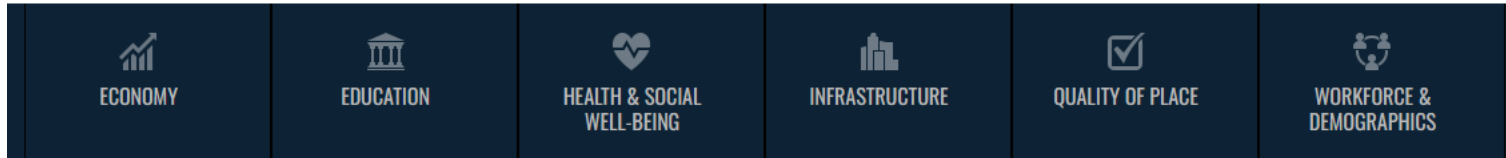


# MAP Talk: Impact of Housing Insecurity on Southern AZ

Ann Chanecka, Interim Director  
of City of Tucson Department of  
Housing and Community  
Development

11-15-2023





Housing Market Study Overview

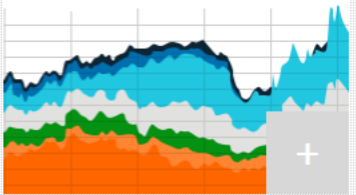
Neighborhood Vulnerability Index

Housing Market Assessment

Gap Analysis

### Ask a Researcher

Connect with a researcher for advice and statistics about data on this site.



## Housing Market Study Overview



### Housing Market Study Overview

The City of Tucson, Pima County, and University of Arizona's Economic and Business Research Center through the MAP Dashboard have partnered on this regional housing market study. The study aims to help decision makers better understand the existing housing stock and development trends and to identify gaps and potential policies to support a variety of housing options that meet the needs of the full range of household types in our community.

The Housing Market Study is made up of three phases:

#### Phase 1: Neighborhood Vulnerability Index

The first phase of the study identifies "vulnerable", or stressed, neighborhoods within the Tucson/Pima County region, also called the Tucson MSA. The [Neighborhood Vulnerability Index](#) may be used for geographically - targeted strategies to direct resources, policies, and programs to best meet the needs of Tucson and Pima County's unique neighborhoods.

#### Phase 2: Housing Market Assessment

The second phase focuses on today's housing market through an analysis of current data for both rental and owner-occupied housing. The analysis examines recent data as well as trends over time to better understand the current market as well as market shifts. The Tucson MSA is compared to the state and comparable markets. This assessment examines census tract and Zillow data to allow comparisons of sub-areas based on housing stock characteristics and trends.

