

Tucson Housing Foundation

A Report on the State of Housing
for Older Adults in Greater Tucson, Arizona



Prepared by Pima Council on Aging 2019

Introduction

The following report was commissioned by the Tucson Housing Foundation as part of a partnership with the Housing Action Team of the Elder Alliance and AARP. The groups have embarked upon a multi-faceted plan to try to encourage the development of more housing options for low and very low income older adults. The plan has the following activities

- Hold a number of Town Halls/Listening Sessions on Housing Issues drawing testimony from older adults, professional assisting older adults and government officials regarding the need for housing and possible solutions.
- Conduct a Needs Assessment of affordable housing for low income older adults in the Region and ascertain best practices for creating housing for low income older adults. The analysis will include identifying all of the governmental subsidized housing units with the number of units and average waiting lists, if applicable, any housing projects that claim they serve low income older adults, such as those in downtown Tucson, with the number of units available and the rent amount and any projects that are planned, that will rent to older adults in the community. Additionally, information will be garnered from other areas of the country in terms of best practices in the development and particularly the financing of housing projects in combination of both market rate and subsidized units with other housing options such as co-housing as well with health and social services and those that serve specialized low income populations such as homeless, veterans, etc.
- Structure and hold a Symposium on needs of Older Adults and Housing Innovative Housing Options Project - late 2019, early 2020 – wide-reaching partners for the symposium - business, government, and architects, etc. National speaker to highlight best practices in housing innovations for low income older adults. Although specific planning needs to be initiated, the initial thought is to present the findings of the needs identified through the Town Hall and listening Sessions and other data acquired to community leaders, present best practices from other communities and then conduct discussions on how in Tucson and surrounding areas, adequate housing can begin to be developed. As noted above, we will discuss this project further and identify resources necessary to plan and hold the Symposium then determine an approach for contract staff support.
- Explore the feasibility of developing a senior housing campus/village project that would
 - Address the housing needs of low and moderate income older adults.
 - Be a mix of well maintained, energy efficient housing options with multi-modal access to basic goods and services.
 - Focus public and private investments on documented housing needs for older adults, especially low income individuals.
 - Take multiple approaches to reduce housing costs and increase access to safe, healthy, and affordable housing choices.

The project envisions housing options for older adults ranging from affordable, safe, market rate and subsidized independent living apartment units to assisted living units with onsite services such as a health clinic, day care, and other activities and supportive services. Creative design and functional approaches including cluster, cottage, tiny houses, co-housing and other concepts that foster accessibility and a sense of community with quiet, calm outdoor spaces incorporating the philosophy of The Eden Alternative and The Green House Project would be explored along with multi-layered funding options.

Other efforts to spur the development of housing options in other locations throughout the county such as repurposing existing buildings, adult foster care homes, dorm like facilities, tiny houses (Casitas), modular units, etc., would also be explored.

I. Executive Summary

Tucson and Pima County have seen dramatic changes in the housing arena in recent years. As our population has continued to age, and as rental rates have risen for a variety of reasons, the availability of low-income, affordable and subsidized housing in the greater Tucson metro area has never been more critical. This housing report explores the state of housing options for older adults in Tucson. It was funded by the Tucson Housing Foundation, and developed with the broader context of working within the ELDER Alliance's Housing Action Team to develop affordable and stable housing for those in need. The report covers the following areas:

- Background/Demographics
- A Study of Low-Income Housing Options for Older Adults
- Results from the Survey Studying Low-Income Housing Options
- Analysis of Survey Results
- Proposed Affordable Housing Developments in the City of Tucson
- National and Local Prevalence of Strategies to Increase Affordable Housing
- Pima Council on Aging's Conclusions Based Upon the Survey and Research

The survey of Tucson's current low-income and subsidized housing options is a majority of the report's findings. This study surveyed 45 housing options in and around Tucson. It is clear from the findings of this survey and the research done in this report that the housing options available in and around Tucson do not currently meet the needs of low-income residents – particularly older adults.

