**Arizona Affordable Housing Snapshot**





**Tucson Affordable Housing Snapshot**

Deficit of Affordable Housing Units for Extremely Low Income 26,085

Deficit of Affordable Housing Units at or below 50% AMI 29,703

Current Affordable Housing Supply

 City of Tucson owned 1,489

 Section 8 4,996

 Home Ownership (need SALT / H4H) 94

 LIHTC / HUD 202 4,341

 Total 10,920

Units at Risk of falling out of affordability – 1,882

Affordable Housing Units in Development Pipeline - 1,192

Estimated Affordable Housing units available by 2025 – 12,018

Tucson Goal per year

3 – 9% LIHTC projects @ 75 units each – 225

2 – 4% new construction LIHTC project @ 200 ea – 400

Home Ownership 50

Other (non-LIHTC) - 80

Total - 755

Assuming a 2-3 year development cycle for new projects, all projects in operation by 2030 need to have funding commitments by 2028 (5 years).

Current Supply Stock 10,920

Under Development 1,192

Units falling out of affordability <250>

755 units / year for 5 years 3,775

**2030 GOAL 15,637**

*With this goal, Tucson will fulfill roughly 10% of the deficit.*

The average total development cost of a new affordable housing unit is between $360k - $380k per apartment when working with Tax Credits and Bonds. This will translate into a total development cost of approximately $1,397M, which will require participation from the City of Tucson of between $15M to $50M. Note that if the City of Tucson invests $2M per year in the Tucson Housing Trust fund, that alone will provide funding of $10M. The Housing Bond measure will move the City forward and make a significant contribution to developing affordable and quality housing as well as help with the gap needed to do so.

It is less expensive to build without Tax Credit and Bond funding. In these cases, the unit mix tends to be smaller, but they work well on smaller parcels.

Sources:

<https://nlihc.org/gap/state/az>

<https://nlihc.org/housing-needs-by-state/arizona>