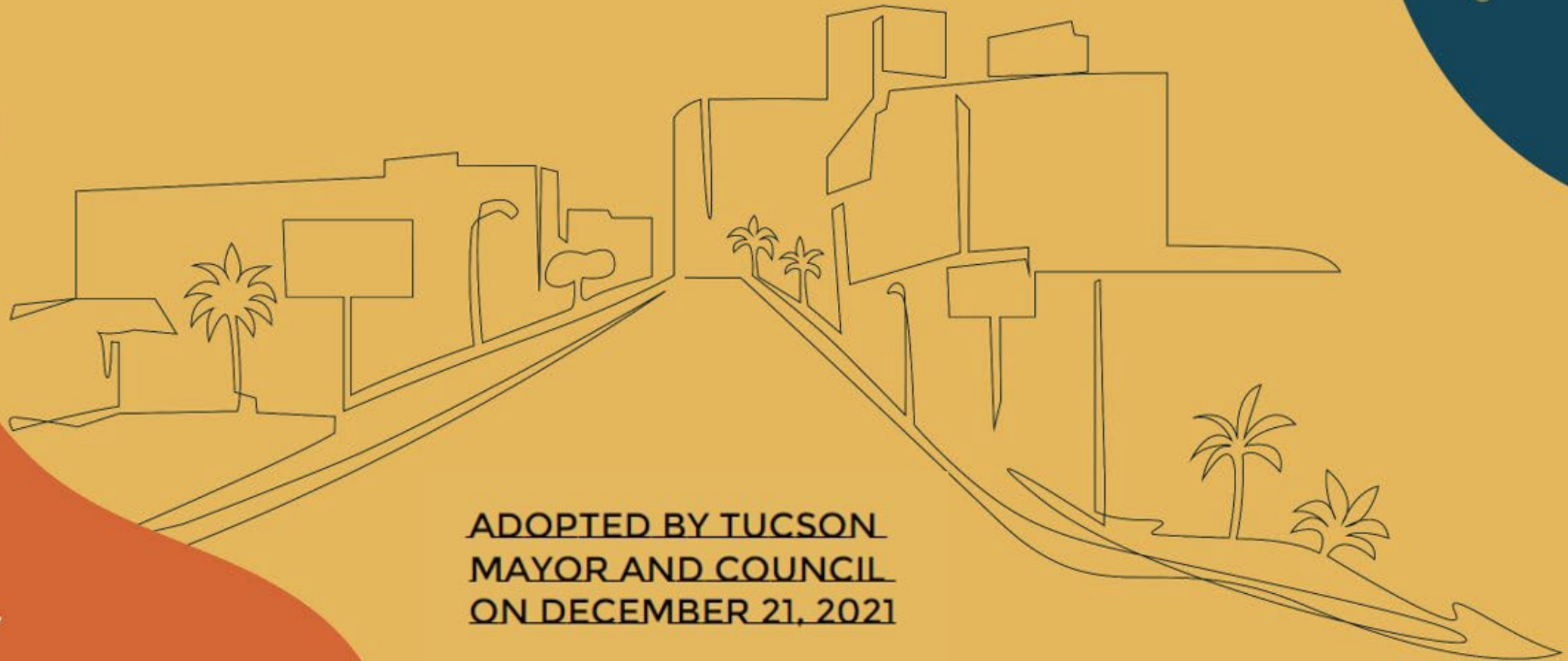
# Key Findings

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

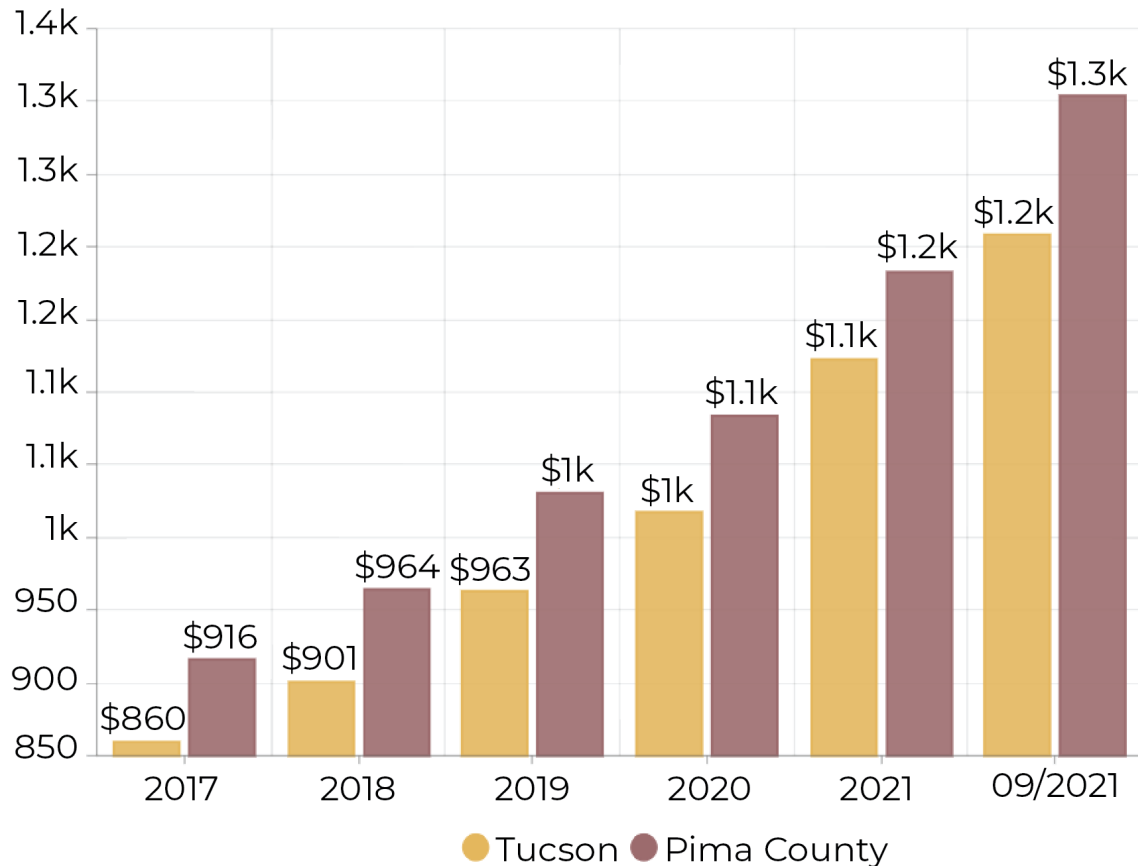
# HOUSING AFFORDABILITY STRATEGY FOR TUCSON (HAST)