II. Background/Demographics

Over the past year community partners working with older adults and low-income people have experienced a significant increase in calls and inquiries regarding housing and expenses related to housing, such as utilities or home-repair and adaptations. The issue of housing directly relates to the issue of poverty in the City of Tucson. In addition to poverty, this report also looks at the demographic changes Tucson and Pima County have seen and will continue to see.

According to the City of Tucson Poverty Report, the poverty rate within the City of Tucson was 26.6% and as of 2010, 12.8% of those 65 or older were living below the federal poverty level. Information from the American Community Survey, conducted by the United States Census Bureau, shows that the Poverty rate within the City of Tucson grew slightly to 13.4% of older adults at 100% of the federal poverty level in 2018. When looking at the Tucson Metro Area, the poverty rate of those 100% of the federal poverty level is estimated to be 10% of the general population.

However, to fully understand the plight of poverty within the City of Tucson, this report assesses to 150% of the federal poverty level – meaning that the gross annual income of an individual is \$18,210, equating to \$1,517.50 per month. The population of people within the City of Tucson who are below 150% of the federal poverty level and over the age of 60 is approximately one quarter of the population (25.2%). In the Tucson Metro Area, this equates to 18.9% of the population over the age of 60.

The Self-Sufficiency Standard cited in the City of Tucson's Poverty Report in 2012 states that for the average person in Pima County to be self-sufficient, they need an annual income \$19,878. This does not

include age stratification. Older adults are prone to higher costs and liabilities for a number of reasons including health coverage and care. According to the United States Social Security Administration, the average Social Security income for an older adult receiving social security benefits is \$18,802.

The American Community Survey indicates that 60% of people 60 or older who rent spend more than 30% of their income on housing. In the City of Tucson, the median gross rent in Tucson is \$772/mo. According to the HUD Consolidated Plan done by Tucson Housing and Community Development (HCD), households that include at least one person under age 6 or over age 75 are most likely to be low to moderate income and 29% of single person households belong to people who are 65 or over. Twenty-six percent of the City of Tucson's public housing residents are considered "elderly" with 19% receiving Section 8. Though the City of Tucson has 5,756 Section 8 Housing Choice Vouchers, only 50 are specifically earmarked for older adults.

Poverty is concentrated in certain areas of the City of Tucson. Wards five, one, and three have higher rates of poverty than Wards two, four, and six. According to an economic opportunity map (based on a study measuring educational attainment, economic prosperity, transportation, and health), prepared by the Southwest Fair Housing Council, the index of opportunity for people in these wards also see a stark contrast. People in Wards two, four, and six generally have more opportunity to quality education, housing and neighborhoods, economic prosperity, transportation, and a healthy environment than those in Wards one, three, and five.

This trend strongly correlates to the historic opportunities of marginalized communities within the City of Tucson. Communities of color, especially the black and Hispanic communities of Tucson are concentrated in the Southside of Tucson and move north along the I10 corridor. Throughout their lifetime, people of these historically marginalized communities have fewer opportunities to break the cycle of poverty, leading to a concentration of impoverished older adults in these areas of the City.

Overall, for one quarter of the people within the City of Tucson, the cost of living exceeds their annual income. This weighs heavily on older adults. Approximately 60% of older adults who are renting are not able to keep rent payments within 30% of their income, meaning that the cost of housing for a majority of older adult renters is not viable or sustainable.

To look at these facts in context, it is also important assess the Demographic change that the City of Tucson and Pima County have seen over the past decade and will continue to see as more and more Baby Boomers age into retirement. The City of Tucson is becoming more aged faster than it is expanding. Every three to four years, Pima Council on Aging conducts a Community Needs Assessment, in conjunction with their obligation as an Area Agency on Aging, to assess the state of aging in Pima County. Within the City of Tucson between 2010 and 2015, the overall growth rate of the population was 1.59%. However, older adults far exceeded this rate of growth at a rate of 12.43% change for those 60 or older. This trend holds true for Pima County, as well, with the County's whole population growth rate being 3% and the rate of population growth for older adults (60+) being 17.5%.

