

DR. MATT HEINZ
Supervisor
District 2



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Pima County Board of Supervisors

To: Melissa Manriquez, Clerk of the Board

From: Matt Heinz, Supervisor, District 2

Date: May 16, 2025

RE: May 20, 2025, Regular Agenda Item #21: UNFINISHED BUSINESS (4/15/25 and 5/6/25)
Board of Supervisors Policy D 22.17 - General Fund, Three Cents for Affordable Housing

I request that this item be heard before consideration of item #15, Hearing: Review and adoption of the Tentative County Budget for Fiscal Year 2025/2026; at a time certain of 10:00 or 10:30 if possible.

Board of Supervisors:

Discussion/Direction/Action: Proposing adoption of the attached, UPDATED, Board of Supervisors Policy, D 22.17 – General Fund, Three Cents for Affordable Housing, to raise approximately \$225,000,000 over the next decade for the construction and preservation of affordable housing in Pima County, and for support of programs that reduce homelessness and keep people housed, with *annual* appropriations recommendations coming to the Board of Supervisors after thorough vetting by the Regional Affordable Housing Commission, in response to the data and the needs on the ground.

In the interest of compromise and based on the concerns expressed at previous Board meetings by some of my colleagues, I have updated the proposed policy to include a “ramp up” period in FY26 and a “ramp down” period in FY35, in which the Primary Property Tax Rate for Affordable Housing would not be 3 cents, but rather 1.5 cents, above the previous year’s rate. Additionally, I have secured the Administrator’s support for finding savings *elsewhere* in the FY26 County Budget, **such that the 1.5 cents for this policy in FY26 will not raise the overall tax rate above what was proposed in the Administrator’s Recommended Budget.** This will reduce the overall impact of this policy on homeowners, both in the immediate term and over the course of the next 10 years.

Adoption of this Policy will give us a head start as we further develop the Regional Housing Strategy and Funding Plan proposed by the County Administrator, which is due to be finalized by the end of calendar year 2025. The initial data from ECONorthwest point to a massive need for more affordable housing units over the coming decade. That much we know already.

This proposed policy responds to a very real, very urgent, KNOWN need in our community. And as we’ve seen over the past month, the community is begging us to do this.

Furthermore, the president’s proposed “Skinny Budget” for Federal Fiscal Year 2026, released earlier this month, puts at risk critical programs that keep people housed, such as Housing Choice Vouchers, CDBG, LIHEAP (energy assistance) and other critical federal programs.

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Considering this threat, we MUST act locally to ensure that more Pima County residents do not fall into homelessness, to ensure that elderly residents in our community are not left in unsafe housing conditions because there is no money for emergency HVAC repairs, to ensure that working families do not end up losing their homes, and more.

Similar to the Board's PAYGO Policy, a policy passed in 2019 to address both the need for a dedicated funding source for future capital improvements and the need to dedicate approximately \$250M over ten years to the urgently needed repair and maintenance of roadways across unincorporated Pima County, this BOS policy can be amended or suspended, the tax rate modified in any way, at any time by this or any future Board of Supervisors. The 10-year policy timeframe, however, would show that THIS Board is serious about tackling this communitywide problem, and furthermore, sends the signal to developers of affordable housing that Pima County is where they want to invest.

Finally, to address concerns I have heard from one fellow Board Member about what happens in the case of a recession: Just as happened in Pima County between FY11 and FY15, the years immediately following The Great Recession, when the Net Assessed Value (NAV) of the County's property tax base DECREASED by 15.9% over four years, any policy that is based on property taxes is naturally responsive to recessions. That is, in the event of a recession, your personal property's Net Assessed Value (NAV) is going to either stay flat or go down from one year to the next, depending on the severity of the recession. Since the property tax rate is based on the NAV of your property, when the NAV goes down, your overall tax levy goes down as well.

cc: Jan Leshner, County Administrator
Steve Holmes, Deputy County Administrator
Carmine DeBonis, Jr., Deputy County Administrator
Nicole Fyffe, Senior Advisor to the County Administrator
Jenifer Darland, Director, Office of Housing Opportunities and Homeless Solutions



PIMA COUNTY, ARIZONA BOARD OF SUPERVISORS POLICY

<u>Subject:</u>	General Fund, Three Cents for Affordable Housing - <u>UPDATED</u>	Policy Number	Page
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Purpose

To establish Pima County policy for determining the annual primary property tax levy, such that the levy increases over what it otherwise would have been by three cents each year for the next ten years, with one hundred percent of the additional revenues generated going toward Pima County's efforts to preserve and build more affordable housing, and to keep people housed.

Background

"The consequences of failing to establish widespread access to affordable housing have been linked with long-term negative effects on health, children, the environment, and jobs. Hence, lack of affordable housing is not only an individual problem but has negative collective consequences." (ASU Morrison Institute for Public Policy, 2021, *Building Arizona: Constructing a Rental Market that Meets Demand and Serves All Arizonans*)

As illustrated in the Initial Findings of the Housing Needs Assessment by EConorthwest (attached, page 8), the median household income in Pima County rose by 16% from 2000 to 2023. Meanwhile, the median home value in Pima County increased over the same period by 200%, to a median home value of \$337,800 in 2023.

The EConorthwest Housing Needs Assessment showed that we must create 116,000 additional housing units over the next 20 years in order to overcome more than a decade of underproduction, meet the demands of those who are currently housing-cost burdened or experiencing homelessness, and meet the demands of future population growth as well.

The market will take care of the market-rate units that need to be built over this timeframe (roughly 49,000 of the 116,000 additional units needed countywide; p. 11). Additionally, continued revisions to the Zoning Code should facilitate higher production of "Missing Middle" homes (such as duplexes, triplexes and smaller apartments) -- which are by definition more affordable to build per unit and thus more affordable to rent or own -- as well as more production of smaller starter homes and other naturally occurring affordable housing. **But the fact is that for those members of our community living at or below 60% Area Median Income (\$48,720 for a family of four, 2023), we must increase and accelerate the building and preservation of affordable housing today and into the future.** This will require additional, dedicated General Fund dollars to scale up our successful Gap Funding for Affordable Housing program.

Specifically, the EConorthwest report finds that as a community we must build the following number of **additional** units to serve the needs of these low-income individuals and families (those below 60%AMI). The report notes that these units, by definition, "will require some level of subsidy for either production, preservation, or stabilization" (p.12):



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By 2030 23,292 additional units for residents at or below 60% AMI

By 2035 38,584 additional units for residents at or below 60% AMI

By 2045 62,771 additional units for residents at or below 60% AMI

The \$5 million through PAYGO is a down payment. This policy aims to increase our investment over the next decade, to meet a much larger share of the identified need, as rapidly as possible.

