



# MEMORANDUM

Date: April 22, 2025

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

From: Jan Leshner *Jan*  
County Administrator

Re: **Regional Housing Strategy and Funding Plan Update and District 2 Proposal**

## Regional Housing Strategy and Funding Plan Update

On March 20, 2025, I informed the Board that staff and the Regional Affordable Housing Commission (Commission) would be preparing a regional housing strategy and funding plan to address County-wide housing needs identified in ECOnorthwest's preliminary housing needs assessment. That work is now underway and will be prepared pursuant to the attached guiding principles and timeline through November 2025. (Attachment 1) In short, the purpose of the plan is to significantly reduce the current housing shortage, as well as the need for additional housing units to meet future demand, over a to-be-defined timeframe. The plan will focus on 3-5 strategies proven to be the most effective locally, and will include measurable targets based on regional funding commitments.

At the March 21 Commission meeting, each city and town presented their housing needs. As stated in the guiding principles, the strategies should reflect the individual needs of the cities, towns and the County, but not every strategy has to be applicable to every city, town and the County. Each city and town is represented on the Commission. Attached are letters to city and town managers notifying them of this planning process. (Attachment 2) Under a separate memorandum, the Board will be receiving a recommendation to add two seats to the Commission for the Tohono O'odham Nation and Pascua Yaqui Tribe.

## 3 Cents for Affordable Housing - District 2 Proposed Board of Supervisor Policy

On April 18, the Commission discussed the District 2 proposal and voted 11-2, with one abstention, to endorse the policy as proposed by Supervisor Heinz. Attached is the draft meeting summary. (Attachment 3)

JKL/anc

## Attachments

c: The Honorable Suzanne Droubie, Pima County Assessor  
Carmine DeBonis, Jr., Deputy County Administrator  
Steve Holmes, Deputy County Administrator  
Dan Sullivan, Director, Community & Workforce Development  
Chris Poirier, Director, Development Services  
Jeff Teplitsky, Director, Real Property Services  
Jenifer Darland, Director, Office of Housing Opportunities & Homeless Solutions  
Nicole Fyffe, Senior Advisor, County Administrator's Office  
Chair and Members, Pima County Regional Affordable Housing Commission

APR 23 25 09:45 PCLKDF-30

*Jan*

# ATTACHMENT 1

**Timeline for Preparation of a Regional Housing Supply & Preservation Strategy and Funding Plan**

Written updates to Pima County Board of Supervisors following each Regional Commission meeting.

<b>Commissions/Working Group</b>	<b>Meeting Frequency thru November 2025</b>	<b>Role of Commission/Working Group</b>
Pima County Regional Affordable Housing Commission	Monthly	Achieve a baseline understanding of the meeting topics, review and make recommendations on the draft and final plan to the Board of Supervisors
Commission Working Group	Every 2 weeks	Achieve a baseline understanding of the meeting topics, review, provide input and make recommendations to the Commission
City of Tucson Commission on Equitable Housing & Development	Monthly	Receive updates from City and County staff and provide input as the Commission sees fit

<b>Regional Affordable Housing Commission Meeting Topics (to be coordinated with ECOnorthwest housing study)</b>	
March 21, 2025	City, Town & County staff presented housing needs assessments; Overview of proposed plan
April 18, 2025	Guiding Principles and Timeline for Preparing the Plan
May 16, 2025	Strategy: Gap Funding & role of LIHTC & rental assistance; Preliminary cost estimates to address housing needs
June 20, 2025	Strategy: Preservation and the role of gap funding, weatherization & home repair
July 18, 2025	Strategy: Housing for those exiting Homelessness
August 15, 2025	Strategy: Market rate housing
September 19, 2025	Review Strategies & Identify Measurable Targets
October 17, 2025	Funding Options
November 21, 2025	Draft Plan

## **Purpose and Guiding Principles For Preparation of the Regional Housing Strategy and Funding Plan**

Purpose of the Plan: Significantly reduce the current housing shortage, as well as the need for additional units to meet future demand, within x years.