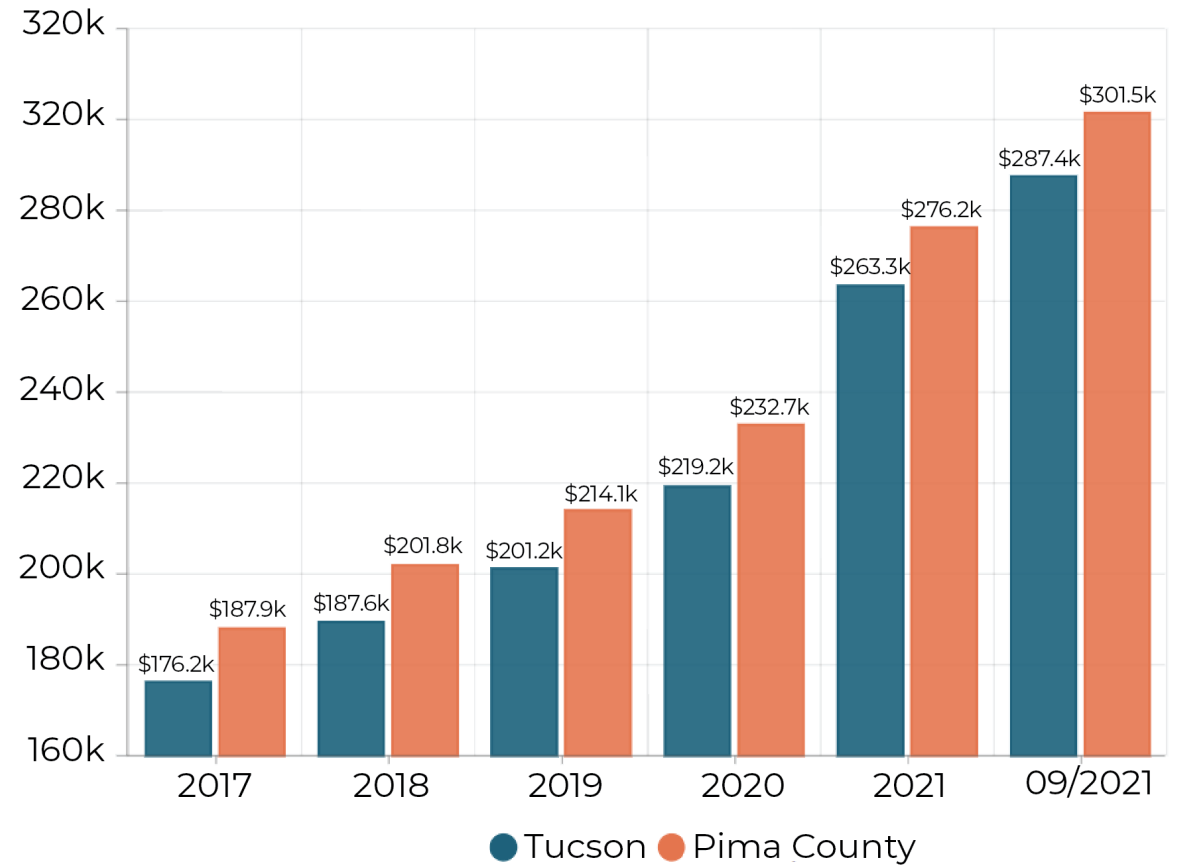
ADOPTED BY TUCSON  
MAYOR AND COUNCIL  
ON DECEMBER 21, 2021

# HOUSING COSTS INCREASING

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

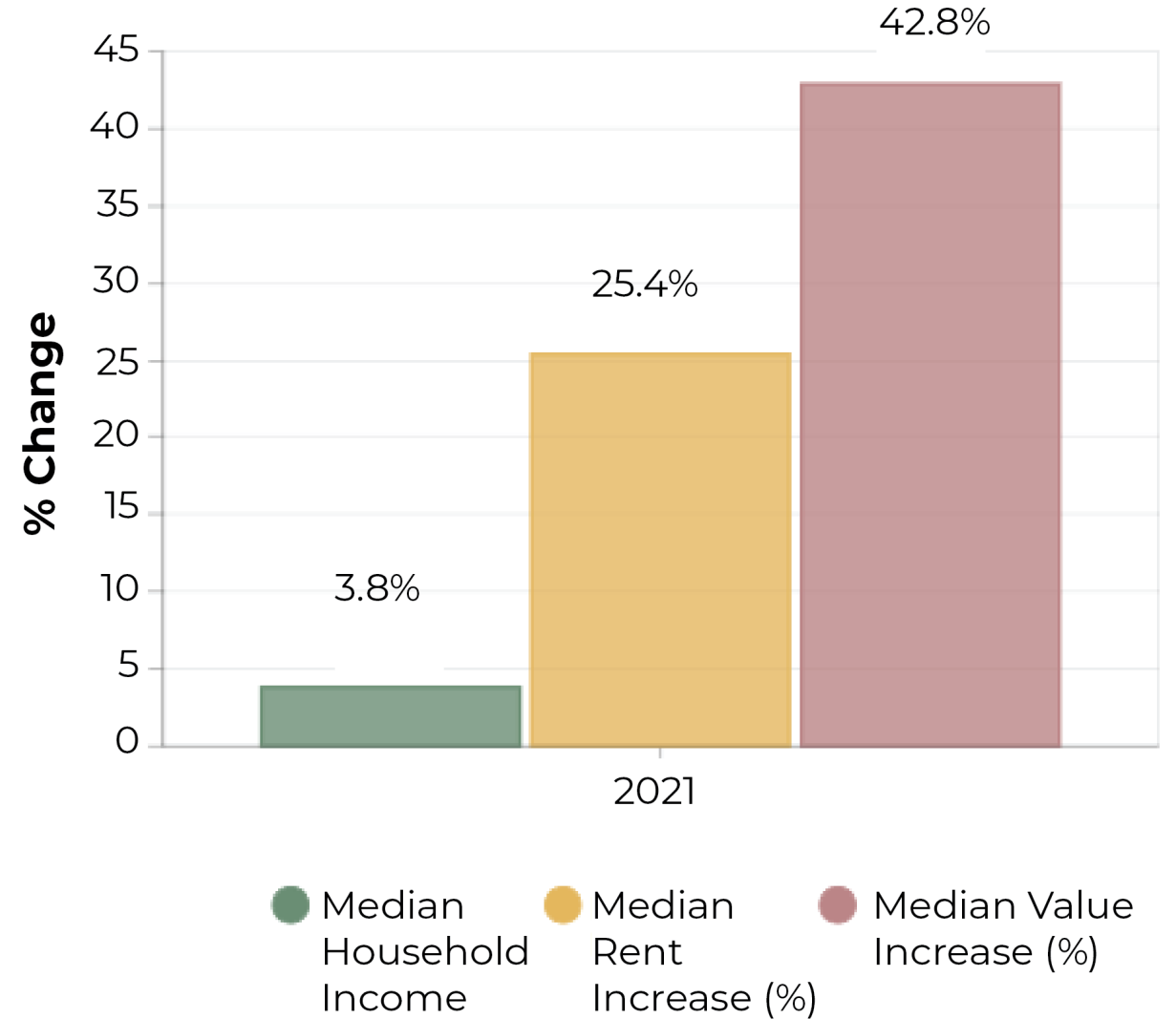


Typical Home Value by Year in the City of Tucson and Pima County



# INCOMES NOT KEEPING PACE WITH HOUSING COSTS

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



*Esri 2021 Median Income Estimates; Estimated Rent: Via Apartment List (2021 through September); Estimated Home Values: Zillow Home Value*

# IMPACT ON TUCSONANS

The chart below shows what affordable housing looks like for a few of the common occupations in the Tucson MSA, with varying family sizes

	Part-time Retail Worker	Health Care Support Worker	Single Parent Car Mechanic	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