Policy

Beginning with the FY~~2726~~ County Budget and extending through the FY~~3435~~ County Budget, the County Administrator shall add 3.0 cents to the Primary Property Tax levy each fiscal year, earmarked for Affordable Housing. ~~Assuming that each penny in the tax levy generates about \$1.3M per year over the next 10 years (a very conservative estimate based on historical growth in the tax base), this FY26 shall be a "ramp up" year with an assessment of 1.5 cents in the Primary Property Tax Rate for this policy, offset entirely by reductions elsewhere in the FY26 County Budget such that the overall tax rate shall not exceed the rate published in the Administrator's FY26 Recommended Budget. Additionally, FY35 shall be a "ramp down" year, in which the Primary Property Tax Rate shall increase for this policy by only 1.5 cents over what it otherwise would be, leading to this policy's sunset in FY36. This policy will would~~ generate much needed additional revenues to construct and preserve affordable housing, and keep people housed, as follows:

~~Over the FY25 base of zero additional dollars dedicated to Affordable Housing beyond the \$5M/yr now in the County's Base Budget, this~~ This policy ~~will would~~ generate approximately the following revenues for affordable housing ~~development and preservation, and for programs that keep people housed~~, at approximately the following ~~monthly~~ costs to homeowners:

<u>Year</u>	<u>Estimated NAV Countywide (per Finance Dept. 5/5/25 Memo, "Impact of 3 Cents")</u>	<u>Addition -al Levy over FY25 Base</u>	<u>Estimated Revenue (based on 99% Collection Rate)</u>	<u>Existing Rev. for Housing</u>	<u>Tax Rate for \$5M Revenue Based on est. NAV, (per Finance Dept)</u>	<u>Total Tax Rate for Affordable Housing</u>	<u>MEDIAN Homeowner: Monthly Cost of "3 Cents" Policy, over FY25 Baseline</u>	<u>AVERAGE Homeowner: Monthly Cost of "3 Cents" Policy, over FY25 Baseline</u>
<u>FY26</u>	<u>\$11,808,510,565</u>	<u>\$0.0150</u>	<u>\$1,753,564</u>	<u>\$5,000,000</u>	<u>\$0.0428</u>	<u>\$0.0578</u>	<u>\$0.25</u>	<u>\$0.30</u>
<u>FY27</u>	<u>\$12,381,762,760</u>	<u>\$0.0450</u>	<u>\$5,516,076</u>	<u>\$5,000,000</u>	<u>\$0.0408</u>	<u>\$0.0858</u>	<u>\$0.79</u>	<u>\$0.93</u>
<u>FY28</u>	<u>\$12,974,341,777</u>	<u>\$0.0750</u>	<u>\$9,633,449</u>	<u>\$5,000,000</u>	<u>\$0.0389</u>	<u>\$0.1139</u>	<u>\$1.38</u>	<u>\$1.62</u>
<u>FY29</u>	<u>\$13,688,616,759</u>	<u>\$0.1050</u>	<u>\$14,229,317</u>	<u>\$5,000,000</u>	<u>\$0.0369</u>	<u>\$0.1419</u>	<u>\$2.02</u>	<u>\$2.38</u>
<u>FY30</u>	<u>\$14,436,469,659</u>	<u>\$0.1350</u>	<u>\$19,294,341</u>	<u>\$5,000,000</u>	<u>\$0.0350</u>	<u>\$0.1700</u>	<u>\$2.73</u>	<u>\$3.21</u>



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<u>FY31</u>	<u>\$14,869,563,749</u>	<u>\$0.1650</u>	<u>\$24,289,433</u>	<u>\$5,000,000</u>	<u>\$0.0340</u>	<u>\$0.1990</u>	<u>\$3.43</u>	<u>\$4.04</u>
<u>FY32</u>	<u>\$15,315,650,661</u>	<u>\$0.1950</u>	<u>\$29,566,863</u>	<u>\$5,000,000</u>	<u>\$0.0330</u>	<u>\$0.2280</u>	<u>\$4.17</u>	<u>\$4.91</u>
<u>FY33</u>	<u>\$15,775,120,181</u>	<u>\$0.2250</u>	<u>\$35,139,080</u>	<u>\$5,000,000</u>	<u>\$0.0320</u>	<u>\$0.2570</u>	<u>\$4.95</u>	<u>\$5.83</u>
<u>FY34</u>	<u>\$16,248,373,786</u>	<u>\$0.2550</u>	<u>\$41,019,019</u>	<u>\$5,000,000</u>	<u>\$0.0311</u>	<u>\$0.2861</u>	<u>\$5.77</u>	<u>\$6.79</u>
<u>FY35</u>	<u>\$16,735,825,000</u>	<u>\$0.2700</u>	<u>\$44,734,860</u>	<u>\$5,000,000</u>	<u>\$0.0302</u>	<u>\$0.3002</u>	<u>\$6.29</u>	<u>\$7.40</u>
<u>TOTAL after 10 Years, when Policy Sun- sets</u>			<u>\$225,176,002</u>	<u>\$50,000,000</u>				

YEAR	Additional Tax Levy Over FY25 Base	Estimated G.F. Revenues per Penny in Primary Prop Tax Levy (avg of \$1.3M/yr over 10 years)	Pima Co. Median Home Limited Assessed Value; (i.e. what gets taxed; cannot increase by more than 5.0% annually, per AZ Constitution)	Est. Annual Cost to Median Homeowner, Over Previous Year	Est. Additional Revenues/ Year for Affordable Housing, Over Prev. Year	Est. Additional Annual Revenues for Affordable Housing (over FY25 baseline)	Est. Cost per Unit in Pima Co Gap Funding needed, based on historic avg. + 6% annual accelerator	Est. Number of ADDITIONAL Units of Affordable Housing Built or Preserved Per Year
FY26	0.0300	\$1,200,000	\$235,200	$2.352 \times 3 =$ \$7.06	\$3,600,000	\$3,600,000	\$12,000	300
FY27	0.0600	\$1,200,000	\$246,960	$2.4696 \times 3 =$ \$7.41	\$3,600,000	\$7,200,000	\$12,720	566
FY28	0.0900	\$1,200,000	\$259,308	$2.5931 \times 3 =$ \$7.78	\$3,600,000	\$10,800,000	\$13,480	804
FY29	0.1200	\$1,200,000	\$272,273	$2.7227 \times 3 =$ \$8.17	\$3,600,000	\$14,400,000	\$14,290	1,008
FY30	0.1500	\$1,200,000	\$285,887	$2.8589 \times 3 =$ \$8.58	\$3,600,000	\$18,000,000	\$15,150	1,188
FY31	0.1800	\$1,400,000	\$300,181	$3.0018 \times 3 =$ \$9.01	\$4,200,000	\$22,200,000	\$16,060	1,382



