



## **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: 5/3/2016

**Title:** Pima County Housing Commission Project Recommendations

### **Introduction/Background:**

Request for Board approval of bond funding for five Affordable Housing bond projects

### **Discussion:**

Pursuant to the 2004 bond ordinance, the Pima County Housing Commission has reviewed five project proposals and found all to be in compliance. If the Board approves these projects, staff will negotiate the required contracts with the project owners and then all contracts will be presented to the Board for final approval and execution.

### **Conclusion:**

See attached Memorandum for specific project details and funding recommendations.

### **Recommendation:**

Approval of bond funding for the five Affordable Housing projects in the requested amounts.

### **Fiscal Impact:**

\$1,903,767 Housing Reinvestment bond allocation

### **Board of Supervisor District:**

☐ 1      ☒ 2      ☐ 3      ☐ 4      ☒ 5      ☐ All

Department: Marcos Ysmael

Telephone: 724-2462

Department Director Signature/Date: Margaret M. Kuc 04/14/2016

Deputy County Administrator Signature/Date: [Signature] 4/16/2016

County Administrator Signature/Date: C. Duckert 4/18/16



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# Memorandum

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Date: March 30, 2016

To: The Honorable Chairman and Members  
Pima County Board of Supervisors

From: Jon Miles, Interim Chair  
Pima County Housing Commission

Re: Recommendations from the Pima County Housing Commission for funding of \$1,903,767.00

## Background

In May 2004 voters approved General Obligation Bonds in the amount of \$10 million dollars designated for the development and construction of affordable housing. The initial process included a Request for Applications announced in March 2005. The last portions of remaining funds were initially allocated to 5 proposed projects in October 2013 and February 2015. However, since that time three of these previously approved projects were not able to move forward as planned and were withdrawn or cancelled. The bond funds allocated to those projects were de-obligated or returned and thus became available to commit to other projects.

In November 2015 the Housing Commission approved a Notice of Funding Availability (NOFA) to solicit applications for the remaining funds returned by the cancelled bond projects. Released on January 20, 2016, the NOFA announced the availability of approximately \$1.9 million in Affordable Housing G.O. Bonds. Following the deadline of March 1, 2016, Pima County received 5 requests for funding totaling over \$2.3 million. After preliminary review by county staff, 5 applications were determined sufficiently complete and eligible for further consideration by the Housing Commission. During the first two weeks of March, each of the applications was thoroughly evaluated, scored and/or underwritten by staff and four members of the Housing Commission who volunteered to serve on the Subcommittee to review the applications.

On March 14, 2016, members of the Sub-Committee met with staff to disclose their scores, discuss and select the best projects to be forwarded to all members of the Housing Commission for funding recommendations. On March 21, 2016, the date of the Housing Commission's regular meeting, the entire commission voted to recommend all five projects for funding to Board of Supervisors. Those projects include TMMFS Senior Housing Project (Developer, TMM Family Services); Marist on Cathedral Square (Developer, Foundation for Senior Living); Ontario Project & Sonora Project (Developer, Pima County Community Land Trust) and The Linda House project (Developer, Pima County CDNC). Detailed summaries of each project are attached.

With these five recommendations, should the Board of Supervisors approve these projects, all remaining 2004 Affordable Housing General Obligation Bond funds will again be obligated.

## Recommendations

The members of the Pima County Housing Commission recommend that the Board of Supervisors approve funding for the following projects with specific conditions set forth in the attached project summaries:

1. TMMFS Senior Housing Project (District 5): **\$545,000** in County Affordable Housing Bond Funds for new construction of twenty (20) rental units to be leased to qualified, very low-income elderly households with at least one person age 62 or older.
2. The Marist on Cathedral Square (District 2): **\$604,989** in County Affordable Housing Bond Funds for new construction of eighty-three (83) multi-family units to be leased to qualified low income elderly citizens, age 62 or older.
3. The Sonora Project (District 5): **\$100,000** in County Affordable Housing Bond Funds for the rehabilitation of four (4) studio units to be leased to qualified low income households.
4. The Ontario Project (District 5): **\$400,000** in County Affordable Housing Bond Funds for construction of six (6) new single-family units to be leased to qualified low and moderate income households.
5. The Linda Avenue House Restoration Project (District 5): **\$253,778** in County Affordable Housing Bond Funds for the restoration of the Linda Avenue House and Coach House as an aging in place and sustainable historic demonstration project.
6. Finally, it is recommended that the Board of Supervisors authorize county staff to begin the process of developing and processing contracts for the recommended projects; all of the required contracts will be submitted to the Board of Supervisors for final approval.

#### Attachments

cc: Jan Leshar, Deputy County Administrator for Community and Economic Development  
Margaret Kish, Community Development and Neighborhood Conservation Director  
Betty Villegas, Affordable Housing Program Manager

## AFFORDABLE HOUSING APPLICATION SUMMARY

**Applicant:** TMM Family Services, Inc.(TMMFS)

**Project Name:** Senior Housing Project

**Application Date:** 3/1/16

**Sub-committee Review Date:** 3/14/16

**Sub-committee Members:** David Godlewski, Jon Miles, Scott Place, Ray Clark

**Project Description:** Rental In-fill development of 20 newly constructed 2 bedroom/2 bath, high quality senior housing units that will support aging in place & create opportunities to foster community through shared spaces, on-site meals and case management.