III. Study of Low-Income Housing Opportunities for Older Adults

A telephone survey of housing communities advertised as subsidized or low-income communities within the City of Tucson. This survey was conducted in October 2018 and asked the following questions:

- Name of Housing Community
- Is your housing community owned by a larger company?
- Address of Housing Community
- Phone Number

- Email Address
- Website
- Fax Number
- Business Hours
- Does your housing community accept any of the following (Low-Income Housing Tax Credit (LIHTC), HUD Section 8, Other)?
- How many units are in your housing community?
- What is the average number of people on your waiting list?
- Do you have any additional services geared towards older adults?
- Additional comments

In addition to this survey, data from a study that focused on specific parts of Tucson to assess the feasibility and need for low-income housing was used.

IV. Results

B’Nai B’Rith Convent House (119 Units)

B’Nai B’Rith International

4414 E. 2nd St.

Tucson, AZ 85711

Email: bnaibrithconenan@qwestoffice.net

Fax: (520) 327-0080

Business Hours: Monday – Friday 9 AM – 5 PM

Housing Assistance:

- 202 Contract

Barrio Viejo (62 Units)

124 W. 18th St.

Tucson, AZ 85701

Phone: (520) 623-4999

Email: mamedina@ccs-pio.org

Website: <https://ccs-soaz.org>

Fax: (520) 623-8420

Business Hours: Monday – Friday 9 AM – 12

PM & 2 PM – 5 PM

Housing Assistance:

- 202 Contract

Waiting List: 300 People

Bella Vista Apartments (14 Units)

La Frontera

1950 W. Speedway Blvd.

Tucson, AZ 85745

Phone: (520) 207-4144

Email: lafrontera@kay-lay.biz

Bella Vista Apartments Continued

Website: <https://www.kaykayrealty.com>

Fax: (480) 941-6177

Business Hours: Monday, Wednesday,

Thursday, & Friday 10 AM – 3 PM

Housing Assistance:

- HUD Section 8
- Eligibility Requirements
- Low-Income Subsidized Housing

Waiting List: 4 People

Additional Amenities: Property is exclusively 55+

Case Del Pueblo (96 Units)

Chicanos Por La Causa (CPLC)

4975 S. Liberty Ave.

Tucson, AZ 85706

Phone: (520) 806-1041

Email: spena@tiempoinc.com

Website: <https://www.cplc.org/>

Fax: (520) 806-1215

Business Hours: Monday – Friday 8 AM – 5 PM

Housing Assistance:

- 202 Contract
- HUD Assistance

Waiting List: 90 People

Additional Amenities: A Services Coordinator is there to help connect residents to services in

Case Del Pueblo Continued

the community. This Community serves people 62 and over, exclusively.

St. Luke’s Home (64 Units)

615 E. Adams St.

Tucson, AZ 85716

Phone: (520) 628-1512

Email Address: info@stlukeshometucson.org

Website: www.stlukeshometucson.org
Fax: (520) 624-9723
Business Hours: Monday – Friday 9 AM – 5 PM
with 24/7 Service to Residents
Housing Assistance:
- Low-Income Housing Tax Credit (LIHTC)
- Subsidized housing for low-income
through private donations
Waiting List: 10 People

Columbus North Apartments (5 Units)
1420-1428 N. Columbus Blvd.
Tucson, AZ 85712
Phone: (520) 906-8985
Email: columbusnorthapartments@gmail.com
Business Hours: Monday – Friday 9 AM – 5 PM
Housing Assistance
• HUD Section 8
Waiting List: 0
Additional Amenities: Property is exclusively
50+

Casitas on East Broadway (56 Units)
2121 E. Broadway Blvd.
Tucson, AZ 85719
Phone: (520) 624-7392
Email: michellet@ccs-pio.org
Fax: (520) 884-5357
Business Hours: Monday – Friday 9 AM – 5 PM
Housing Assistance:
• 202 Contract
Waiting List: 222 People
Additional Amenities: Property is exclusively
62+. Independent living activities and a
community center.