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FY32	0.2100	\$1,400,000	\$315,190	$\$3.1519 \times 3$ = \$9.46	\$4,200,000	\$26,400,000	\$17,020	1,551
FY33	0.2400	\$1,400,000	\$330,950	$\$3.3095 \times 3$ = \$9.93	\$4,200,000	\$30,600,000	\$18,040	1,696
FY34	0.2700	\$1,400,000	\$347,498	$\$3.4750 \times 3$ = \$10.43	\$4,200,000	\$34,800,000	\$19,130	1,819
FY35	0.3000	\$1,400,000	\$364,872	$\$3.6487 \times 3$ = \$10.95	\$4,200,000	\$39,000,000	\$20,270	1,924
TOTAL AFTER 10 YRS, When Policy Sunsets				\$88.78/year additional cost to the median homeowner, or \$7.40/mo. (over the FY25 level)		\$207,000,000		12,235 Additional Affordable Housing Units Built or Preserved

Total Revenues raised for Affordable Housing over the coming decade (above and beyond the \$5M annual appropriation in ~~the today's~~ Base Budget): \$225,176,000. \$207,000,000. Total raised over the decade for Affordable Housing overall: \$275,176,000.

If all revenues were devoted exclusively to Gap Funding for the building and preservation of affordable housing units, ~~L~~leveraging private and other public dollars at the 10:1 to 12:1 rate that current Gap Funding projects are doing, this would help Pima County preserve or construct an additional **approximately 15,300 12,235** Affordable Housing Units over the next decade – or 40% 32% of the entire need for housing available to those under 60% AMI over this period.

As with the current base \$5M/year appropriation, **the specific *annual* appropriations of these additional funds for Affordable Housing construction and preservation, and/or for programs that keep people housed, would will be at the direction and recommendation of the Pima County Regional Affordable Housing Commission, —~~which includes representation from all five Board of Supervisor districts, all Pima County jurisdictions, the Administrator's Office, and the Director of Pima County's Office of Housing Opportunities and Homeless Solutions (OHOLS)—~~in response to real-time data, with support from Staff and input from the public, before going to the Board of Supervisors each year for final approval, and the annual approval of the Board of Supervisors.**

Adopted Date: ~~April 15, 2025~~

May 20, 2025

Effective Date:

~~April 15, 2025~~

July 1, 2025



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Purpose

To establish Pima County policy for determining the annual primary property tax levy, such that the levy increases over what it otherwise would have been by three cents a year for the next ten years, with one hundred percent of the additional revenues generated going toward Pima County's efforts to preserve and build more affordable housing, and to keep people housed.

Background

"The consequences of failing to establish widespread access to affordable housing have been linked with long-term negative effects on health, children, the environment, and jobs. Hence, lack of affordable housing is not only an individual problem but has negative collective consequences." (ASU Morrison Institute for Public Policy, 2021, *Building Arizona: Constructing a Rental Market that Meets Demand and Serves All Arizonans*)

As illustrated in the Initial Findings of the Housing Needs Assessment by EConorthwest (attached, page 8), the median household income in Pima County rose by 16% from 2000 to 2023. Meanwhile, the median home value in Pima County increased over the same period by 200%, to a median home value of \$337,800 in 2023.

The EConorthwest Housing Needs Assessment showed that we must create 116,000 additional housing units over the next 20 years in order to overcome more than a decade of underproduction, meet the demands of those who are currently housing-cost burdened or experiencing homelessness, and meet the demands of future population growth as well.

The market will take care of the market-rate units that need to be built over this timeframe (roughly 49,000 of the 116,000 additional units needed countywide; p. 11). Additionally, continued revisions to the Zoning Code should facilitate higher production of "Missing Middle" homes (such as duplexes, triplexes and smaller apartments) -- which are more affordable to build per unit and thus more affordable to rent or own -- as well as more production of smaller starter homes and other naturally occurring affordable housing. **But the fact is that for those members of our community living at or below 60% Area Median Income (\$48,720 for a family of four, 2023), we must increase and accelerate the building and preservation of affordable housing today and into the future.** This will require additional, dedicated General Fund dollars to scale up our successful Gap Funding for Affordable Housing program. Specifically, the EConorthwest report finds that as a community we must build the following number of **additional** units to serve the needs of these low-income individuals and families (those below 60%AMI). The report notes that these units, by definition, "will require some level of subsidy for either production, preservation, or stabilization" (p.12):

By 2030	23,292 additional units for residents at or below 60% AMI
By 2035	38,584 additional units for residents at or below 60% AMI



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By 2045 62,771 additional units for residents at or below 60% AMI

The \$5 million currently allocated through PAYGO is a down payment. This policy aims to increase our investment over the next decade, to meet a much larger share of the identified need, as rapidly as possible.

Policy

Beginning with the FY27 County Budget and extending through the FY34 County Budget, the County Administrator shall add 3.0 cents to the Primary Property Tax levy each fiscal year, earmarked for Affordable Housing. FY26 shall be a “ramp up” year with an assessment of 1.5 cents in the Primary Property Tax Rate for this policy, *offset entirely by reductions elsewhere in the FY26 County Budget such that the overall tax rate shall not exceed the rate published in the Administrator’s FY26 Recommended Budget*. Additionally, FY35 shall be a “ramp down” year, in which the Primary Property Tax Rate shall increase for this policy by only 1.5 cents, leading to this policy’s sunset in FY36. This policy will generate much needed additional revenues to construct and preserve affordable housing, and keep people housed, as follows:

This policy will generate *approximately* the following revenues for affordable housing development and preservation, and for programs that keep people housed, at *approximately* the following monthly cost to Pima County homeowners:

Year	Estimated NAV Countywide (per Finance Dept, 5/5/25 Memo, “Impact of 3 Cents”)	Additional Levy over FY25 Base	Estimated Revenue (based on 99% Collection Rate)	Existing Rev. for Housing	Tax Rate for \$5M Revenue Based on est. NAV, (per Finance Dept)	Total Tax Rate for Affordable Housing	MEDIAN Homeowner; Monthly Cost of “3 Cents” Policy, over FY25 Baseline	AVERAGE Homeowner; Monthly Cost of “3 Cents” Policy, over FY25 Baseline
FY26	\$11,808,510,565	\$0.0150	\$1,753,564	\$5,000,000	\$0.0428	\$0.0578	\$0.25	\$0.30
FY27	\$12,381,762,760	\$0.0450	\$5,516,076	\$5,000,000	\$0.0408	\$0.0858	\$0.79	\$0.93
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FY32	\$15,315,650,661	\$0.1950	\$29,566,863	\$5,000,000	\$0.0330	\$0.2280	\$4.17	\$4.91



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Year	Estimated NAV Countywide (per Finance Dept, 5/5/25 Memo, "Impact of 3 Cents")	Additional Levy over FY25 Base	Estimated Revenue (based on 99% Collection Rate)	Existing Rev. for Housing	Tax Rate for \$5M Revenue Based on est. NAV, (per Finance Dept)	Total Tax Rate for Affordable Housing	MEDIAN Homeowner; Monthly Cost of "3 Cents" Policy, over FY25 Baseline	AVERAGE Homeowner; Monthly Cost of "3 Cents" Policy, over FY25 Baseline
FY33	\$15,775,120,181	\$0.2250	\$35,139,080	\$5,000,000	\$0.0320	\$0.2570	\$4.95	\$5.83
FY34	\$16,248,373,786	\$0.2550	\$41,019,019	\$5,000,000	\$0.0311	\$0.2861	\$5.77	\$6.79
FY35	\$16,735,825,000	\$0.2700	\$44,734,860	\$5,000,000	\$0.0302	\$0.3002	\$6.29	\$7.40
TOTAL after 10 Years, when Policy Sun-sets			\$225,176,002	\$50,000,000				

Total Revenues raised for Affordable Housing over the coming decade (above and beyond the \$5M annual appropriation in the Base Budget): \$225,176,000.

Total raised over the decade for Affordable Housing overall: \$275,176,000.

*If all revenues were devoted exclusively to Gap Funding for the building and preservation of affordable housing units, leveraging private and other public dollars at the 10:1 to 12:1 rate that current Gap Funding projects are doing, this would help Pima County preserve or construct an additional **approximately 15,300 Affordable Housing Units over the next decade** – or 40% of the entire need for housing available to those under 60% AMI over this period.*

As with the current \$5M/year appropriation, **the specific annual appropriations of these funds for Affordable Housing construction and preservation and/or for programs that keep people housed will be at the direction and recommendation of the Pima County Regional Affordable Housing Commission**, in response to real-time data, with support from Staff and with input from the public, **before going to the Board of Supervisors each year for final approval.**

