Revenue Bonds in an aggregate principal amount not to exceed \$26,000,000 to fund the creation of the Single Family Revenue Bond Program of 2023; and
2. These funds will allow first time homebuyers within a certain income strata to purchase homes with downpayment assistance at a competitive interest rate.

**Questions**

1. Why is this program under the direction of the PC Economic Department and not Community Development? Or, at a minimum, why not a joint program? Granted, this program is under the purview of the IDA; however, the supervisors vote on these funds and this is a substantial amount of funding (\$26 million) that changes the perspective of how the county is addressing affordable housing matters. Currently, Pima County Regional Affordable Housing Commission (PCRAHC) has approximately \$5M set aside for this year and \$2.2M carry forward from last year = \$7.2 million. If we add the \$7.2M plus the \$26M we see that the county is now putting forth over \$33 million toward affordable housing at a wide range of potential eligible participants. Please provide me an explanation as to why this is not an agenda item and/or consideration for the Regional Affordable Housing Commission to know, discuss, and consider in their work. Granted these funds are under the supervision and dissemination of the IDA; however, these are funds used for the overall benefit of affordable housing and low-income participants in the county. Furthermore, the BOS actually votes on the approval of the funds yet nothing is mentioned as to the collective nature of these funds being used for affordable housing projects in the county; and
2. If your response is based on the fact that the target population for the PCRAHC is to a specific low-income population, this is even more reason why the definition of the population to be served by the PCRAHC needs to be expanded to include those who are low-income but do not meet the federal standards (eligibility definition) of low-income. If this expanded definition were included in the scope of work/target population for the PCRAHC we would be addressing and fulfilling the promise to increase affordable housing opportunities in the county. I've copied my two supervisors on this email as I want to make them aware of what's being discussed, as well as having this information for the agenda item when it goes before the supervisors on Tuesday, October 3, 2023.

If anyone copied on this email has any further information to add, please do so as I want to flush out this information before the next PCRAHC meeting. Thank you.

Dr. JoAnn di Filippo, PhD