MAP Talk: Impact of Housing Insecurity on Southern AZ

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Compared to western metro areas, Tucson still relatively affordable (again this is from data from 2018)

But for who? Lack of affordability for low-income households

High poverty rates played a huge role in lack of affordability in Tucson
What is Affordable Housing?
**HOUSING COSTS INCREASING**

**Median Rent by Year in the City of Tucson and Pima County**

- 2017: $860
- 2018: $901
- 2019: $964
- 2020: $1k
- 2021: $1.1k
- 09/2021: $1.3k

**Typical Home Value by Year in the City of Tucson and Pima County**

- 2017: $176.2k
- 2018: $187.6k
- 2019: $201.2k
- 2020: $219.2k
- 2021: $263.3k
- 09/2021: $301.5k
INCOMES NOT KEEPING PACE WITH HOUSING COSTS

Percent Change in Income, Median Rent, and Typical Home Value from 2019 to 2021

- Median Household Income: 3.8%
- Median Rent Increase (%): 25.4%
- Median Value Increase (%): 42.8%

Esri 2021 Median Income Estimates; Estimated Rent: Via Apartment List (2021 through September); Estimated Home Values: Zillow Home Value
The chart below shows what affordable housing looks like for a few of the common occupations in the Tucson MSA, with varying family sizes.

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

- Pima County has the highest rate of homelessness per capita in Arizona
- 1 in 469 Pima County residents experienced homelessness on the night of the 2023 PIT
- 200% increase in chronic homelessness between 2018 – 2023
- 2,200+ individuals experience homelessness in Tucson each night
City of Tucson Initiatives span the Housing Continuum

Other Initiatives
- Housing First Approach
- Purchase Hotels
- Rehabilitate Shelters

HAST Plan Purpose
- Support the preservation and construction of housing units
The Housing First Team Activities
• Street Outreach
• Mobile Shower Program
• Shelter Services
• Housing Navigation
• Voucher Retention/ Eviction Prevention

Our Belief
“The Housing First approach to homelessness holds that a safe and affordable roof over one’s head is a prerequisite to health, economic well-being, and self-sufficiency.”
Street Outreach / Mobile Shower

• The City’s Street Outreach Program provides basic needs assistance, immediate access to crisis housing and substance abuse treatment programs, document collection, access to benefits and more.

• New Mobile Shower program began in July and since then 443 people have showered.

• Locations include, Caridad Kitchens, Casa Maria, Primavera Drop-In Center, St. Francis, Goodwill Rec, Stand Up For Kids, Zion City, and the 4th Avenue Coalition.
Shelter Services

Shelters are where we help rebuild community and self-worth. We teach harm reduction and assist with document collection to prepare them for a stable housing situation.
Shelter Operations
Providing individuals and families with a safe place to live while they transition into housing

**Thrive Shelter**
- Currently serving 116 individuals, including 51 children.
- Medical collaboration with El Rio.
- Homeless Work Program collaboration with OPCS.
- Detox services when needed through Cornerstone.
- Activities for the children courtesy of Ward 3.

**Newer Shelter**
- Currently serving 48 individuals, including 21 children.

**PC EELS Program**
- Pima County to run a new city-owned hotel as shelter for households experiencing evictions.
Jeannette G. joined a city shelter in April 2022 due to the sudden closure of her previous sober living house. She had been sober for 5 months and feared homelessness would lead to relapse. During her time at the COT shelter, she thrived.

In September 2022, she took a temporary position with the City of Tucson at the NoTel Shelter as a peer. By March 2023, she secured her own apartment, and in May 2023, she became a full-time Housing Services Agent with the City of Tucson.

Housing First Program Data
- Since Oct. 2021 to present: 3,322 people served and 799 housed.
- In 2022, of the 1,238 individuals served:
  - 25% increased income
  - 62% enrolled in SNAP benefits
  - 4% received WIC or TANF benefits
  - 29% enrolled in Medicaid benefits by their exit
Voucher Retention & Eviction Prevention

This housing navigation team provides housing education and seeks to identify opportunities and address barriers to housing retention for individuals and families who have received their Housing subsidy after exiting street, shelter, transitional, and other forms of homelessness. Eviction prevention aims to provide the support needed to the client and landlord to prevent an eviction resulting in homelessness for the participant.

**Programs**

- HEART (ADOH supported)
- Crowd to Home (AZ Housing Coalition)

**Services**

- Housing Emergency Action Response team provides navigation and case management services to ensure the participant member understands their obligation for the section 8 voucher and lease agreement. Provide information and advocacy for wraparound services.
- Crowd to Home, transitions Clients into Housing from COT shelters and ensures housing stability over time.
City of Tucson Initiatives span the Housing Continuum

• Launched Housing First Program
• Purchased 4 Hotels and 3 Group Homes
• Working on an Adaptive Reuse of a former Fire Station with a Micro Shelter Village in the back property
• Pursuing acquisition of a congregate shelter
• And more…
City of Tucson Public Housing Agency

- **17,000+** total residents
- **7,200+** total households in HCD Programs, including Public Housing, Housing Choice Vouchers (Section 8), El Portal, etc.
- **$11,038** average annual household income
- **45.1%** of all household members are children (under 18)
- **47.8%** of all households report a member with a disability
POLICY INITIATIVES

1. Transform Public Housing
2. Build Development Capacity in Tucson around Affordable Development
3. Prioritize Areas of Opportunity
4. Expand Efforts to Preserve and Enhance Existing Housing
5. Update Zoning Regulations to Encourage Development
6. Reduce Costs through Innovation
7. Develop Housing on City-Owned Properties
8. Enhance efforts for Most Vulnerable to Housing Instability
9. Pursue Sustainable Funding Streams
10. Expand Education, Outreach and Research
Developing Affordable Housing
El Pueblo Housing Development Mission

To provide stable, healthy, affordable housing and supportive services for Tucson Residents

Activities

• Building and rehabilitation of housing to provide affordable units to persons making up to 120% of the Area Median Income with the priority on housing for low-income residents.
• Provide supportive services to assist residents in achieving housing stability.
• Provide technical assistance and training to potential housing developers.
• Hold events to inform, support and educate the community on all housing topics.
City Purchased three parcels including two historic motor courts and a vacant parcel

City had a preliminary design for the site for the Choice Neighborhood Planning Grant with partnership from architecture firm PMM

Yup, the NoTel Motel is part of it and no you cannot have the sign... 😊
City submitted Low Income Housing Tax Credit Application in April 2022 and was awarded the credits in June under the Unique Opportunity Category.
Groundbreaking!!

- Officially Closed and construction began July 26th
- Celebration August 23rd
Under Construction!
## Future Development Projects

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<th>Project</th>
<th>Details</th>
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| **Amphi Housing First Resource Center**| • Old Fire Station 8  
• Pre-Development Phase                                                 |
| **Westmoreland & Dunbar Spring**       | • Affordable Homeownership  
• Pre-Development Phase                                                   |
| **Choice Neighborhood Housing Projects**| • Tucson House (Predevelopment Phase)  
• Bumsteer  
• Amazon Apartments  
• Stone & Speedway                                                           |
| **South 10th**                         | • Feasibility & Site Planning Phase                                     |
| **Whatever comes our way!**            | • Always looking for opportunity to develop existing city owned sites or acquire in key areas |
CHOICE NEIGHBORHOODS

Leverages public and private dollars to support locally-driven strategies that address struggling neighborhoods with distressed public housing through a comprehensive approach to neighborhood transformation.

Three core goals:

- Neighborhood
- Housing
- People & Education