Adopted Date: May 20, 2025

Effective Date: July 1, 2025

Pima County Housing Study

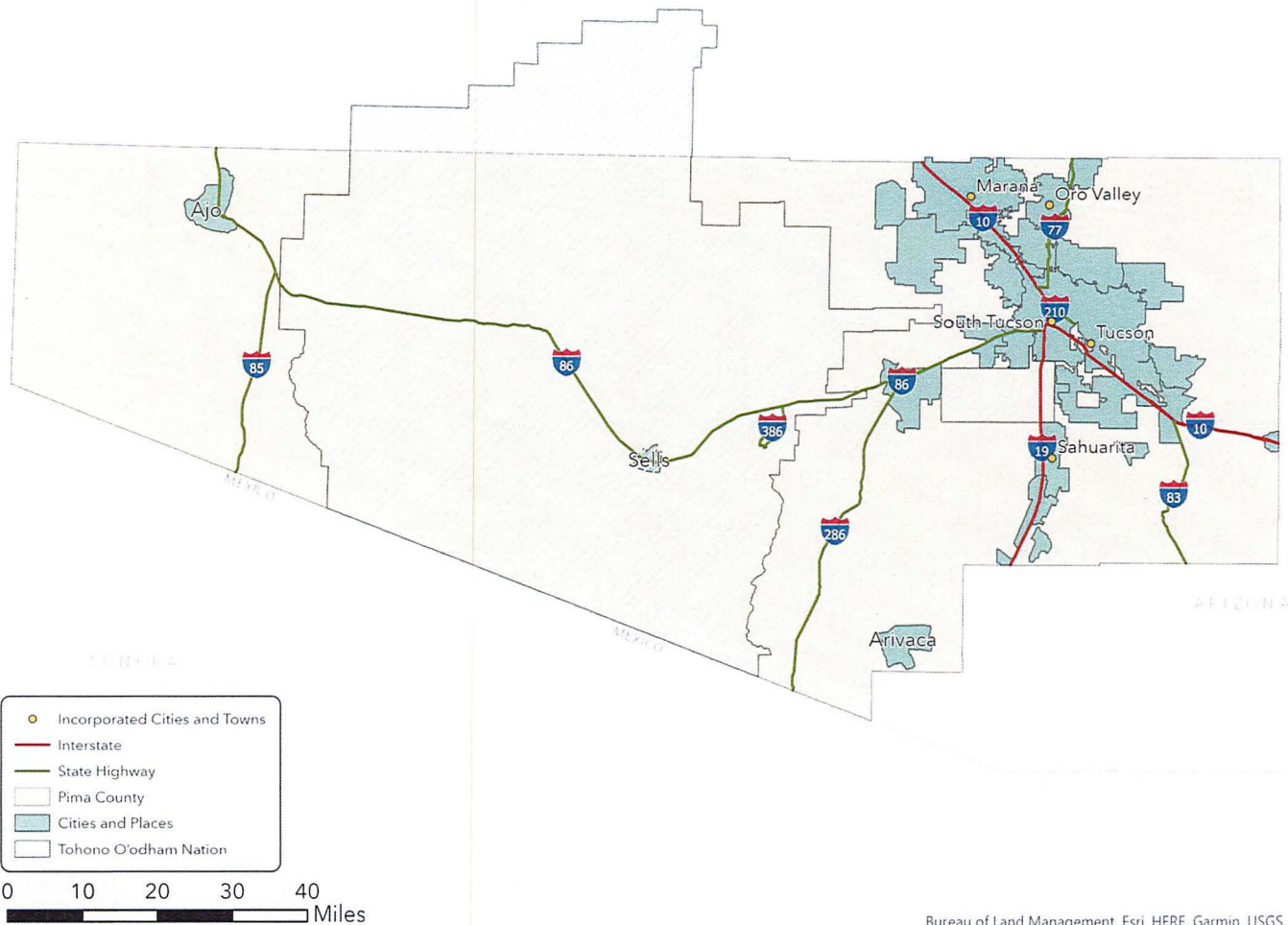
Housing Needs Assessment Key Findings

February 4, ~~2024~~ **2025**

Board of Supervisors Meeting



Housing Markets are Regional

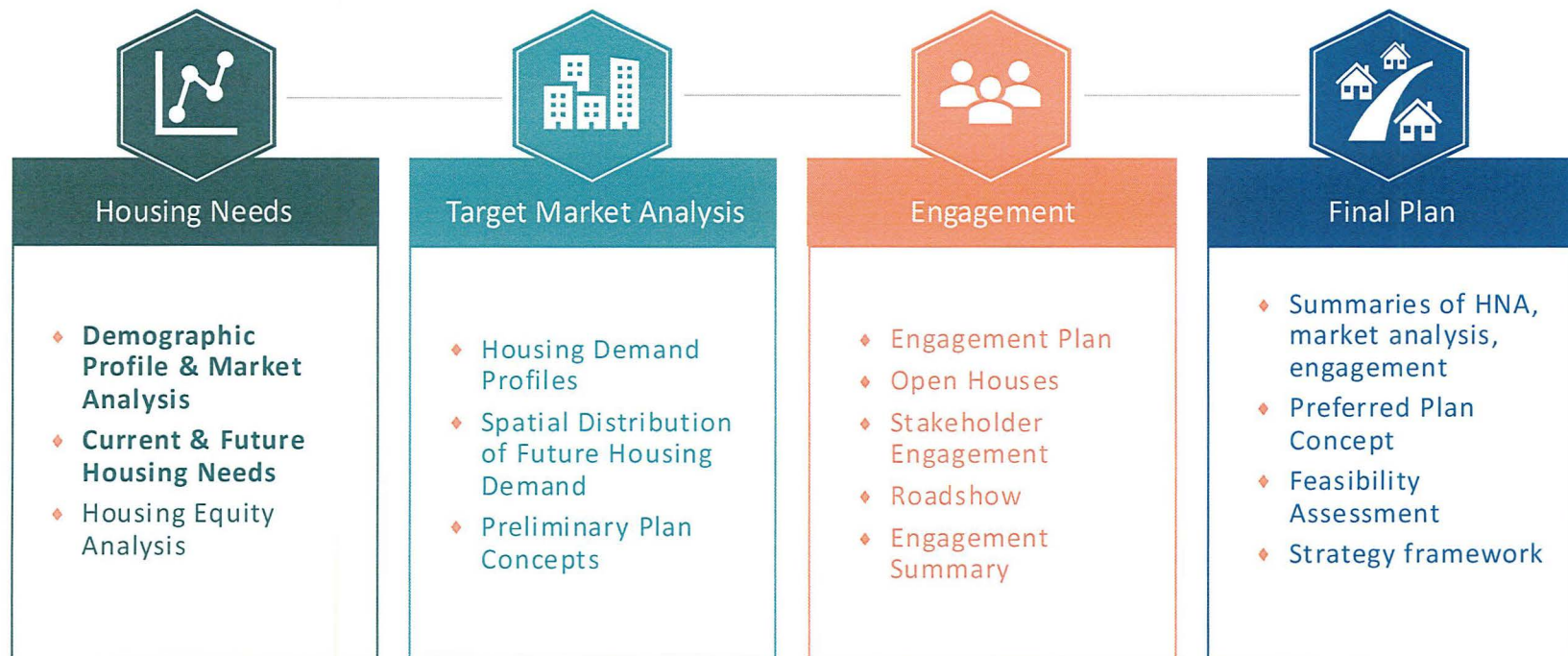


- Housing markets operate **regionally**, as people choose where to live based on jobs, affordability, schools, amenities, and other factors.
- Housing **policies are often localized**, resulting in fragmented efforts that **fall short** of addressing broader dynamics shaping housing supply, demand, and affordability.

Why a Housing Study & Why Now?

Abstract geometric lines in red, blue, and black, including a horizontal line and several diagonal lines, some of which are dashed.