Guiding Principles:

1. Focus on 3-5 strategies proven to be the most effective locally at developing or preserving the highest number of housing units at the income levels needed.
2. Based on these strategies, identify the cost to reduce the housing shortage, how much is currently being spent, and a targeted reduction.
3. Establish a baseline understanding of the strategies.
4. As a regional plan, the strategies should reflect the individual needs of the cities, towns and the County, but not every strategy has to be applicable to every city, town and the County.
5. Strategies should address market rate and affordable housing needs, and housing needs for those exiting homelessness.
6. Strategies should address the housing supply gap for workers, older adults, and families.
7. Include new development and preservation strategies.
8. Strategies should focus on increasing the inventory of new housing units, not reducing the cost for existing units through rental assistance, with exception of the housing for homelessness strategy which requires operational support combined with the creation of new inventory.
9. Strategies should further the City of Tucson and Pima County's Prosperity Initiative housing policies that concern housing supply: (1) Increase the supply of housing by prioritizing practices and investments that focus on families with children and result in diverse housing types and prices in neighborhoods, ensuring affordable housing options are available throughout Pima County... (2) Improve housing stability among low-income renters and homeowners by ... increasing homeownership, developing more affordable housing, and reducing home energy and weatherization costs.
10. Identify strategies that can be scaled up or down based on funding commitments and the average cost per unit (total cost and local cost).
11. Include measurable targets tied to annual funding commitments.
12. Solicit input from cities and towns, the public and other stakeholders early and often.
13. Complete a preliminary plan by November 2025, to inform the following year's budget planning.

# ATTACHMENT 2



## COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER  
115 N. CHURCH AVE., 2<sup>nd</sup> FLOOR, Suite 231, TUCSON, AZ 85701-1317  
520-724-8661, FAX 520-724-8171

JAN LESHER  
County Administrator

Jeff Wilkins  
Oro Valley Town Manager  
11000 N. La Cañada Drive  
Oro Valley, AZ 85737  
Via Email: [JWilkins@Orovalleyaz.gov](mailto:JWilkins@Orovalleyaz.gov)

April 21, 2025

**Re: Preparation of a Regional Housing Strategy and Funding Plan**

Dear Mr. Wilkins:

Pima County and Pima County's Regional Affordable Housing Commission are beginning to prepare a regional plan to significantly reduce the current housing shortage over a to-be defined time period. The plan will focus on 3-5 strategies that have been most successful locally at developing and preserving housing units. The plan will also include per unit housing costs that can be scaled up and down based on regional funding commitments. The plan is an evolution of the County's Affordable Housing Task Force recommendations, which led to the creation of the Regional Commission and strategies that have been implemented since its inception.

Preliminary data indicates that 116,000 additional housing units are needed County-wide over the next 20 years. This includes the current shortage estimated at 21,700 units, including 8,000 units for households leaving homelessness and 13,700 units to address additional under production. Most of the current shortage is for units affordable to low-income households.

At the Regional Commission's March 21 meeting, a representative for the Town of Oro Valley reported on Oro Valley's housing supply needs, which are a subset of the County-wide/regional needs. Tucson, Marana and Sahuarita representatives also presented their jurisdiction's housing needs and activities that are underway to address these needs. Based on these presentations, it appears that shared challenges across the region include affordability and the need for a mix of housing types.

At the Regional Commission's April 18 meeting, the Commission reviewed a schedule for preparing this regional plan, and guiding principles. These are attached, along with the initial memorandum I sent the Board of Supervisors about this planning process. I have requested the preliminary plan be complete by November 2025.

Jeff Wilkins, Oro Valley Town Manager

Re: **Preparation of a Regional Housing Strategy and Funding Plan**

April 21, 2025

Page 2

Please let me know if you wish to discuss this planning effort and how to ensure it addresses housing needs across the region.

Sincerely,

A handwritten signature in black ink, appearing to read "Jan Leshner", written in a cursive style.

