

Gizelle Morales

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**From:** rljkck [REDACTED]  
**Sent:** Monday, April 14, 2025 12:46 PM  
**To:** COB\_mail  
**Subject:** Support for Proposed BoS Policy, D 22.17

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I am writing to express my support for the the adoption of the following proposal based on the well established need for increased affordable housing in Pima County.

"Proposing adoption of a new Board of Supervisors Policy, D 22.17 – General Fund, Three Cents for Affordable Housing, to raise \$207,000,000 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."

I was a participant in one of the first public forums discussing the Prosperity Initiative. The consensus of that group was that affordable housing and housing stability, along with access to affordable child care, were key to improving intergenerational poverty. It's reasonable to expect the Board to support proposals that provide an ongoing funding source for achieving the goals of the Prosperity Initiative.

Please vote for this proposal.

Judith Keagy  
[REDACTED]  
[REDACTED]

Sent from my T-Mobile 5G Device

COB 4/15/25 12:52 PM CJK/DF/20  
JMK

**Gizelle Morales**

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**From:** Maryann Beerling <mbeerling@compassaffordablehousing.org>  
**Sent:** Monday, April 14, 2025 1:54 PM  
**To:** COB\_mail  
**Subject:** 3 cents for affordable housing support

You don't often get email from mbeerling@compassaffordablehousing.org. [Learn why this is important](#)

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Dear Pima County Board of Supervisors,

There is a role for tax increases in affordable housing. In this case, 3 cents provides dedicated funding that addresses a significant need for affordable housing in Pima County. These 3 cents will further economic prosperity for low wage earners by providing them the opportunity to invest in education, healthcare and other necessities; reduce transitory movement in communities and it will reduce the burden on public resources. Well-built and well-operated affordable housing has been successful in restoring and reinvigorating communities and often garners interest for other community investments such as grocery stores, restaurants, medical centers, etc. The leveraged gains from this tax increase is well worth it and will certainly bring a larger financial impact that exceeds the \$207,000,000 over the ten years.

I do hope you will support this effort.

Sincerely,

Maryann Beerling, CEO

Maryann Beerling, Chief Executive Officer  
Compass Affordable Housing  
CAH Housing Services  
[REDACTED]

[www.compassaffordablehousing.org](http://www.compassaffordablehousing.org)  
[www.facebook.com/compassaffordablehousing](https://www.facebook.com/compassaffordablehousing)

COB 4-15-25 1:54 PM  
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**Gizelle Morales**

**From:** Dan Ranieri <dan.ranieri@lafrontera.org>  
**Sent:** Monday, April 14, 2025 2:06 PM  
**To:** COB\_mail  
**Subject:** Proposed BOS Policy D 22.17

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I am in full support of Supervisor Heinz' proposed BOS Policy D 22.17 to support and enhance affordable housing in Pima County. The glaring and growing need in Pima County for affordable units, particularly for those below 60% of Area Median Income has been well documented. This proposal, if successful, would leverage the additional funds necessary to put a major dent in the affordable housing and homeless crisis we now find ourselves in. As CEO of a major behavioral healthcare provider, large affordable housing developer and large local employer, I fully support this proposal and thank Supervisor Heinz for putting this forth.

Respectfully,

Dan Ranieri, Ph.D.  
 President & Chief Executive Officer  
 La Frontera Arizona, Inc,  
 504 W. 29<sup>th</sup> St.  
 Tucson, AZ 85713

FOR 142540213 POLK CF ED  
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ADDENDUM MATERIAL  
DATE 4-15-25 ITEM NO. A208

Gizelle Morales

**From:** Jim Tofel [REDACTED]  
**Sent:** Monday, April 14, 2025 4:00 PM  
**To:** COB\_mail  
**Subject:** Proposed BOS Policy D 22.17 - Gen Fund, Three Cents for Affordable Housing  
**Attachments:** MC Affordable Housing Suggestions Letter - APPROVED 121222 new version.pdf

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I am writing in support the proposed property tax changes. Pima County is in desperate need for more affordable housing and all the federal and state sources of funding are drying up. It is becoming increasingly important to fill the project gaps from the Counties and Cities. The City of Tucson's Commission on Equitable Housing and Development recommended a Bond initiative to raise money for affordable housing (see Item 3 in the attached), but I believe the proposed legislation would provide the same or better benefits.

