

Housing Vulnerability

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Housing Vulnerability

Cost Burdened

At-risk of Eviction

Homelessness

Housing Instability

Dilapidated or unsafe housing

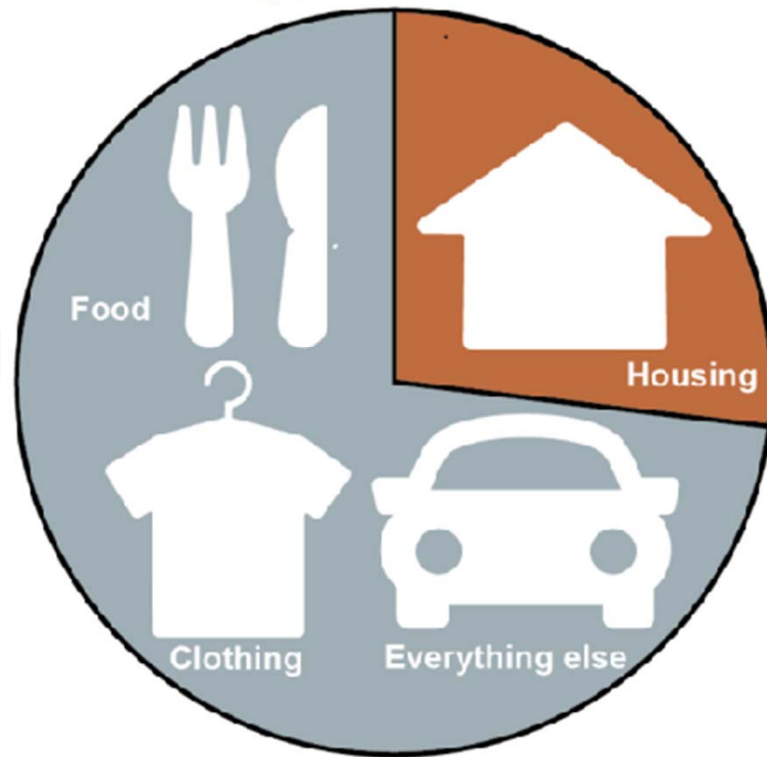
Raising rental and home prices

Unstable employment

Housing Continuum



What is **Affordable Housing**?



Housing that a household can pay for, while still having money left over for other necessities like food, transportation, and health care.

Tucson Area Median Income (AMI)

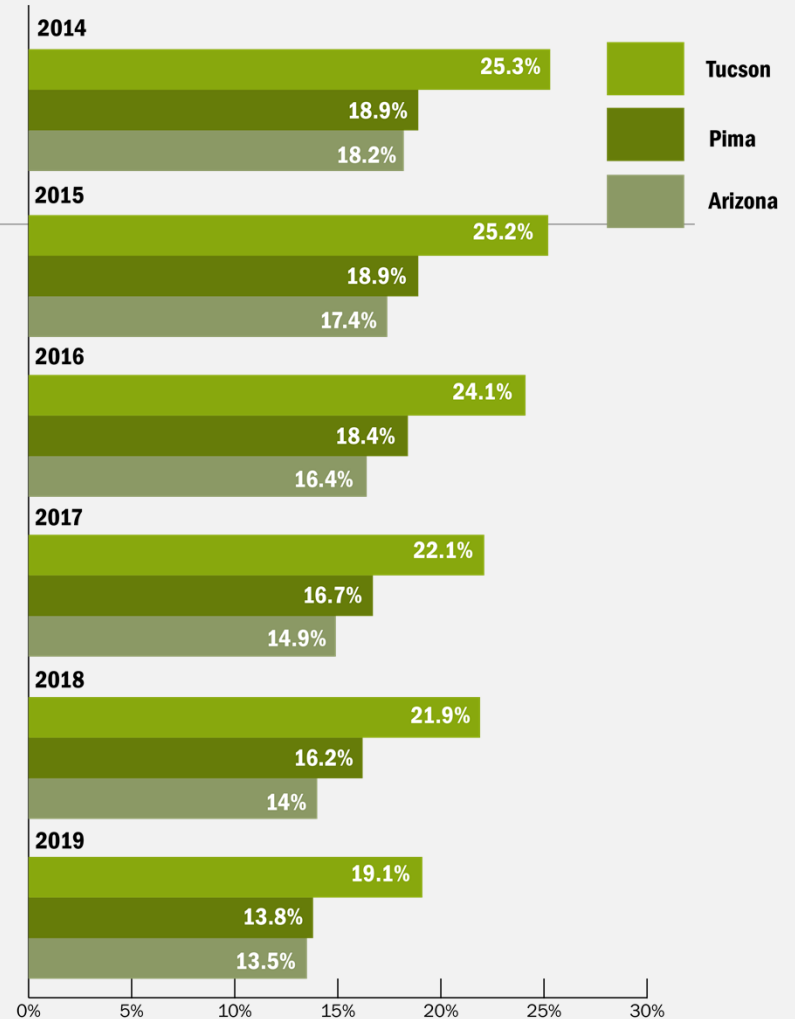
Area median
Income (AMI)