Project Overview



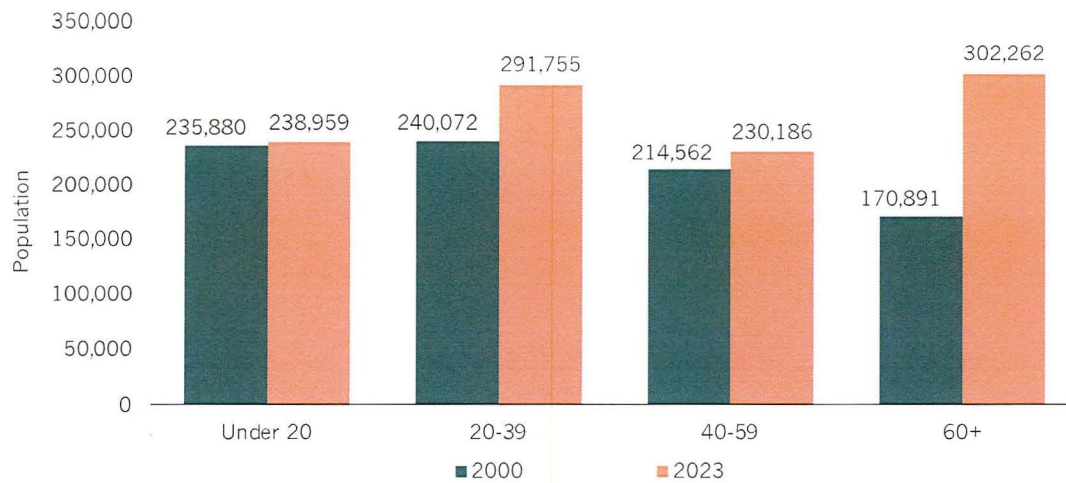
Summary of Key Findings

Demographic & Market Analysis



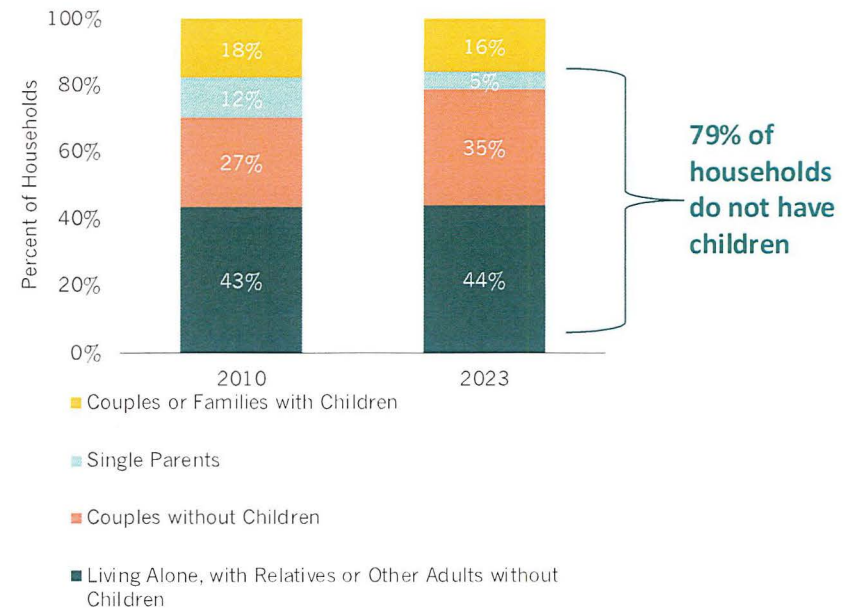
Demographic Changes

Age group changes, Pima County, 2000 - 2023



Source: US Decennial Census 2000, P012001 and ACS 1-Year Estimates 2023 Table B01001

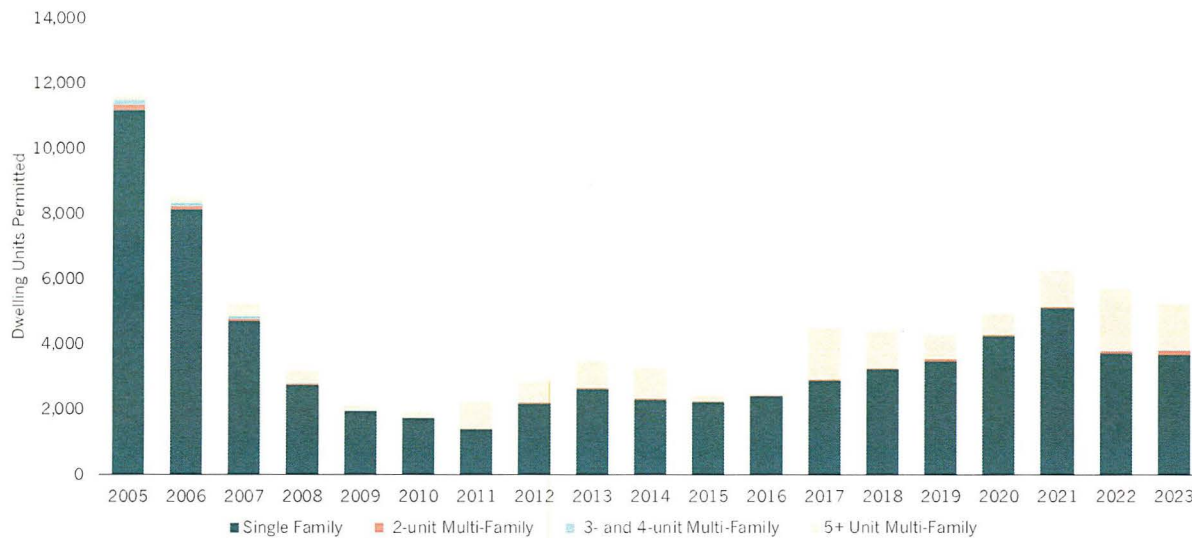
Household Composition, Pima County, 2010 vs 2023



Source: US Decennial Census 2010, P020001 and ACS 1-Year Estimates 2023 Table B11012

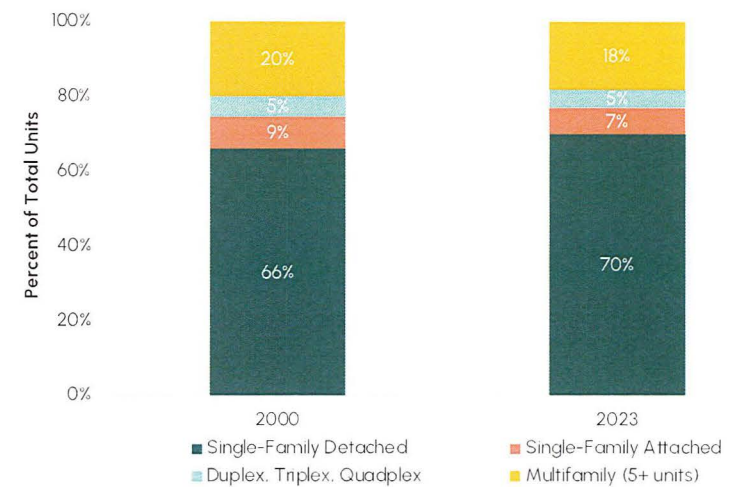
Housing Market Changes

Building Permits by Structure Type, Pima County, 2005 - 2023



Source: HUD SOCDS Building Permit Database

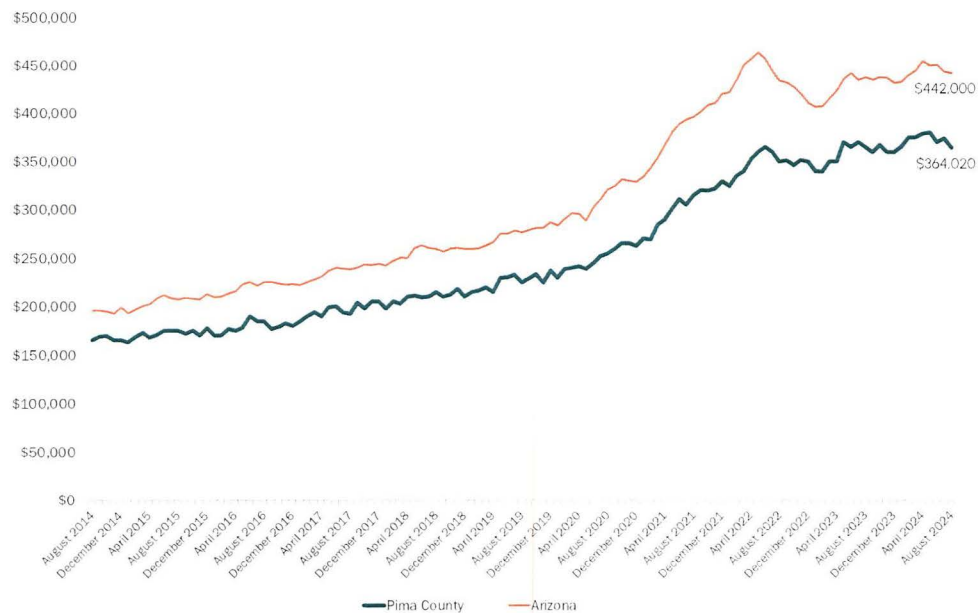
Changes in Housing Mix, Pima County, 2000 vs 2023