**Project Location:** 2 sites, both directly adjacent to TMMFS's 7-acre campus (Country Club and Adams); 3 parcels on E. Lee St., located at north side of the TMMFS campus and 2 parcels on E. Fairmont St., located at the south side of the TMMFS campus. (District 5)

- TMMFS will construct twenty, 2 bedroom – 2 bath, Energy Star rated units designed to accommodate seniors aging in place with a care giver or family member, including 10 accessible units.
- Both sites are located directly next to TMMFS's 7-acre campus including commercial dining facility that will provide on-site meals for tenants, activity center, sport court, and learning center in mid-town Tucson.
- A TMMFS Housing Counselor will be available to work with tenants to help identify and address needs, including referrals for additional supportive services available
- Easy access to public transportation (frequent stops on SunTran Rt. 17), grocery stores, banks, shopping, medical care (U of A), and attractions.
- Initial review of application demonstrates minimum threshold criteria have been met.
- **Total Affordable Rental Units:** 20
- **Total Development Costs:** \$2,850,000
- **Bond Funds Recommended:** \$ 545,000
- County HOME Funds \$ 405,000
- Wells Fargo Bank \$1,500,000 Wells Fargo Permanent Financing
- TMMFS Funds/Equity \$ 400,000
- Total Cost Per Unit: \$ 142,500
- **Bond \$ Per Unit:** \$ 27,250
- Degree of Leverage: 5.2 : 1
- Sub-Committee Score 93.66

### **Sub-Committee Funding Recommendations/Conditions:**

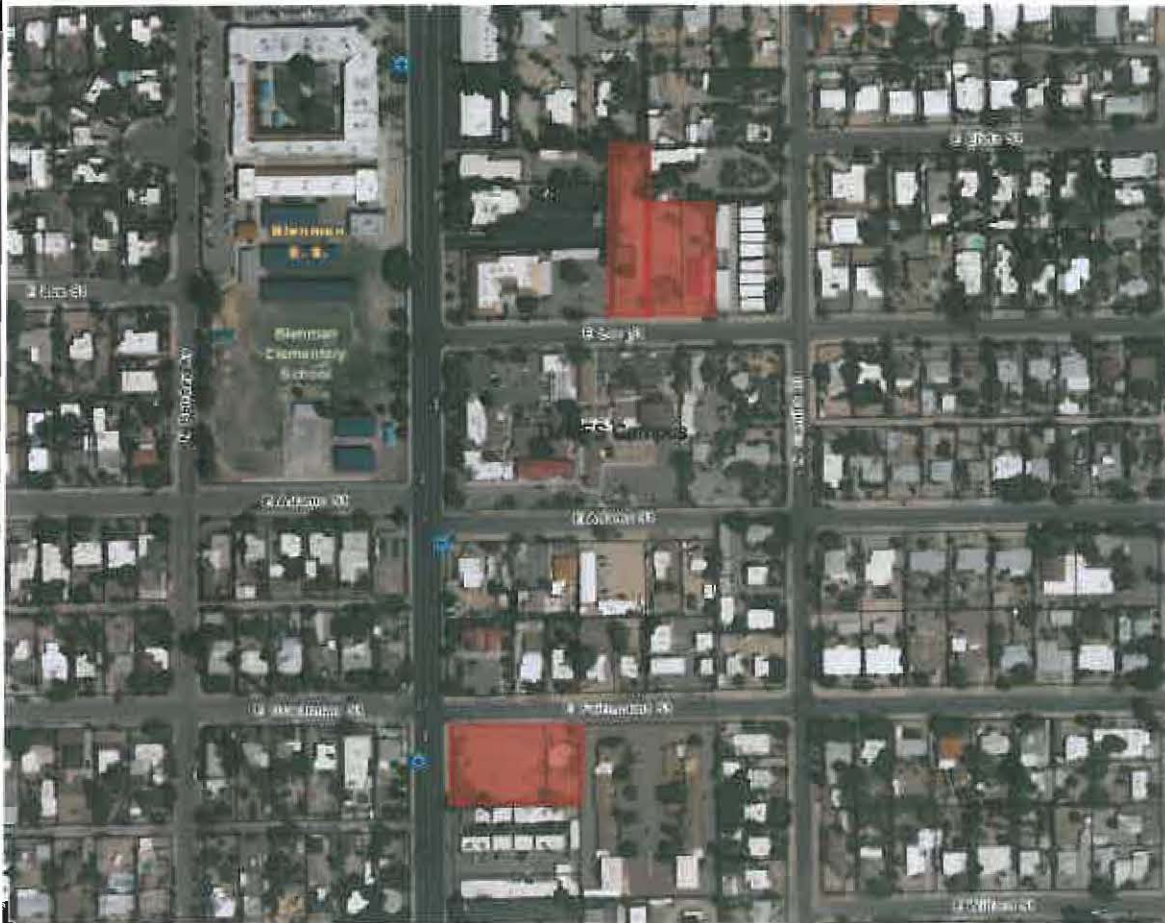
1. **Approval of \$545,00 in Bond funds plus \$405,000 in County HOME funds is recommended in order to fund the full amount requested, subject to the following conditions:**
  - a. **Confirmation & Commitment of all funding sources listed in the application;**
  - b. **Final underwriting review;**
  - c. **Successful negotiation of a contract with Pima County;**
  - d. **Final approval by Board of Supervisors.**