Jan Leshner  
County Administrator

Attachments

c: Carmine DeBonis, Jr., Deputy County Administrator  
Steve Holmes, Deputy County Administrator  
Jenifer Darland, Director, Housing Opportunities and Homeless Solutions  
Nicole Fyffe, Senior Advisor, County Administrator's Office



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JAN LESHER  
County Administrator

Shane Dille  
Sahuarita Town Manager  
375 W. Sahuarita Center Way  
Sahuarita, AZ 85629  
Via Email: [SDille@Sahuaritaaz.gov](mailto:SDille@Sahuaritaaz.gov)

April 21, 2025

**Re: Preparation of a Regional Housing Strategy and Funding Plan**

Dear Mr. Dille:

Pima County and Pima County's Regional Affordable Housing Commission are beginning to prepare a regional plan to significantly reduce the current housing shortage over a to-be defined time period. The plan will focus on 3-5 strategies that have been most successful locally at developing and preserving housing units. The plan will also include per unit housing costs that can be scaled up and down based on regional funding commitments. The plan is an evolution of the County's Affordable Housing Task Force recommendations, which led to the creation of the Regional Commission and strategies that have been implemented since its inception.

Preliminary data indicates that 116,000 additional housing units are needed County-wide over the next 20 years. This includes the current shortage estimated at 21,700 units, including 8,000 units for households leaving homelessness and 13,700 units to address additional under production. Most of the current shortage is for units affordable to low-income households.

At the Regional Commission's March 21 meeting, a representative for the Town of Sahuarita reported on the Sahuarita housing supply needs, which are a subset of the County-wide/regional needs. Marana, Oro Valley, and Tucson representatives also presented their jurisdiction's housing needs and activities that are underway to address these needs. Based on these presentations, it appears that shared challenges across the region include affordability and the need for a mix of housing types.

At the Regional Commission's April 18 meeting, the Commission reviewed a schedule for preparing this regional plan, and guiding principles. These are attached, along with the initial memorandum I sent the Board of Supervisors about this planning process. I have requested the preliminary plan be complete by November 2025.



Shane Dille, Sahuarita Town Manager

Re: **Preparation of a Regional Housing Strategy and Funding Plan**

April 21, 2025

Page 2

Please let me know if you wish to discuss this planning effort and how to ensure it addresses housing needs across the region.

Sincerely,

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Jan Lesher  
County Administrator

Attachments

c: Carmine DeBonis, Jr., Deputy County Administrator  
Steve Holmes, Deputy County Administrator  
Jenifer Darland, Director, Housing Opportunities and Homeless Solutions  
Nicole Fyffe, Senior Advisor, County Administrator's Office



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JAN LESHER  
County Administrator

Terry Rozema  
Marana Town Manager  
11555 W. Civic Center Drive  
Marana, AZ 85653  
Via Email: [TRozema@Maranaaz.gov](mailto:TRozema@Maranaaz.gov)

April 21, 2025

**Re: Preparation of a Regional Housing Strategy and Funding Plan**

Dear Mr. Rozema:

Pima County and Pima County's Regional Affordable Housing Commission are beginning to prepare a regional plan to significantly reduce the current housing shortage over a to-be defined time period. The plan will focus on 3-5 strategies that have been most successful locally at developing and preserving housing units. The plan will also include per unit housing costs that can be scaled up and down based on regional funding commitments. The plan is an evolution of the County's Affordable Housing Task Force recommendations, which led to the creation of the Regional Commission and strategies that have been implemented since its inception.

Preliminary data indicates that 116,000 additional housing units are needed County-wide over the next 20 years. This includes the current shortage estimated at 21,700 units, including 8,000 units for households leaving homelessness and 13,700 units to address additional under production. Most of the current shortage is for units affordable to low-income households.

At the Regional Commission's March 21 meeting, a representative for the Town Marana reported on the Marana's housing supply needs, which are a subset of the County-wide/regional needs. Tucson, Oro Valley and Sahuarita representatives also presented their jurisdiction's housing needs and activities that are underway to address these needs. Based on these presentations, it appears that shared challenges across the region include affordability and the need for a mix of housing types.

At the Regional Commission's April 18 meeting, the Commission reviewed a schedule for preparing this regional plan, and guiding principles. These are attached, along with the initial memorandum I sent the Board of Supervisors about this planning process. I have requested the preliminary plan be complete by November 2025.

Terry Rozema, Marana Town Manager

Re: **Preparation of a Regional Housing Strategy and Funding Plan**

April 21, 2025

Page 2

Please let me know if you wish to discuss this planning effort and how to ensure it addresses housing needs across the region.