Source: 2023 American Community Survey 1-Year Estimates: B25024

Affordability Changes

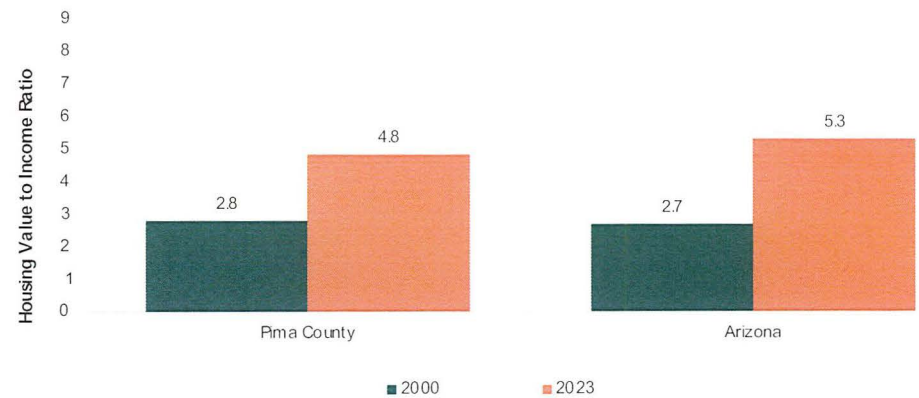
Median Home Sale Prices, Pima County and Arizona, 2014 to 2024 YTD



Source: Redfin Data Center, 2014 – 2024 YTD, pulled October 2024

Ratio of Housing Value to Income, Pima County and Arizona, 2000 vs 2023

Indicator	Pima County		Arizona	
	2000	2023	2000	2023
Median HH Income	\$60,270	\$69,758	\$66,632	\$77,315
Median Owner Value	\$169,269	\$337,800	\$180,488	\$411,200
Ratio of Housing Value to Income	2.81	4.84	2.71	5.32



Source: HCT012 Year 2000, B19013 1-Year 2023, H085 Year 2000, B25077 1-Year 2023

Current & Future Housing Needs

Final Results



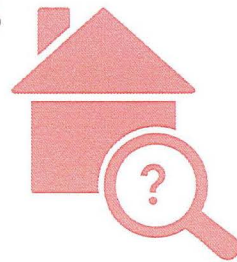
Component Parts of Housing Need

Current Need

UNDERPRODUCTION



HOUSING FOR THE HOMELESS



Future Need

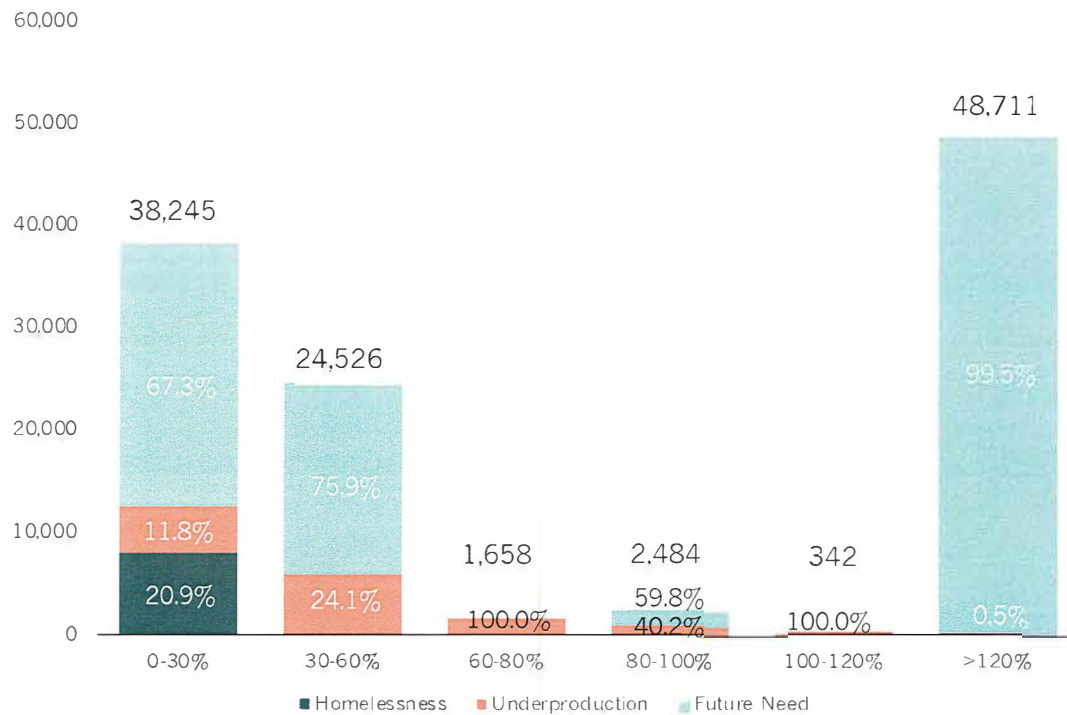
Population Growth



Preliminary HNA Results

116,000 additional units are needed countywide by 2045

Unmet Need by Component



The bulk of future housing needs in Pima County are concentrated on opposite ends of the income spectrum. Of the 116,000 units of housing needed by 2045, over 50% of housing is needed for households earning below 60% AMI and around 42% of housing is needed for households earning more than 120% AMI.