## TMMFS Senior Housing Project Location

### Legend

- Bus Stops - Sun Tran
- Parcels



Notes: Project sites are highlighted in red

491.1 0 245.54

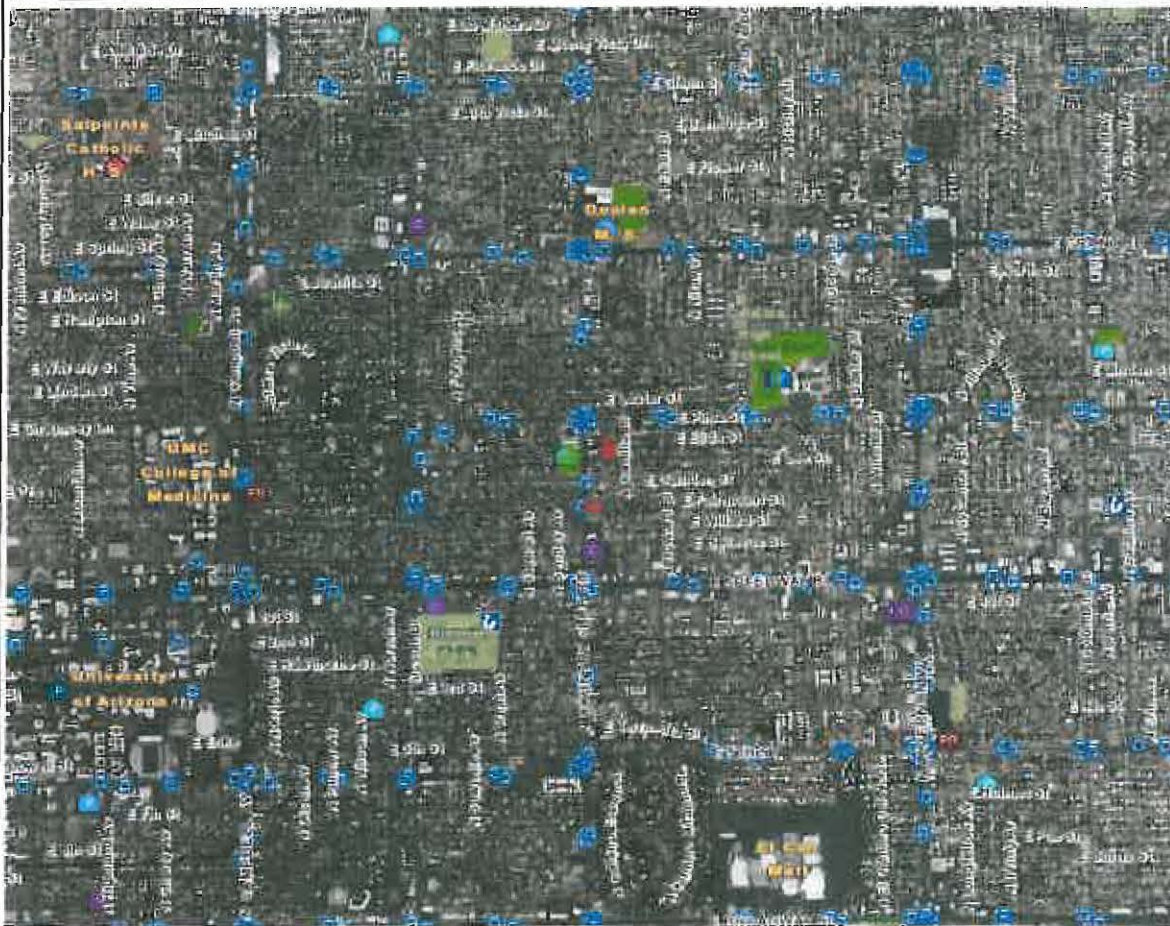
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3/17/2016

## TMMFS Senior Housing Project - Area Map



### Legend

- Libraries
- Bus Stops - Sun Tran
- Parks and Recreation Areas**
  - FEDERAL
  - STATE
  - COUNTY
  - MUNICIPAL
  - SCHOOL
  - PRIVATE
- Schools by Class Level and Type**
  - Elementary School, Public
  - Middle School, Public
  - High School, Public
  - Postsecondary School, Public
  - Other, Public
  - Middle School, Private
  - High School, Private
  - Other, Private
  - Elementary School, Charter
  - Middle School, Charter
  - High School, Charter
  - Other, Charter



Project sites are highlighted in red near center of map

4,385.6 0 2,192.81

Feet



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3/17/2016



## AFFORDABLE HOUSING APPLICATION SUMMARY

**Applicant:** FSL Real Estate Services, an affiliate of the Foundation For Senior Living (FSL)

**Project Name:** The Marist on Cathedral Square

**Application Date:** 3/1/16

**Sub-committee Review Date:** 3/14/16

**Sub-committee Members:** David Godlewski, Jon Miles, Scott Place, Ray Clark

**Project Description:** Rental In-fill development consisting of 2 sites that will provide 73 one-bedroom and 10 two bedroom units for low and very low income seniors.

