



# PIMA COUNTY GENERAL OBLIGATION BOND PROGRAMS FOR AFFORDABLE HOUSING SUMMARY

PIMA COUNTY  
COMMUNITY DEVELOPMENT AND  
NEIGHBORHOOD CONSERVATION  
DEPARTMENT

AFFORDABLE HOUSING AND  
COMMUNITY PLANNING DIVISION



## **Pima County General Obligation Bond Funds for Affordable Housing Programs**

### **Background**

In Pima County the gap between local household incomes and housing prices continues to increase as the region experiences consistent growth. On May 6, 1997, the Board of Supervisors unanimously approved Ordinance 1997-35 establishing the Pima County Housing Trust Fund (Housing Trust Fund) in order to better address the affordable housing situation in Pima County. The Housing Trust Fund was approved by Pima County voters on May 20, 1997 as part of the 1997 Bond Implementation Plan. The 1997 General Obligation



*Figure 1: Chantlalli Estates—1997 Bond Program*

Bond Program allocated \$5 Million for affordable housing programs, and under the review and recommendation of the Pima County Housing Bond Oversight and Advisory Committee, produced 261 units of affordable housing.

Chantlalli Estates, Figure 1, was a 1997 Bond Program, 66 unit, mixed-income, affordable housing project which was awarded the 2005 National Association for County Community and Economic Development (NACCED) Award for Excellence.

Due to the success of the 1997 Bond Program, on May 18, 2004, Pima County voters approved an additional \$10 Million for affordable housing programs utilizing General Obligation Bond funds. The bond authorizations have provided significant capital for improving and expanding affordable housing in Pima County; however, the eligible use of bond funds are limited by applicable State and Federal laws.

### **2004 General Obligation Bond Program for Affordable Housing Update:**

The 2004 Bond Program was created to provide leveraged funding opportunities via an open and continuous application process to non-profit corporations, units of government, and/or licensed builders in the private sector for the development of affordable housing. Ten million

dollars is available in funding. The Housing Commission, in conjunction with Pima County Community Development and Neighborhood Conservation Department (CDNC) staff, is responsible for the review and recommendation of 2004 Bond Program proposals.

The Board of Supervisors makes the final recommendation for funding. To date, the Housing Commission has reviewed and recommended six 2004 Bond projects, approved by the Board of

PROJECT NAME	TOTAL FUNDING REQUESTED	TENURE	PROJECT TYPE	TOTAL UNITS	UNITS COMPLETED FY 2005/2006
MLK Revitalization Plan	\$1,272,678	Rental	Multi-family—Low income elderly	68	Under Development
Sylvester Drive Estates	\$280,000	Owner	SFR Detached—Homeownership	13	Under Development
Casa Bonita III, IV, and V	\$184,611	Rental	Multi-family—SMI Populations	60	60
Corazon del Pueblo Phase 1	\$400,000	Owner	SFR Detached—Homeownership	20	Under Development
Ghost Ranch Lodge	\$476,364	Rental	SFR Attached—Elderly housing	93	Application Re-submittal Needed
Curley School Apartments	\$350,000	Rental	Multi-family—Live/work space, LIHTC	30	Under Development

*Table 3: 2004 Housing Bond Program Recommended Projects*

Supervisors, totaling 281 affordable housing units utilizing \$2,963,653 in bond funds (see Table 3: 2004 Housing Bond Program Recommended Projects).

In May 2006, the first project under the 2004 bonds was completed. The Casa Bonita III, IV and V is a project consisting of three separate, 20 unit, multifamily developments and produced 60 units of affordable rental housing for the severely mental ill (SMI) special population (Figure 4, Casa Bonita—2004 Bond Program).



*Figure 4: Casa Bonita—2004 Bond Program*

**1997 General Obligation Bond Program for Affordable Housing Update:**

The 1997 General Obligation Bond Program allocated \$5 Million for affordable housing programs under the review and recommendation of the Pima County Housing Bond Oversight

and Advisory Committee. Nine projects have been approved by the Board of Supervisors. To date six projects have been completed (see Table 4: 1997 Housing Bond Program Recommended Projects).

<b>PROJECT NAME</b>	<b>TOTAL FUNDING REQUESTED</b>	<b>TENURE</b>	<b>PROJECT TYPE</b>	<b>TOTAL UNITS</b>	<b>PROJECT STATUS</b>
Sunland Vista	\$765,134	Owner	SFR Detached	30	Complete
Chantlalli Estates	\$300,000	Owner	SFR Detached	37	Complete
Balboa-Laguna	\$821,000	Owner	SFR Patio Homes	36	Complete
High Sierra Estates	\$434,743	Owner	SFR Detached	15	Complete
Colonia Libre	\$273,984	Owner (Lease-Purchase)	SFR Town homes	60	Complete
Copper Vista I	\$435,000	Owner	SFR Detached	29	Complete
We-Chij Estates	\$444,580	Owner	SFR Detached	21	Under Development
West Ochoa	\$120,000	Owner	SFR Detached	4	Under Development
Copper Vista II	\$595,467	Owner	SFR Detached	29	Under Development

*Table 4: 1997 Housing Bond Program Recommended Projects*