Household Size	30% AMI	50% AMI	80% AMI
1	\$ 14,418.75	\$ 24,031.25	\$ 38,450.00
2	\$ 16,481.25	\$ 27,468.75	\$ 43,950.00
3	\$ 18,543.75	\$ 30,906.25	\$ 49,450.00
4	\$ 20,587.50	\$ 34,312.50	\$ 54,900.00
5	\$ 22,237.50	\$ 37,062.50	\$ 59,300.00
6	\$ 23,887.50	\$ 39,812.50	\$ 63,700.00
7	\$ 25,537.50	\$ 42,562.50	\$ 68,100.00
8	\$ 27,187.50	\$ 45,312.50	\$ 72,500.00

Poverty

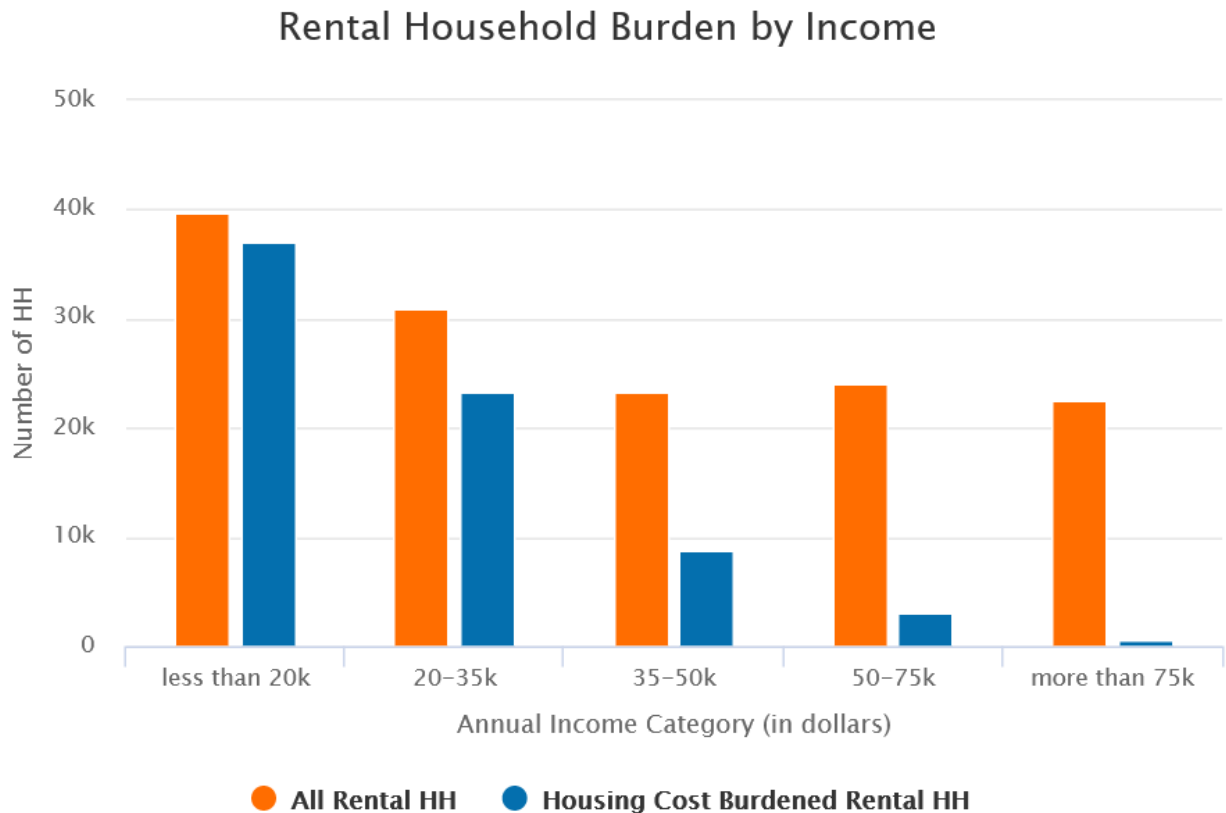
- Roughly 20% of Tucsonans live under the Federal Poverty Guideline
- Higher than Pima County and Arizona