Sincerely,

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Jan Leshner  
County Administrator

Attachments

c: Carmine DeBonis, Jr., Deputy County Administrator  
Steve Holmes, Deputy County Administrator  
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Nicole Fyffe, Senior Advisor, County Administrator's Office



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JAN LESHER  
County Administrator

Timothy Thomure  
Tucson City Manager  
City Hall, 10<sup>th</sup> Floor  
255 W. Alameda  
Tucson, AZ 85701  
Via Email: [Timothy.Thomure@Tucsonaz.gov](mailto:Timothy.Thomure@Tucsonaz.gov)

April 21, 2025

**Re: Preparation of a Regional Housing Strategy and Funding Plan**

Dear Mr. Thomure:

Pima County and Pima County's Regional Affordable Housing Commission are beginning to prepare a regional plan to significantly reduce the current housing shortage over a to-be defined time period. The plan will focus on 3-5 strategies that have been most successful locally at developing and preserving housing units. The plan will also include per unit housing costs that can be scaled up and down based on regional funding commitments. The plan is an evolution of the County's Affordable Housing Task Force recommendations, which led to the creation of the Regional Commission and strategies that have been implemented since its inception. The plan also furthers the City's Housing Affordability Strategy for Tucson (HAST).

Preliminary data indicates that 116,000 additional housing units are needed County-wide over the next 20 years. This includes the current shortage estimated at 21,700 units, including 8,000 units for households leaving homelessness and 13,700 units to address additional under production. Most of the current shortage is for units affordable to low-income households.

At the Regional Commission's March 21 meeting, a representative for the City of Tucson reported on the City of Tucson's housing supply needs, which are a subset of the County-wide/regional needs. Marana, Oro Valley and Sahuarita representatives also presented their jurisdiction's housing needs and activities that are underway to address these needs. Based on these presentations, it appears that shared challenges across the region include affordability and the need for a mix of housing types.

At the Regional Commission's April 18 meeting, the Commission reviewed a schedule for preparing this regional plan, and guiding principles. These are attached, along with the initial memorandum I sent the Board of Supervisors about this planning process. I have requested the preliminary plan be complete by November 2025.

Timothy Thomure, City Manager

Re: **Preparation of a Regional Housing Strategy and Funding Plan**

April 21, 2025

Page 2

County staff have had a discussion with City Director Ann Chanecka regarding opportunities for the City's Commission on Equitable Housing and Development to provide input. Please let me know if you wish to discuss this planning effort and how to ensure it addresses housing needs across the region.

Sincerely,

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Jan Leshner  
County Administrator

Attachments

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JAN LESHER  
County Administrator

Veronica Moreno  
South Tucson City Manager, Interim  
South Tucson City Hall  
1601 South Sixth Avenue  
South Tucson, AZ 85713  
Via Email: [VMoreno@SouthTucson.org](mailto:VMoreno@SouthTucson.org)

April 21, 2025

**Re: Preparation of a Regional Housing Strategy and Funding Plan**

Dear Ms. Moreno:

Pima County and Pima County's Regional Affordable Housing Commission are beginning to prepare a regional plan to significantly reduce the current housing shortage over a to-be defined time period. The plan will focus on 3-5 strategies that have been most successful locally at developing and preserving housing units. The plan will also include per unit housing costs that can be scaled up and down based on regional funding commitments. The plan is an evolution of the County's Affordable Housing Task Force recommendations, which led to the creation of the Regional Commission and strategies that have been implemented since its inception.

Preliminary data indicates that 116,000 additional housing units are needed County-wide over the next 20 years. This includes the current shortage estimated at 21,700 units, including 8,000 units for households leaving homelessness and 13,700 units to address additional under production. Most of the current shortage is for units affordable to low-income households.

At the Regional Commission's March 21 meeting, city and town representatives presented their jurisdiction's housing needs and activities that are underway to address these needs. Based on these presentations, it appears that shared challenges across the region include affordability and the need for a mix of housing types.

At the Regional Commission's April 18 meeting, the Commission reviewed a schedule for preparing this regional plan, and guiding principles. These are attached, along with the initial memorandum I sent the Board of Supervisors about this planning process. While this will be a multi-year plan, I have requested the preliminary plan be complete by November 2025.