Thanks,  
Jim

**James B. Tofel, Managing Member - Development**

Direct: 520.777.6280 | Cell: 520.907.8300

**TOFEL DENT CONSTRUCTION**

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APR 15 2025  
JBT

## Commission on Equitable Housing and Development

### Update to Tucson Mayor and Council

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**TO:** Honorable Mayor Romero and City of Tucson Council Members

**FROM:** Jim Tofel, Chair  
Mike Edmonds, Vice-Chair  
Commission on Equitable Housing and Development (CEHD)

**DATE:** 2/22/2023

**SUBJECT:** CEHD Recommendations

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The following recommendations from the Commission on Equitable Housing and Development (CEHD) address community concerns regarding the lack of housing in Tucson and the barriers developing affordable housing. CEHD has worked with the City of Tucson Housing and Community Development Department, community stakeholders and CEHD meeting attendees to recommend actions that will not only incentivize more affordable housing rental and home-ownership development in our community but also address process barriers.

In 2022, Mayor and Council approved the following changes:

- An Impact fee waiver for affordable housing projects for both for-profit and non-profit developers.
- An Allowance for a parking reduction on affordable housing projects.
- Passing a source of income protection ordinance.

We commend the Mayor and Council for making these changes. In addition to those changes, we also recommend implementing several items included in the Housing Affordability Strategy for Tucson (HAST) adopted by the Mayor and Council. They are as follows:

1. HAST Plan Item #9.1 - Reinstate the City of Tucson Housing Trust Fund as a supplementary source of financing on projects to fill funding gaps.
2. HAST Plan Item #5 - Direct PDSD to review and change Zoning regulations in order to encourage affordable housing projects. Specifically, we recommend that attention be paid to project density, setback requirements, building height, and a more streamlined process for zoning changes.
3. HAST Plan Item #9.2 - Direct staff to evaluate the potential of adding affordable housing in a future bond or tax measure to go to voters. Flagstaff and Phoenix are currently working on similar measures. This could provide a long-term solution for Tucson.
4. Enact a provision for a fast-track approval process for affordable housing projects with City of Tucson Planning & Development Services (PDSD).

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TO: Honorable Mayor Romero and Tucson Council Members

SUBJECT: Quarterly Update to Mayor and Council

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5. Recommend that Mayor and Council direct staff to explore options for providing funding for affordable housing projects to subsidize the additional cost of installing EV infrastructure.”

Pima County has roughly 14% of the population and we have been receiving an average of less than 10% of the LIHTC awards. Most of the awards are in Maricopa County. We recommend that the Mayor and Council continue to engage with the Arizona Department of Housing and encourage them to create an Action Plan that takes into consideration the differences between Pima County and Maricopa County. The graph below illustrates percentages of awards.

	Total LIHTC		Pima County		
2022	\$	26,055,746	\$	2,073,677	8.0%
2021	\$	20,456,934	\$	1,729,205	8.5%
2020	\$	18,737,913	\$	1,800,000	9.6%
2019	\$	17,322,910	\$	2,888,781	16.7%
2018	\$	17,476,153	\$	1,190,000	6.8%
2017	\$	15,250,387	\$	1,486,718	9.7%
	\$	115,300,043	\$	11,168,381	9.9%

Thank you for consideration on these items.



CITY OF  
**TUCSON**

HOUSING & COMMUNITY DEVELOPMENT

Gizelle Morales

**From:** Tom Litwicki <TLitwicki@helptucson.org>  
**Sent:** Monday, April 14, 2025 4:09 PM  
**To:** COB\_mail  
**Subject:** Affordable Housing Proposal. Addendum. #8

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I am sending this note in support of the proposal by Supervisor Heinz to fund increased affordable housing through a three-cent increase in the Primary Property Tax. As a leader in the effort to reduce homelessness in our community I recognize the need for more affordable housing. We are at a critical time in our community during which we will take bold action to raise the necessary funds to address the homeless crisis or watch as the problem spirals further out of control. We are still at a point during which strategic investments can make a huge difference over the next ten years. It is the consensus among those who have been researching this problem as well as those working directly on the problem of homelessness, that all solutions must include a significant increase in affordable housing. Every year that we postpone increased action the problem increases.

Thanks

Tom

Thomas M. Litwicki  
Chief Executive Officer  
Pronouns: He, Him, His



Old Pueblo Community Services

**WE HAVE MOVED! Please note our new address below.**

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P (520) 437-3601  
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W [www.helptucson.org](http://www.helptucson.org)

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