TMM Family Services
1550 N. Country Club Rd.
Tucson, AZ 85716
TMM Family Services Continued
Phone: (520) 322-9575
Email: reception@tmmfs.org
Website: <https://www.tmmfamilyservices.org>
Fax: (520) 322-5864
Business Hours: Monday – Friday 8 AM – 4:30
PM
Housing Assistance:
• Low-Income Housing Tax Credit
(LIHTC)
• HUD Section 8

Waiting List: 20

Don Frew Apartments (18 Units)
Project PPEP, Inc.
11907 W. Grier Rd.
Marana, AZ 85653
Phone: (520) 682-2652
Email: rperkins@ppep.org
Website: www.elmemorialdedonfrew.com
Fax: (520) 682-3597
Business Hours: Monday – Friday 8:30 AM – 3
PM
Housing Assistance:
• 202 Contract
Waiting List: 80

Del Coronado (100 Units)
CBM Group
1919 N. La Canada Dr.
Green Valley, AZ 85614
Phone: (520) 648-0803
Email: delcoroando@cbmgroup.com
Fax: (520) 648-1924
Business Hours: Monday – Friday 8 AM – 5 PM
Housing Assistance:
• Subsidized through Rural
Development
Waiting List: 40

Flores Apartments (10 Units)
La Frontera
113 E. Flores St.
Tucson, AZ 85705
Phone: (520) 207-4144
Email: lafrontera@kay-kay.biz
Website: <https://kaykayrealty.com>
Fax: (480) 941-6177
Flores Apartments Continued
Business Hours: Monday – Friday 8 AM – 5 PM
Housing Assistance:
• HUD Section 8
Waiting List: 6

Sueno Nuevo (17 Units)
La Frontera
50 E. Thoroughbred Rd.
Tucson, AZ 85706
Phone: (520) 207-4144
Email: lafrontera@kay-kay.biz
Website: <https://kaykayrealty.com>
Fax: (480) 941-6177

Business Hours: Monday – Friday 8 AM – 5 PM

Housing Assistance:

- HUD Section 8

Waiting List: 6

Marshall Home for Men (26 Units)

3314 S. 16th Ave.

Tucson, AZ 85713

Phone: (520) 624-5193

Website: www.marshallhomeformen.org

Fax: (520) 882-2812

Business Hours: Monday – Friday 8 AM – 4 PM

Housing Assistance:

- ALTCS
- Some assistance for Veterans

Waiting List: 3

Additional Amenities: Property is exclusively 55+

Miraflores (10 Units)

TDC - Thomas Development

4011 N. 1st Ave.

Tucson, AZ 85719

Phone: (520) 887-5828

Email: cevans@paulashmgt.com

Website: <https://www.paulashmgt.com>

Business Hours: Monday – Friday 8 AM – 5 PM

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Waiting List: 28

Michelle Manor Apartments (24 Units)

CBM Group

1750 N. Rio Yaqui

Green Valley, AZ 85614

Phone: (520) 648-1907

Email: mmichellemanor@cbmgroup.net

Website: <https://www.cbmgroup.net>

Fax: (520) 625-7074

Business Hours: 8 AM – 4 PM

Housing Assistance:

- Low-Income Subsidized Housing

Waiting List: 35

Sahuaro Apartments (23 Units)

510 W. Sahuaro St.

Tucson, AZ 85705

Phone: (520) 885-2050

Email: moonjyee@gmail.com

Fax: (520) 885-1332

Business Hours: Monday – Friday 8 AM – 5 PM

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Waiting List: 0

Additional Amenities: Units developed for people with disabilities

Mountain Trace Terrace (63 Units)

Nation Church Residences

4654 S. 16th Ave.

Tucson, AZ 85714

Phone: (520) 882-2882

Email: 0858@nationalchurchresidences.org

Website: www.nationalchurchresidences.org

Fax: (520) 741-2335

Business Hours: Monday 9 AM – 5 PM;

Wednesday – Friday: 9 AM – 5 PM

Housing Assistance:

- HUD Section 8
- 202 Contract

Waiting List: 35

Additional Amenities: This property is exclusively 62+

Blanche Johnson Courtyards (68 Units)

Biltmore Properties

1435 E. 36th St.

Blanche Johnson Courtyards Continued

Tucson, AZ 85713

Phone: (520) 623-7790

Email: blanchjohnsongmr@gmail.com

Fax: (520) 623-7860

Business Hours: Monday – Friday 9 AM – 5 PM

Housing Assistance:

- 202 Contract

Waiting List: 106

Additional Amenities: This community has an Older Adults Coordinator for activities

Casa Larga Apartments (36 Units)

6590 E. Golf Links Rd.

Tucson, AZ 85730

Phone: (520) 514-0770

Email: casalargatucson@gmail.com

Fax: (520) 790-5565

Business Hours: Monday – Friday 10 AM – 3 PM

Housing Assistance:

- HUD Section 8

Waiting List: 20

The Place at Wilmot North (180 Units)

MC Properties

445 N. Wilmot Rd.

Tucson, AZ 85711

Phone: (520) 745-5900

Email: wilmotnorth@mccompanies.com

Website: <https://mclifetucson.com/property/the-place-at-wilmot-north/>

Fax: (520) 745-3644

Business Hours: Monday – Friday 9 AM – 5:30 PM

Housing Assistance:

- HUD Section 8

Waiting List: 3

Viviendas Asistenciales (29 Units)

Tucson Dession Center – Biltmore Properties

5602 E. Edison St.

Tucson, AZ 85712

Phone: (520) 298-6877

Email: vamgr@qwestoffice.net

Fax: (520) 298-5878

Business Hours: Monday – Friday 9 AM – 4 PM

Viviendas Asistenciales Continued

Housing Assistance:

- HUD Section 8

Waiting List: 3

Catalunya Apartments (120 Units)

Paul Ash Management

5180 E. 22nd St.

Tucson, AZ 85711

Phone: (520) 790-2772

Email: catalunyaapt@paulashmgt.com

Website: www.catalunya.com

Fax: (520) 790-8764

Business Hours: Monday – Friday 8 AM – 5 PM

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Waiting List: 25

Council Hours Apartments (149 Units)

Steve Greenbaugh

2323 E. 10th St.

Tucson, AZ 85719

Phone: (520) 623-4686

Email: lisa.machado@presmgmt.com

Website: reservationmgmt.com

Business Hours: Monday – Friday 8 AM – 5 PM

Fax: (520) 628-8483

Housing Assistance:

- HUD Section 8
- Low-Income Housing Tax Credit (LIHTC)

Waiting List: 3 Years

Craycroft Towers Apartments (75 Units)

City of Tucson

1635 N. Craycroft Rd.

Tucson, AZ 85712

Phone: (520) 791-5404

Website: <https://www.tucsonaz.gov/housing-and-community-development>

Fax: (520) 791-5238

Business Hours: Monday – Friday 8 AM – 5 PM

Housing Assistance:

- Public Housing

Waiting List: 6 months – 1 year

Desert Winds Apartments (90 Units)

TMM Family Services

1550 N. Country Club Rd.

Tucson, AZ 85716

Phone: (520) 322-9557

Email: sjutras@tmmfs.org

Website: <https://www.tmmfs.org/>

Fax: (520) 322-5864

Business Hours: Monday – Friday 8:30 AM – 4:30 PM

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Waiting List: 75

Fellowship Square Tucson (615 Units)

Christian Care

8111 E. Broadway Blvd.

Tucson, AZ 85710

Phone: (520) 886-5537

Website: fellowshipsquare.com

Business Hours: Monday – Friday 8:30 AM – 5 PM

Housing Assistance:

- HUD Section 8

Waiting List: 100

Glenstone Village Apartments (72 Units)

2835 N. Stone Ave.

Tucson, AZ 85705

Phone: (520) 647-9640

Email: glenstonevillage@mebmgmt.com

Website: www.glenstonevillage.com

Fax: (520) 647-9829

Business Hours: Monday – Friday 9 AM – 5 PM

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Waiting List: 15

Greenview Apartments (138 Units)

Biltmore Properties

1617 W. El Rio Dr.

Tucson, AZ 85745

Phone: (520) 622-0772

Email: gvmgr1@greenview.tuccoxmail.com

Fax: (520) 791-0465

Business Hours: Monday – Friday 8 AM – 5 PM

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)

Low-Income Housing Study Results

The following communities were surveyed in a low-income housing study in 2018.