Current Housing Needs: 21,700 units are needed to address current housing needs

- 8,000 units to address homelessness
- 13,700 units to meet underproduction

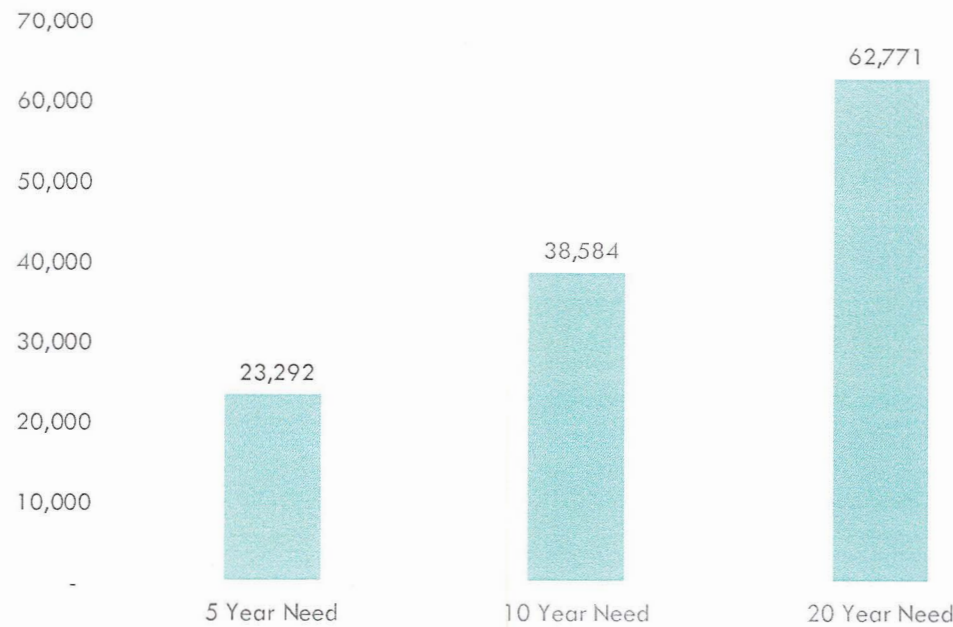
Future Housing Needs: 94,300 units are needed to meet future housing needs driven by population growth and matched with housing affordability over the next 20 years

Source: EConorthwest Housing Need Model, US Census, Arizona Office of Economic Opportunity Forecasts

Preliminary HNA Results

Below 60% AMI Needed by Timeframe

Indication of units that might need some form of subsidy for production or preservation



Most needed housing units below 60% AMI will require some level of subsidy for either production, preservation, or stabilization.

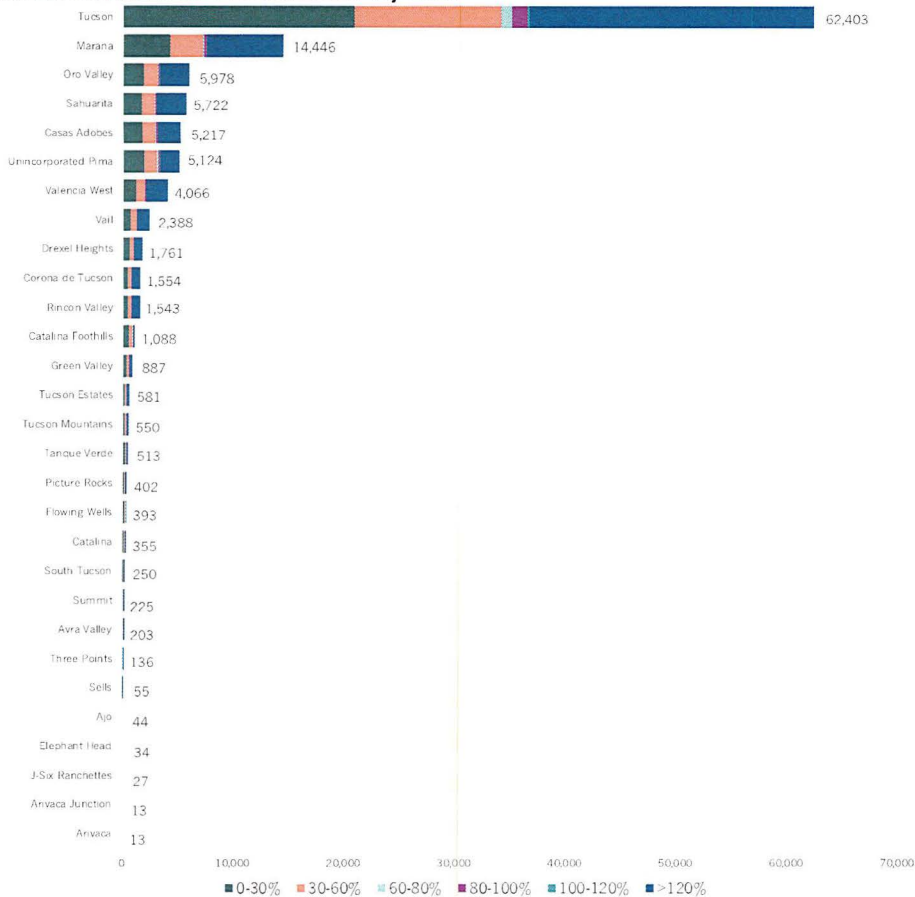
As the County and local partners think about funding and program needs, this analysis can be helpful to determine funding targets for different timelines. For example, this chart shows that approximately 23,000 units of housing below 60% AMI are needed over the next five years. These 23,000 units would need supports to account for renters and owners, stabilization, preservation, acquisition and new construction funding.

Source: ECONorthwest Housing Need Model, US Census, Arizona Office of Economic Opportunity Forecasts. Note, housing needs overtime are cumulative.

Preliminary HNA Results

Tucson makes up over half of the county's needed units

Local Allocations of Unmet Need by AMI



Housing is needed across most income categories in all cities and census designated places across Pima County, but at varying rates.

Housing targets are identified at the Pima County level and then distributed to local jurisdictions based on projected population growth, projected employment growth, current population, and current jobs at the local level.

Source: ECOnorthwest Housing Need Model, US Census, Arizona Office of Economic Opportunity Forecasts

Next Steps

- Housing Needs Task
 - Identifying methodology for conducting the displacement risk assessment
 - Preliminary results for displacement risk in March
- Target Market Analysis
 - Working on refinements to the housing demand profiles
 - Preliminary visualizations of demand profiles in March
- Engagement
 - Hosting stakeholder focus groups in February with tribes and school districts
 - Meeting with developers and those in the residential development industry in March-April
 - Developing a program for local government staff workshops for May-June
 - Housing commissions, planning and zoning commission, and Board of Supervisors and City/Town Councils