**Project Location -** Site I is the existing Catholic Diocese Offices located at 111. S. Church Ave. Site II is the existing Marist College, located at the corner of Ochoa St. and Church Ave. (District 2)

- The Catholic Diocese Offices at Site I will be demolished and replaced by a new energy efficient, seven-story building.
- The Historic Marist College at Site II, threatened by structural destabilization, will be totally restored to its original look with the addition of an elevator serving the three floors.
- Both buildings will include community rooms with kitchens and space for supportive services. The new high rise will also include a gym and patio deck for tenants' special events. A six passenger golf cart will be available to carry senior tenants between the 2 buildings.
- All tenants will have access, free of charge, to FSL supportive services.
- Both sites are located in the Tucson Downtown Core District, with close proximity to Armory Park Senior Center, banks, restaurants, markets, downtown attractions, health care, and easy access to public transportation including Tucson's modern streetcar.
- Initial review of application demonstrates minimum threshold criteria have been met.
- **Total Affordable Rental Units:** 83
- **Total Development Costs:** \$24,512,653
- **Bond Funds Recommended:** \$ 604,989
- Richmond Group (Equity) \$19,600,000 LIHTC Equity
- Raza Development Fund \$ 1,296,000 Permanent Financing
- City of Tucson \$ 661,664 Off-site costs and fee waivers
- Rio Nuevo District \$ 350,000 Soft Loan
- Total Cost Per Unit: \$ 295,333
- **Bond \$ Per Unit:** \$ 7,289
- Degree of Leverage: 40.5: 1
- Sub-Committee Score 91.66

### **Sub-Committee Funding Recommendations/Conditions:**

1. Approval of funding in full amount requested is recommended, subject to the following conditions:
  - a. Confirmation & commitment of all funding sources listed in the application;
  - b. Final underwriting review;
  - c. Successful negotiation of a contract with Pima County;
  - d. Final approval by Board of Supervisors