- Sunnyside Pt. Villas I & II
- MLK Apartments
- Rancho del Mar
- Cabo Del Sol
- Colores del Sol
- La Posada
- Las Villas Kino
- Mission Tierra
- Posadas Sentinel
- One North Fifth
- Rally Point Places
- Downtown Motor Apartments
- Estates Gardens
- Sentinel Plaza
- Broadway East

- HUD Section 8
- Waiting List: 40

West Point

La Frontera

20 E. Broadway Blvd.

Tucson, AZ 85701

Phone: (520) 838-0022

Business Hours: Monday – Friday 8 AM - 5 PM

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Tucson House (408 Units)

City of Tucson

1501 N. Oracle Rd.

Tucson, AZ 85705

Phone: (520) 791-3291

Business Hours: Monday – Friday 8 AM – 5 PM

Housing Assistance:

- Public Housing

Waiting List: 200

Miracle Square

2601 N. Oracle Rd.

Tucson, AZ 85705

Phone: (520) 624-5860

Housing Assistance:

- HUD Section 8

Sunnyside Pointe Villas I&II (182 Units)

730 E. Emma Maria St.

Tucson, AZ 85706

Phone: (520) 777-3551

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)

Waiting List: 300

Average Occupancy Rate: 99.5%

Additional Amenities: 62+ housing

Martin Luther King Apartments (68 Units)

55 N. 5th Ave.

Tucson, AZ 85701

Phone: (520) 837-5381

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)

Waiting List: 900

Average Occupancy Rate: 98.5%

Additional Amenities: 62+ housing

Rancho Del Mar (formerly Las Montanas Village) (312 Units)

6200 S. Campbell Ave.

Tucson, AZ 85706

Phone: (520) 294-8808

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)

Waiting List: 0

Average Occupancy Rate: 91%

Cabo Del Sol (51)

5600 S. Midvale Park Rd.

Tucson, AZ 85746

Phone: (520) 807-2990

Housing Assistance:

- Converting Low-Income Housing Tax Credit (LIHTC) to market rate apartments by 2020

Waiting List: 0

Average Occupancy Rate: 92.2%

Colores Del Sol (98 Units)

5933 S. 6th Ave.

Tucson, AZ 85706

Phone: (520) 770-7766

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)

Waiting List: 63

Average Occupancy Rate: 99%

La Posada (51 Units)

6300 S. Headley Rd.

Tucson, AZ 85746

Phone: (520) 807-4202

Housing Assistance:

- Converting from Low-Income Housing Tax Credit (LIHTC) to market rate, all new tenants must enter as market rate

Waiting List: 0

Average Occupancy Rate: 94.1%

Las Villas de Kino II (322 Units)

5515 S. Forgeus Ave.

Tucson, AZ 85706

Phone: (520) 741-1721

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Waiting List: 0

Average Occupancy Rate: 95.3%

Mission Tierra (220 Units)

5505 S. Mission Rd.

Tucson, AZ 85746

Phone: (520) 746-3435

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)

Waiting List: 6

Average Occupancy Rate: 97.3%

Posadas Sentinel (60 Units)

464 W. La Paz St. #1

Tucson, AZ 85701

Phone: (520) 792-2223 or (520) 791-4171 (City of Tucson Housing and Community Development)

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)

Waiting List: 200

Average Occupancy Rate: 98.3%

One North Fifth (96 Units)

1 N. 5th Ave.
Tucson, AZ 85701
Phone: (520) 791-2008
Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC) (11 LIHTC – mostly market rate)

Waiting List: 8
Average Occupancy Rate: 100%

Rally Point Place (30 Units)

101 S. Stone Ave.
Tucson, AZ 85701

Rally Point Place Continued

Phone: (520) 838-0022
Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Waiting List: 10
Average Occupancy Rate: 100%

Downtown Motor Apartments (44 Units)

383 S. Stone Ave.
Tucson, AZ 85701

Phone: (520) 777-5866

Housing Assistance:

- Low-Income Housing Tax Credit (LIHTC)
- HUD Section 8

Waiting List: 20
Average Occupancy Rate: 100%

Estes Gardens (57 Units)