Percent of Population Living Below Poverty
Tucson vs. Pima County vs. Arizona



Source: ACS 1-Year Estimates

Housing Cost Burden



U.S. Census Bureau – 2018 5-year ACS

Tucsonans who pay >30% of their income on housing:

51% of renters

22% of homeowners

Lower incomes more likely to be cost burdened

Median and Home Value Trends


Year	Median Rent	Typical Home Value
2017	\$860	\$176,725
2018	\$901	\$190,154
2019	\$963	\$201,812
2020	\$1,018	\$219,889
2021	\$1,123	\$261,045

Current \$1,208 \$283,297
(as of Sept. 2021)

Income and Affordability


	Part-time Retail Worker	Health Care Support Worker	Single Parent Construction Worker	Family with Businessperson Primary Earner	Family with Two Educators
No. in Household	1	1	2	4	4
Estimated Household Income	\$13,000	\$27,000	\$40,000	\$64,000	\$80,000
% of Area Median Income	30%	60%	80%	100%	>120%
Max Rent They Can Afford	\$325	\$675	\$1,000	\$1,600	\$2,000
Average Rent	\$842 Studio	\$940 1-Br	\$1,257 2-Br	\$1,700 3-Br	\$1,974 4-Br
Max Home Price	\$37,000	\$78,300	\$116,000	\$185,600	\$232,000
Typical Home Value					\$287,388

Homelessness

- The best estimate of the number of people experiencing unsheltered homelessness in Pima County in January of 2021 is 854 individuals.
 - Hotel Program demonstrated the efficacy of noncongregate shelter utilizing hotels
 - Shelters still challenged with COVID-19
 - Increased concerns over street homelessness
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Homelessness

Community Efforts

- Housing First Director
 - Purchase hotels
 - Homeless Protocol
 - TPD Homeless Outreach Team
 - Maximizing Shelter Bed Availability
 - Coordination of Outreach
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Tucson- Pima County Emergency Assistance Program

Program Dashboard

Below is a public report out of the work of the Tucson Pima Eviction Prevention Program.

Last updated 11.1.2021

26,540

Total Eviction Prevention Requests



861

Awaiting Tenant Eligibility Form



3,909

Preliminarily Eligible + Awaiting Case Worker



2,024

Cases Currently in Process



6,441

Cases Paid / Submitted for Payment



\$2,937,192

Total Utilities Payments Paid



\$30,074,492

Total Rental Assistance Paid



\$38,023,483

Total Funds Paid and Committed to Eligible Cases Being Finalized by Case Workers

Pima County Emergency Eviction Legal Services (EELS)


- EELS Program provides free legal counsel.
- Includes Navigators to explain process and connect tenants with County and Community resources
- EELS has had over 1000 contacts resulting in more than 400 legal referrals since it began in August.
- For info and assistance call 520-724-EELS
- The County and City opened a new “prevention hub” to address the emergency housing needs of vulnerable individuals and families, many who are facing homelessness for the first time.

Local, State and Federal Resources

Funding:

- Cares Funding
- Emergency Rental Assistance
- American Rescue Plan
- Emergency Housing Vouchers

Activities:

- Eviction Prevention
 - Homeless Subsidy Assistance (Rapid Rehousing)
 - Homeless Prevention
 - Landlord Incentives
 - Acquisition of Property
 - Housing Development
 - Manufactured Housing
 - Workforce and Economic Development
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Questions?

THANK YOU!