## The Marist on Cathedral Square - Project Location



### Legend

- Bus Stops - Sun Tran
- Streetcar - Tucson
- Parcels



Notes: Project sites are highlighted in red

414.2 0 207.11

Feet

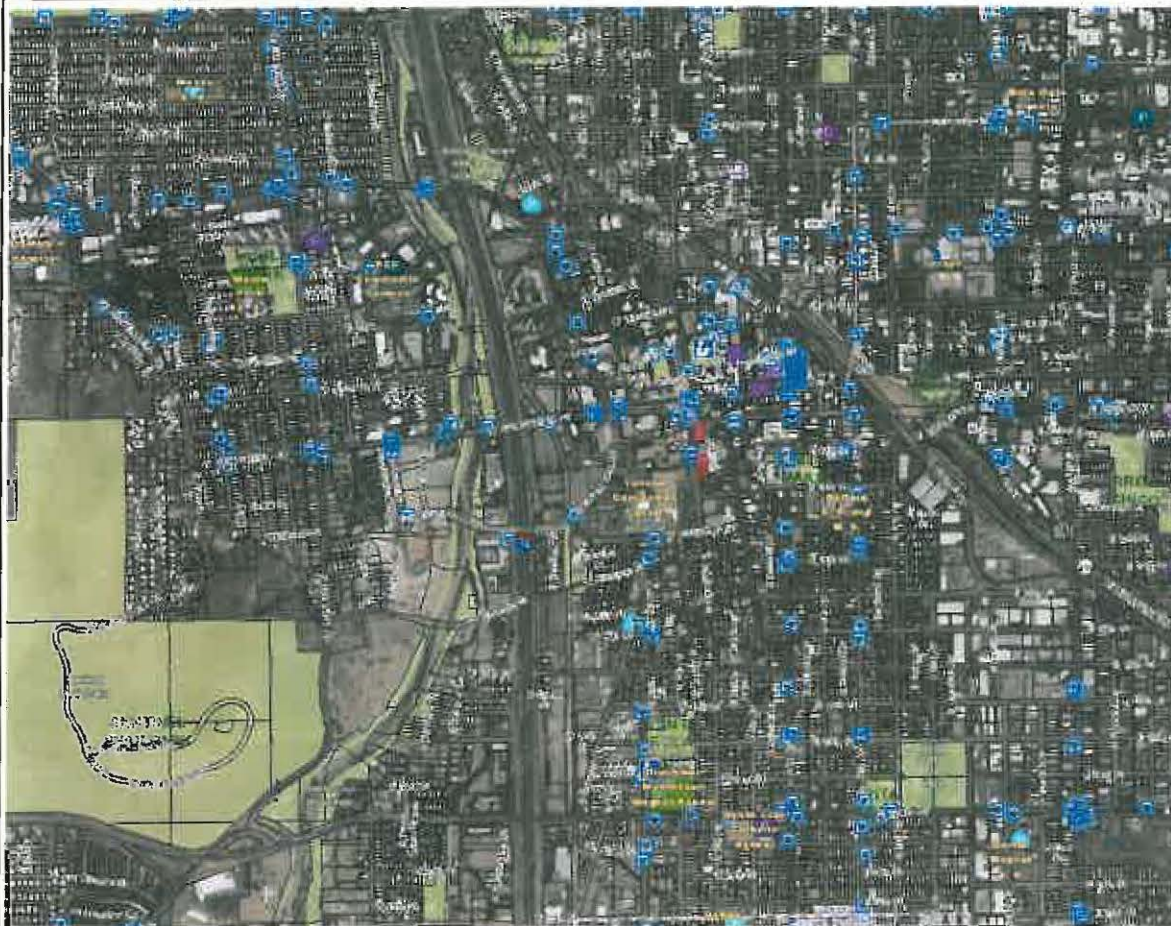


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3/17/2016



## The Marist on Cathedral Square - Area Map



### Legend

- Libraries
- Bus Stops - Sun Tran
- Streetcar - Tucson
- Parcels
- Parks and Recreation Areas**
  - FEDERAL
  - STATE
  - COUNTY
  - MUNICIPAL
  - SCHOOL
  - PRIVATE
- Schools by Class Level and Type**
  - Elementary School, Public
  - Middle School, Public
  - High School, Public
  - Postsecondary School, Public
  - Other, Public
  - Middle School, Private
  - High School, Private
  - Other, Private
  - Elementary School, Charter
  - Middle School, Charter
  - High School, Charter



Notes: Project sites are highlighted in red near center of map

3,661.0 0 1,830.50

Feet



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3/17/2016

## AFFORDABLE HOUSING APPLICATION SUMMARY

**Applicant:** Pima County Community Land Trust (PCCLT)

**Project Name:** Sonora Project

**Application Date:** 3/1/16

**Sub-committee Review Date:** 3/14/16

**Sub-committee Members:** David Godlewski, Jon Miles, Scott Place, Ray Clark

**Project Description – Rental acquisition and rehabilitation of a foreclosed/vacant studio unit four-plex that will be renovated under the City of Tucson's Residential Green Remodeling Program and then rented to low-income formerly homeless women in transition.**

**Project Location:** 1408 W. Sonora Street, Tucson, AZ 85745 (District 5)

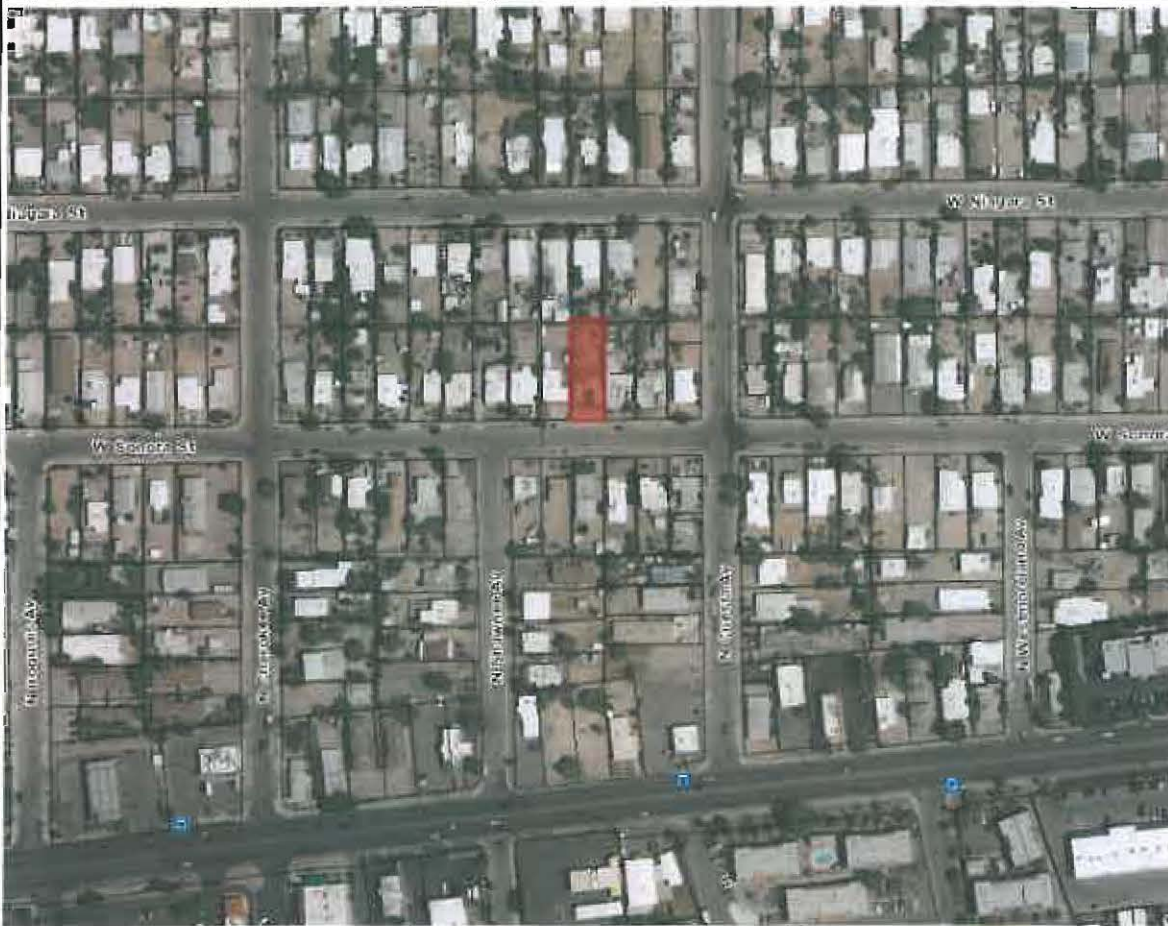
- PCCLT acquired the vacant, bank-owned, foreclosed studio 4-plex utilizing its own funds (equity) and is also seeking additional grant funding from the Federal Home Loan Bank's (FHLB) Affordable Housing Program (AHP).
- All four studio apartments will be completely renovated to meet the City of Tucson Residential Green Remodeling Rating System for a minimum Silver Rating which improves energy efficiency, indoor air quality and water conservation. Renovation will include new kitchens and baths, new electrical, plumbing and HVAC systems, new tile flooring, drywall and paint.
- The planned improvements will also include construction of a communal laundry facility and ramada at the rear of the property.
- PCCLT partners with multiple community agencies who will provide a referrals for potential tenants and PCCLT has also been approached by several non-profit organizations specifically seeking housing for marginalized low-income women in transition.
- All of the homes are in close proximity to public transportation, I-10, and to several major employment corridors including El Rio Health Center, St. Mary's Hospital, Pima College West Campus, Downtown Tucson, University of AZ Campus & Banner-University Medical Center.
- Initial Application Checklist has been completed; minimum threshold items have been met.
- Total Affordable Housing Units: = 4 studio apartment homes.
- **Total Development Costs = \$187,178**
- **Bond Fund Requested: \$ 100,000**
- PCCLT Funds: \$ 29,000
- FHLB – AHP Funds \$58,178
- Total Cost per unit: \$46,795
- **Bond \$'s per unit: \$25,000**
- Degree of leverage: 1.87:1
- Subcommittee Score: 97.3