6251 S. Commerce Ct.
Tucson, AZ 85706

Phone: (520) 295-0400

Housing Assistance:

- HUD Section 8

Waiting List: 40
Average Occupancy Rate: 100%
Additional Amenities: 62+ Housing

Sentinel Plaza (143 Units)

125 S. Linda Ave.
Tucson, AZ 85745

Phone: (520) 884-7184

Housing Assistance:

- HUD Section 8

Waiting List: 119
Average Occupancy Rate: 100%
Additional Amenities: 62+ Housing

Broadway East (120 Units)

6199 E. Broadway Blvd.
Tucson, AZ 85711

Phone: (520) 745-1444

Housing Assistance:

- HUD Section 8, but mostly market rate

Broadway East Continued

Waiting List: 6
Average Occupancy Rate: 98.3%

Broadway East Continued

Additional Amenities: 55+ Housing

V. Analysis

It is clear from the results from the results of the surveys that there is insufficient affordable, subsidized housing for the growing older adult populous of Tucson. According to the survey, 25 of the facilities surveyed stated that they accept HUD Section 8 Vouchers, which equates to 54% of the subsidized housing stock of Tucson. Twenty facilities were developed using Low-Income Housing Tax Credit (LIHTC) which is approximately 44% subsidized housing stock. Seven facilities are HUD subsidized facilities through 202 contracts, which equates to 4% of the Tucson subsidized housing stock.

Seventy-four percent of the (34 out of 46) facilities surveyed have a waiting list ranging from 3-900. In total, 3,138 people are on a waiting list for the facilities studied in this survey. The average waiting list length is 68 people. Of those who did not have a waiting list, two are transitioning to full market rate housing and multiple did not provide answers to that question.

Though not all facilities surveyed are exclusive to older adults, all have been identified as targeting older adults. The list to survey was compiled through a subsidized housing resource list for clients, the 55+ housing list from the Pima County Housing Search, and a list of HUD facilities and HUD Section 8 Vouchers. At least two attempts to contact every facility on the list. The facilities listed in the results are those that were able to be contacted

VI. Local Proposed Projects for Older Adults or Low-Income Adults

Marist College

The Foundation for Senior Living is working to restore the Marist College Building, located on the southeast corner of Broadway Blvd. and Church Ave. This facility will be exclusive to those 62 years of age and older. Marist College will include 75 units of one and two-bedroom apartments and will range in rent from \$440 – 650 per month, depending upon income. Construction is expected to be completed in 2019.

West End Station

Gorman & Company, Inc. and the Gadsden Company are jointly developing a 70-unit housing facility that will be a mixture of one, two, and three-bedroom apartments. Though this facility is not exclusive to older adults, the project is being developed using the Low-Income Housing Tax Credit (LIHTC) and will offer affordable housing units. West End Station is being built in the Menlo Park area by the Mercado.

West Point Apartments

COPE Community Services is re-developing 20 E. Broadway into a six story 50-unit apartment complex is being developed using the Low-Income Housing Tax Credit (LIHTC). This project will have special service for older adults and veterans and is located in downtown Tucson.

Storacle Point Apartments

This proposed facility is being constructed in the Feldman Neighborhood in central Tucson. Construction is expected to be completed in 2020 and consist of a 66-unit apartment complex developed using the Low-Income Housing Tax Credit (LIHTC). This facility is not exclusive for older adults, but is a set aside for supportive housing for chronically homeless and veterans.

VII. National Projects & Local Prevalence

There are multiple factors involved with the shortage of subsidized and affordable housing in the City of Tucson. The largest and most notable factor is the reduction in subsidized housing support, especially for older adults. Over the past nearly two decades, housing funding for low-income individuals through federally funded programs has remained relatively level, despite the growing need. According to a 2015 study done by the Congressional Budget Office (CBO), “only about one-quarter of the eligible low-income population received housing assistance through federal spending programs.” The CBO notes that Congress is able to change policy that would help more people by either changing tax laws or reprioritizing expenses of the federal government. Continued advocacy at the national and state levels to fund social services that help lower-income older adults is critical to achieving more affordable housing options through outreach, education, case management, and individual advocacy.