Veronica Moreno, South Tucson City Manager, Interim  
Re: **Preparation of a Regional Housing Strategy and Funding Plan**  
April 21, 2025  
Page 2

Please let me know if you wish to discuss this planning effort and how to ensure it addresses housing needs across the region.

Sincerely,

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Jan Leshner  
County Administrator

Attachments

c: Carmine DeBonis, Jr., Deputy County Administrator  
Steve Holmes, Deputy County Administrator  
Jenifer Darland, Director, Housing Opportunities and Homeless Solutions  
Nicole Fyffe, Senior Advisor, County Administrator's Office

# ATTACHMENT 3





## Pima County Regional Affordable Housing Commission

Friday, April 18, 2025, | 8:30am – 10:30am

Microsoft Teams meeting **Join on your computer, mobile app or room device** [Click here to join the meeting](#) | Meeting ID: 265 015 329 015 | Passcode: aPFbC6 | **Or call in (audio only)** [+1 602-649-0382,,332046387#](#) United States, Phoenix | ID: 332 046 387#

### Members Present

Rey Robles  
David Wohl  
Meghan Heddings  
Shawn Cote  
W. Mark Clark  
Daniel Bursuck

Nathan Barrett  
Dr. JoAnn diFilippo  
Milini Simms  
Kim Lucas  
Linda Morales  
Jenifer Darland

David Godlewski  
Matthew Taylor  
Ann Vargas  
Tom Litwicki  
Andrew Paredes

### Staff Present

Sofia Blue  
Rhonda Pina

Nicole Fyffe  
Andrew Flagg

Cassie Lundin

### Agenda

1. [Roll Call](#), Cassie Lundin, *quorum established (17/20)*
2. Call to Order, Chair W. Mark Clark, 8:34am
3. Pledge of Allegiance, *All*
4. Call to the Public - *None*
5. Discussion, Action, Ratify and/or Approve March 18, 2025, [meeting minutes](#). *Approved as distributed no objection.*
6. Presentation, Discussion, Pathways to Removing Obstacles to Housing (PRO Housing), Sarah Meggison, City of Tucson - *Ms. Meggison presented an overview of the PRO Housing grant (presentation)*

*Commissioner Wohl asked about the status of these federal funds. Ms. Meggison clarified that the funds are now in the corresponding system and are available to draw down.*

*Commissioner Godlewski appreciated how the impact fees affect housing affordability across the continuum including market rate housing. Mr. Godlewski noted the 45% increase to impact fees by the City of Tucson along with the County's \$3,000.00 increase per roof. Ms. Meggison concurred and noted that the grant also includes other units of housing including missing middle and housing-plex options.*

7. Presentation, Discussion, Preservation and Reinvestment Initiative for Community Enhancement, Andrew Paredes, City of Tucson – *Commissioner Paredes presented an overview of the PRICE grant (presentation)*

*Commissioner diFilippo asked if there are age restrictions on the mobile unit for use of these funds. Mr. Paredes noted post 1976 units may fall under HUD restrictions, however they may be eligible for rehabilitation.*

*Commissioner diFilippo asked if Geronimo Park was specified within the grant application. Mr. Paredes noted that it was listed as a test study through the partnership outlined within the presentation.*

*Commissioner diFilippo asked if the \$4.95 million outlined in the grant was for one project. Mr. Paredes confirmed that the amount is inclusive of land acquisition and purchase for the mobile home park to include deferred maintenance.*

*Commissioner Heddings asked if there was program income associated with the project. Mr. Paredes answered these funds are not meant for program income, but rather straight grant.*

*Commissioner Heddings asked if funds were available for the support of creating a new park. Mr. Paredes noted that this grant is specific to current parks and would lead to a valid case study to advance the work in the future.*

*Commissioner Lucas asked specifically why units built before 1976 not included eligible unit assistance. Mr. Paredes noted the HUD specific regulations for pre-1976 units. Mr. Paredes will confer with the HUD representative for confirmation and bring that back to the commission.*