### **Sub-Committee Funding Recommendations/Conditions:**

1. **Approval of funding in full amount requested is recommended, subject to the following conditions:**
  - a. **Confirmation & commitment of all funding sources listed in the application;**
  - b. **Final underwriting review;**
  - c. **Successful negotiation of a contract with Pima County;**
  - d. **Final approval by Board of Supervisors**



## PCCLT Sonora Project Map



### Legend

- Libraries
- Bus Stops - Sun Tran
- Parcels
- Parks and Recreation Areas**
  - FEDERAL
  - STATE
  - COUNTY
  - MUNICIPAL
  - SCHOOL
  - PRIVATE
- Schools by Class Level and Ty**
  - Elementary School, Public
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  - High School, Public
  - Postsecondary School, Public
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  - Middle School, Private
  - High School, Private
  - Other, Private
  - Elementary School, Charter
  - Middle School, Charter
  - High School, Charter
  - Other, Charter



Notes: Project parcel is highlighted in red near center of map

430.5 0 215.25

Feet



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3/17/2016



# PCCLT Sonora Project -1408 W. Sonora Street



## Legend

- Hospitals
- Libraries
- Bus Stops - Sun Tran
- Streetscar - Tucson
- Parcels
- Parks and Recreation Areas**
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  - STATE
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  - High School, Public
  - Postsecondary School, Public
  - Other, Public
  - Middle School, Private
  - High School, Private
  - Other, Private
  - Elementary School, Charter
  - Middle School, Charter



Notes: Subject parcel is highlighted in red, located near the center of the map.

2,806.8 0 1,403.40

Feet



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3/16/2016

## AFFORDABLE HOUSING APPLICATION SUMMARY

**Applicant:** Pima County Community Land Trust (PCCLT)

**Project Name:** Ontario Project

**Application Date:** 3/1/16

**Sub-committee Review Date:** 3/14/16

**Sub-committee Members:** David Godlewski, Jon Miles, Scott Place, Ray Clark

**Project Description – Rental in-fill development consisting of 6 new single family homes to be constructed under the City of Tucson's Residential Green Building Program and then rented to low-income families that will be stewarded towards the goal of homeownership.**

Project Location: Lots 2, 3 and 4 in Block 23 of El Rio Park Addition, located on west Ontario Street, just east of Cherokee Avenue in the Barrio Hollywood neighborhood, Tucson, AZ 85745 (District 5)

PCCLT acquired the Ontario lots in 2015 utilizing its own funds (equity); in addition, the Pascua Yaqui Tribe awarded PCCLT \$20,000 for pre-development costs. PCCLT is also seeking additional HUD funding from the Pima County HOME Investment Partnership Program (HOME).