Gentrification is one of the major issues contributing to the increased prevalence of housing concerns raised in the community. Though gentrification is necessary for economic development, it is important to recognize that it displaces lower-income, often minority, households. This issue is not unique to Tucson, nor is it an issue specific to older adults, but rather has been an ongoing issue around the country, impacting all low-income populations.

One solution to gentrification and affordable housing is working with local land trusts. In Houston, the City partnered with the Land Assemblage Redevelopment Authority to help buy up tax delinquent properties with the stipulations that the price point had to be affordable for low-income people. In Pima County the Pima County Community Land Trust helps to sell houses at an affordable rate and have rent-to-own homes that allow lower-income people to buy property and accumulate wealth.

Additionally, with Tucson's proximity to the international border with Mexico, some development may apply for the HUD Casitas program. The Casitas program takes subdivided properties that were once wildcat properties and grants the municipality funding to improve the area. To qualify for the HUD Casitas program, the development must be within 150 miles of the United State/Mexico Border. In Marana, for instance, Honea Heights is a low-income area devoid of many resources for lower-income adults. This HUD designation has granted the City of Marana funding for home-repair. Though this does not get transient people out of potential homelessness situations, programs like the HUD Casitas program allows people who are low-income to stay in their homes for as long as possible – preventing homelessness. In Pima County the only current Casitas are in Marana, South Tucson, and Rillito.

Local First Arizona Foundation has been working with community development partners to create a community space for low-income families at El Rancho Apartment in downtown Mesa, Arizona. El Rancho partners with local businesses to bring in programming for families and creates community. The apartment is subsidized housing for low-income families and older adults, but has a community aspect. For instance, the communal kitchen allows kids to learn how to cook meals and live healthier lives. Additionally, it provides space for intergenerational growth and opportunities to learn.

One of the issues Tucson is facing is developers buying inexpensive rental properties, upgrading them, and raising rents for the tenants who have been there for a long time. The University of California at Berkley, University of California at Los Angeles, and Portland State University compiled a resource kit to prevent Urban Displacement. Two strategies for local governance were found to be effective when preventing urban displacement: rent stabilization practices and condominium conversion controls.

Regulation can be effective in preventing displacement in newly gentrified areas. Rent stabilization is a tool that has helped to keep low-income people in apartments in New York City. In these types of policies, the municipality limits how much rents can be raised by. For example, a city could set a limit at a 2% rise in rent, meaning that someone paying \$250 in rent is only seeing a \$5 increase in their monthly bill. These types of policies differ from community to community but tend to follow the same basic tenants: implementing maximum rents, implementing rents as percentage of income, annual rent increase limits, overcrowding limitations, and more.

Condominium conversion controls are another way to combat the issue of people being priced out of their current rental housing. This method of regulation moderates the conversion of rental properties into condominiums and could be used to regulate the conversion of rental properties into high end rental properties. The Commonwealth of Massachusetts has a law requiring local townships to approve redevelopment by a 2/3rd vote of the local legislative body. In addition to that, Abington, Massachusetts has a local bylaw that requires a process of public comment, public recognition in a local newspaper publication, and a waiting period of 24 months before raising rents substantially for vulnerable populations, like older adults. This law bans any retribution from the apartment/condominium to a tenant that is low-income, older, or disabled. There are multiple versions of these types of laws throughout the country that are effective at limiting the conversion of lower-income housing into higher-income housing, whose lessons might be applied within the Tucson community.

VIII. Conclusion

There are many ways to combat the affordable housing crisis the Tucson is currently facing ranging from legislation to building integrated cohousing properties. All of these are valuable and viable solutions for the Tucson community. However, after doing extensive research on the issue of housing affordability in Tucson and evaluating the budget of the City of Tucson, it is recommended that community partners working collaboratively to combat these issues focus their attention on the following:

- State and local laws and ordinances that would reduce the trend of flipped apartment complexes
- Work to preserve the “project based” Section 8 project in Tucson to avoid housing being turned in to market rate housing
- Partner with community groups like the Pima County Community Land Trust to invest in affordable homeownership options
- Work with municipal, state, and federal governments to continue to provide subsidies and assistance for home-repair and adaptation