

Rosy Millan

From: Meghan Heddings <mheddings@fhrinc.net>
Sent: Friday, May 16, 2025 5:45 PM
To: COB_mail
Subject: Support for the Proposed 3-Cent Property Tax Increase for Affordable Housing

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Dear Members of the Board of Supervisors,

I am writing to express my strong support for the proposed 3-cent property tax increase dedicated to affordable housing.

As many have stated, we are in the midst of a deepening affordable housing crisis. With limited federal support to address this issue locally, we must develop and invest in community-based solutions. Supervisor Heinz's proposal is thoughtful, strategic, and represents a feasible, progressive approach to make a meaningful impact.

As a nonprofit housing developer, I can attest to the mounting challenges in building and preserving affordable units. Rising construction and financing costs continue to threaten the feasibility of new projects. Nearly every development that proceeds must leverage multiple funding sources to succeed. The Gap Funding that the Board has already committed has had a measurable impact, enabling both the development of new units and the preservation of existing affordable housing.

The ECONorthwest preliminary Housing Needs Assessment has clearly established the urgent need for a greater local funding commitment. While the report is not yet finalized, the initial findings are compelling enough to justify immediate action. As presented during the May 16th Affordable Housing Commission meeting, the analysis estimates a current underproduction of 10,428 units for households earning 0–60% of the Area Median Income (AMI). Addressing this shortfall would require an estimated \$1.35 billion in subsidies. The proposed tax increase won't solve the entire gap, but it is a vital step in the right direction.

Our own Commission voted in support of the tax proposal, with an 11–2 majority. It's worth noting that one of the dissenting votes was based not in opposition of the strategy, but rather a desire to wait for the completion of the needs assessment.

I greatly appreciate the Board's continued leadership and commitment to addressing housing insecurity in Pima County. I strongly urge you to adopt this policy and help ensure we do not continue to fall further behind.

Sincerely,

Meghan Heddings



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