- All six homes will be 3 bedroom/2baths, with 1304 square feet, and will meet City of Tucson Residential Green Building Rating System for a minimum Silver Rating which improves energy efficiency, indoor air quality and water conservation. The homes will be frame/stucco construction with attractive clay tile entry porticos, and consistent with the surrounding neighborhood.
- One of the homes will be fully accessible per ADA standards.
- PCCLT's stewardship program will be available to assist all tenants in preparing for the goal of homeownership. The stewardship program includes case management and a slate of monthly 2 hours workshops on topics such as financial literacy, home maintenance, financial planning, pre-purchase counseling and education.
- All of the homes are in close proximity to public transportation, I-10, and to several major employment corridors including St. Mary's Hospital, Pima College West Campus, El Rio Health Center, Downtown Tucson, University of AZ Campus & Banner-University Medical Center.
- Initial Application Checklist has been completed; minimum threshold items have been met.
- Total Affordable Housing Units: = 6 single family homes.
- **Total Development Costs = \$967,742**
- **Bond Fund Requested: \$ 400,000**
- PCCLT Funds: \$ 93,012
- Pima County HOME funds: \$ 410,000 (applied for)
- Pascua Yaqui Tribe: \$ 20,000
- City of Tucson (fee waivers): \$ 44,730
- Total Cost per unit: \$ 161,290
- **Bond \$'s per unit: \$ 66,667**
- Degree of leverage: 2.42:1
- **Subcommittee Score: 83**

### **Sub-Committee Funding Recommendations/Conditions:**

1. **Approval of funding in full amount requested is recommended, subject to the following conditions:**
  - a. **Confirmation & Commitment of all funding sources listed in the application;**
  - b. **Final underwriting review;**
  - c. **Successful negotiation of a contract with Pima County;**
  - d. **Final approval by Board of Supervisors**



# PCCLT Ontario Project Location Map



## Legend

- Libraries
- Bus Stops - Sun Tran
- Parcels
- Parks and Recreation Areas**
  - FEDERAL
  - STATE
  - COUNTY
  - MUNICIPAL
  - SCHOOL
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  - Middle School, Private
  - High School, Private
  - Other, Private
  - Elementary School, Charter
  - Middle School, Charter
  - High School, Charter
  - Other, Charter



Notes: Project parcel is highlighted in red near center of map



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# PCCLT Ontario Project - Lots 2, 3 & 4, Block 23 of El Rio Addition



## Legend

- Hospitals
- Libraries
- Bus Stops - Sun Tran
- Parcels
- Parks and Recreation Areas**
  - FEDERAL
  - STATE
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  - Other, Private
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  - Middle School, Charter
  - High School, Charter



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## AFFORDABLE HOUSING APPLICATION SUMMARY

**Applicant:** Pima County Community Development and Neighborhood Conservation

**Project Name:** Linda Avenue House Restoration Project

**Application Date:** 3/1/16

**Sub-committee Review Date:** 3/14/16

**Sub-committee Members:** David Godlewski, Jon Miles, Scott Place, Ray Clark

**Project Description – Historic restoration demonstration project for “aging in place” adaptive use standards and residential green building renovation standards; the project will include renovation of the main bungalow house, coach house, exterior spaces and will incorporate & showcase innovative design elements for aging in place, accessibility and sustainability.**

Project Location: 15 and 17 N. Linda Avenue, just north of the Pima County Housing Center (northwest corner of Linda Ave and Congress St.) in the Menlo Park neighborhood, Tucson, AZ 85745 (District 5)

### Background:

- In 2005 Pima County contracted with the Architecture Company to assess the physical condition of the two buildings located on the property (House and Coach House) and to evaluate the feasibility of adapting them for another use in the best interest of the County.
- While the Building condition Assessment and Adaptive Reuse Report completed made several recommendations to bring both the house and coach house to a standard where both could be used, in 2006 only the exterior stabilization work was able to be completed (with County funds).
- In 2011, the Menlo Park Neighborhood Association (MNPA) requested the Linda Ave Project be included in the El Banco (Pima County Housing Center) Restoration. The neighborhood proposed that the county make the necessary improvements that demonstrated environmental sustainability while expressing cultural continuity; creating a small scale sense of place near the birthplace of Tucson.
- While the General Bond Funds for Affordable Housing completed the El Banco/Housing Center restoration in 2011, there were not enough funds available at that time to complete the Linda Avenue restoration. Since the housing center has been open, staff has discussed proposed uses for the House and Coach House with the MPNA leadership.

### Current Proposal:

- The Linda Avenue House would become part of the Pima County Housing Center Campus where the completed rehabilitation will be used as a demonstration using residential green building rehabilitation standards, and “Aging in Place” adaptive use standards.
- The Linda House will provide developers, contractors and “Do-It- Yourself” individuals the opportunity to inspect and educate themselves on techniques to rehabilitating historic homes using green and sustainable construction methods.
- The house and coach house would also be used as a multi-purpose space for non-profit housing agencies, community meetings and small neighborhood events.
- An outdoor workshop/patio area would also be available for educational workshops and cultural events.
- The outside landscape will display rainwater harvesting and other low water use plants.
- Planning & Design Work: \$ 53,000
- Restoration & Construction: \$200,778
- Total Costs: \$253,778
- Bond funds Recommended: \$253,778
- **Other Funding:** In-kind design and support from Pima County Green Building Manager, NRPR, PCC and/or UA students, MNPA and community members.