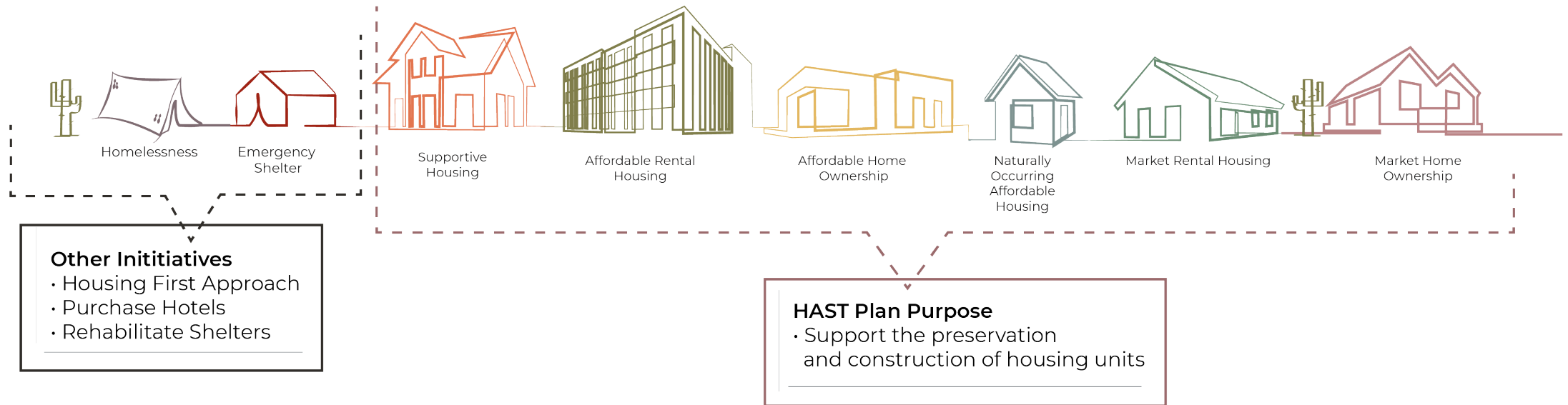
# Data on Unhoused

---

- 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







## 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

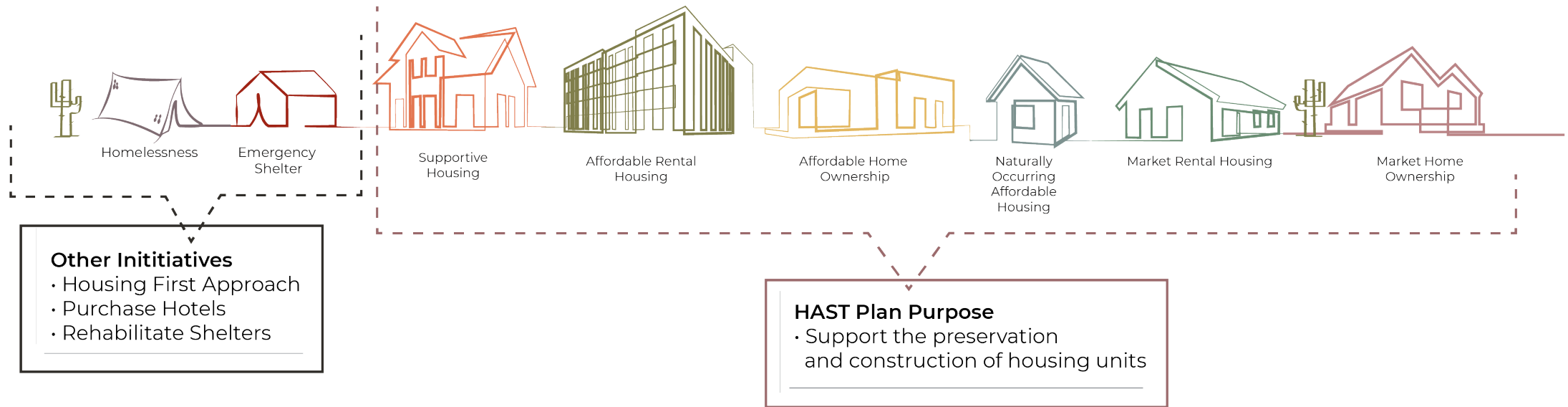
- HEART (ADOH supported)
- Crowd to Home (AZ Housing Coalition)



## 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)**



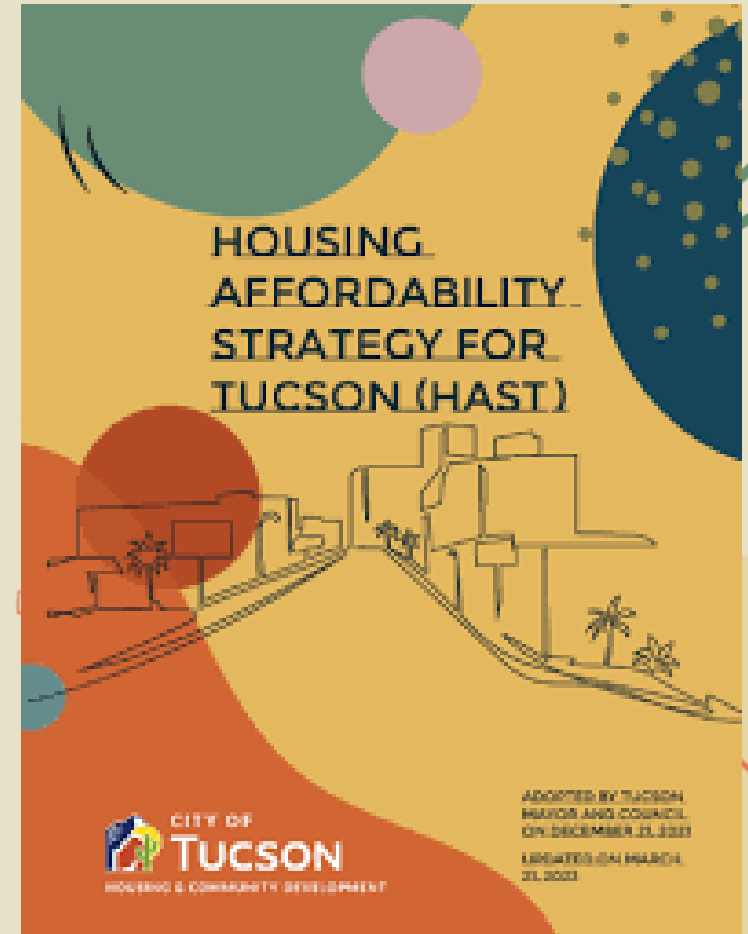
**47.8%**

**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



**DANCO**

BUILDERS  
NORTHWEST

WWW.DANCOBUILDERS.COM

# 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... 😊





## Milagro on Oracle

---

- 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 26<sup>th</sup>
- Celebration August 23<sup>rd</sup>

# Under Construction!









# Future Development Projects

## 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 10<sup>th</sup>

- 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



CITY OF  
**TUCSON**