*Commissioner Paredes read the comment in the chat from Elaine Jones asking if the project would be mastering utilities or individual metering at the Geronimo Project. Mr. Paredes noted that it was very early on in the project and does not have an answer.*

*Chair Clark read Marcos Ysmael comment as, “the federal government didn’t regulate mobile home manufacturing until 1976, and so that may be the answer to why not prior to 1976.”*

8. Discussion, Preparation of a Regional Housing Supply and Preservation Strategy and Funding Plan, Nicole Fyffe and Working Group Member – *Nicole Fyffe presented the item to the commission (presentation)*  
a. Timeline and Guiding Principles

*Chair Clark noted that the workgroup has a robust schedule of meetings and has met on this item. Mr. Clark continued that they have had several meetings to date and look forward to providing a clear plan and strategy, by the end of the year.*

*Commissioner Wohl asked if preservation and renovation is also included in the strategy. Ms. Fyffe clarified that both are included in the Gap Funding strategy.*

*Commissioner Godlewski asked for additional information about funding for affordable housing as it aligns with ECONorthwest comprehensive study outcome. Ms. Fyffe noted that ECONorthwest provided several slides regarding methodology for recommendations to accomplish strategic goals within the plan and will include regional funding strategies that may be recommended to other jurisdictions to move the work forward.*

*Commissioner diFilippo asked that outcome of study – housing needs assessment – layered within supervisorial districts as part of the dashboard. Ms. Blue noted that the contractor will provide that analysis, and the GIS team would be able to provide it on the dashboard as part of the comprehensive study.*

9. Discussion, Tribal Representation to the Regional Affordable Housing Commission, Jenifer Darland, Director, Office of Housing Opportunities and Homeless Solutions – *Ms. Darland provided background and overview of the item.*

*Ms. Darland noted that with the addition of two members for Tribal Representation we will include by-law amendments to the number of members. Ms. Darland noted that with the inclusion of Pasqua Yaqui and Tohono O’odham representatives will also align with the County’s Prosperity Initiative.*

Commissioner diFilippo and noted that federal lands have various restrictions pertaining to affordable housing and ownership within their tribal lands. Ms. Darland concurred and noted the goal is for these representatives to actively engage in the conversation and identify ways to improve flexible funding opportunities for the development of affordable housing options.

Chair Clark asked specifically about the by-law changes and if the commission needs to take action to amend the document. Ms. Lundin noted the amendment section of the by-laws and staff would take to the Board of Supervisors for approval.

Commissioner Heddings noted her strong support in adding tribal representation to the Commission. Ms. Darland thanked Supervisor Allen and her staff regarding the discussion to include representatives on the commission.

10. Discussion, Action, [Proposed Board of Supervisors Policy D 22.17 – Gen Fund, Three Cents for Affordable Housing](#), to raise \$207,000,000.00 over the next decade for the construction and preservation of affordable housing in Pima County, as well as potentially the expansion of initiatives and programs that reduce homelessness and keep people housed

- a. Letter from Commission supporting the adoption of the proposal

Chair Clark introduced the item and asked David Higuera, Chief of Staff, Board of Supervisors District 2, to talk about the proposal.

Mr. Higuera provided an overview and summary of the proposed policy and highlighted how it aligns with Board budget priorities as well as the Prosperity Initiative.

Chair Clark commented that as the Commission enters a regional planning strategy and costs associated with each and noted how the proposal would facilitate sustainable funding for housing affordability.

Commissioner diFilippo stated she is opposed to any letter of recommendation for this proposal based on its regressive tax which places a heavier tax burden on those with lower incomes. Ms. diFilippo noted that based on conversations she has had with residents it is not supported. Ms. diFilippo noted compounded fees including primary property tax rates, secondary tax rates, water rate increases, and so on that this proposal is premature. Ms. diFilippo encourages postponement until the comprehensive study is complete before acting.

Commissioner Godlewski stated that although the timing of the proposal as it pertains to the budget is understandable, however without the comprehensive study not complete, it is too early to consider a comprehensive funding solution. Mr. Higuera noted that after discussions with County Administration and with preliminary housing needs assessment results demonstrate the community need for additional affordable housing that the \$5 million base currently in place is not enough and a long-term funding option is necessary to meet the demand.