### Sub-Committee Funding Recommendations/Conditions:

1. **Approval of funding in full amount requested is recommended, subject to the following conditions:**
  - a. **County Attorney (Civil Division) review & approval of project;**

- b. Confirmation & Commitment of project coordination between County Departments, including but not limited to CNDC/Pima County Housing Center, Facilities Management, NRPR, Cultural Resources and County Administrator;**
- c. Final approval by Pima County Administrator Board of Supervisors**





## Linda Avenue Restoration Project - Site Map



### Legend

- Hospitals
- Libraries
- Bus Stops - Sun Tran
- Streetcar - Tucson
- Parcels
- Schools by Class Level and Type**
  - Elementary School, Public
  - Middle School, Public
  - High School, Public
  - Postsecondary School, Public
  - Other, Public
  - Middle School, Private
  - High School, Private
  - Other, Private
  - Elementary School, Charter
  - Middle School, Charter
  - High School, Charter
  - Other, Charter



Notes: Project site is highlighted in yellow near center of map.

336.8 0 168.41

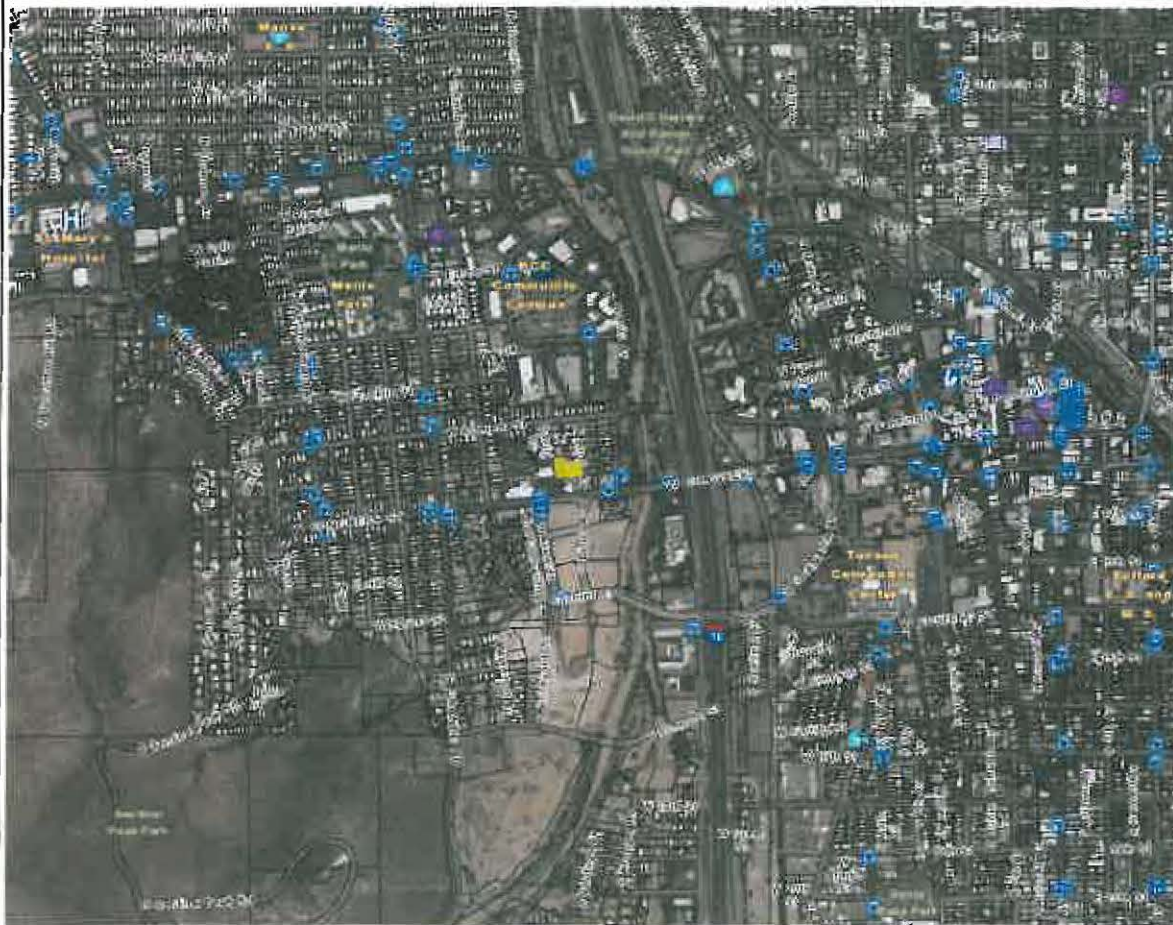
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3/30/2016

## Linda Avenue Restoration Project - Area Map



### Legend

- Hospitals
- Libraries
- Bus Stops - Sun Tran
- Streetcar - Tucson
- Parcels
- Schools by Class Level and Type**
  - Elementary School, Public
  - Middle School, Public
  - High School, Public
  - Postsecondary School, Public
  - Other, Public
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  - High School, Private
  - Other, Private
  - Elementary School, Charter
  - Middle School, Charter
  - High School, Charter
  - Other, Charter



Notes: Project site is highlighted in yellow near center of map.

2,780.6 0 1,390.30

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