Commissioner Wohl asked about the administrative procedure regarding potential Board of Supervisor action on the item. Mr. Higuera noted that the proposal for the property tax increase would have to be passed by a majority vote. Mr. Higuera continued that as a policy the Board can revisit as needed based on community needs rather than fully implementing the 10-year plan as outlined within the policy.

Commissioner Wohl commented that although there is not going to be overwhelming support for increased taxes, it is his understanding that the county's revenue base is limited and supports the endorsement of the proposal as a less regressive tax on lower income households when compared to sales tax.

Chair Clark called on CJ Boyd, Chief of Staff, Board of Supervisors District 3. Mr. Boyd pointed to the flexibility within the proposed Board policy, however, that based on his knowledge a more data driven approach is recommended.

Commissioner diFilippo asked that rather than an increase tax to recommend that funds within the County current budgeting system provide for additional funds for housing affordability.

Chair Clark called on Kate Hiller, Staff, Board of Supervisors District 1. Ms. Hiller noted that the item is continued for the Board of Supervisors discussion and that the item has yet to be discussed at that level.

Commissioner Godlewski asked via chat if the Commission received a draft letter to distribute. Chair Clark stated some options for a letter to the Board including email draft to commissioners, and staff summary of commission discussion. Ms. Lundin clarified that conducting business via email outside of the meeting may conflict with Open Meeting Law. Ms. Fyffe offered that if an action was taken by the commission today, that she would forward Ms. Leshar for distribution/communication to the Board.

Commissioner Litwicki added that although tax increases are not popular, the current data supplied by the contractor as well as other studies specific to housing in Pima County identifies a need, and with that need there is also a need for funding, so he is supportive of the proposal.

Commissioner Parades abstained from conversation and voting.

Commissioner Heddings asked Mr. Higuera about the timing of the proposed policy and its alignment with current budget discussions. Mr. Higura concurred that the item was placed on the agenda prior to a recommended budget to identify additional funding directly to affordable housing. Ms. Heddings noted her support of the proposal.

Commissioner diFilippo offered that the department can ask for additional funding once the study is complete in the amount that the tax levy would have produced. Mr. Boyd noted that Arizona has some of the lowest property tax rates when compared to other states. Mr. Boyd also highlighted the comprehensive changes being made locally including zoning code amendments, additional tools, expedition of housing development plans, and a review of impact fees in addition to gap funding.

Commissioner Wohl motioned for the Commission to endorse the proposed policy as proposed by Supervisor Heinz. Second Commissioner Heddings. Discussion, none. Vote: 11 yes. 2 no. 1 abstaining.

Yes	No	Abstain
Rey Robles	David Godlewski	Andrew Paredes
David Wohl	JoAnn diFilippo	
Matthew Taylor		
Meghan Heddings		
Ann Vargas		
Shawn Cote		
Kim Lucas		
Tom Litwicki		
W. Mark Clark		
Linda Morales		
Daniel Bursuck		

*Commissioner Godlewski asked to explain vote – he does not oppose the property tax strategy but as stated from the beginning, it is critical to have the needs assessment and funding proposal should be based on that to plan what our total funding needs are to do so in a more comprehensive way.*

11. Next Meeting, May 16, 2025

12. Adjournment

*Pursuant to A.R.S. § 38-431.02, notice is hereby given to members of the Pima County Regional Affordable Housing Commission and to the public that the Commission will hold a virtual meeting, open to the public, on April 18, 2025, via Microsoft Teams. For more information, please call (520) 724-9638. People with a disability may request reasonable accommodation, such as a sign language interpreter, by calling (520) 724-7700. Requests should be made as early as possible to allow time to arrange the accommodation. At its discretion, the Commission may consider and act upon any agenda item out of order. A copy of the material provided to Committee members (except for material relating to possible executive sessions) is available for public inspection at the Kino Service Center, located at 2797 East Ajo Way, 3<sup>rd</sup> Floor, Tucson, AZ 85713. All agenda items align to the Affordable Housing Taskforce Recommendations as accepted by the Pima County Board of Supervisors <https://content.civicplus.com/api/assets/309548af-bde4-4619-896b-173b6f74934d?cache=1800>*

DRAFT