CITY OF TUCSON

El Pueblo Housing Development

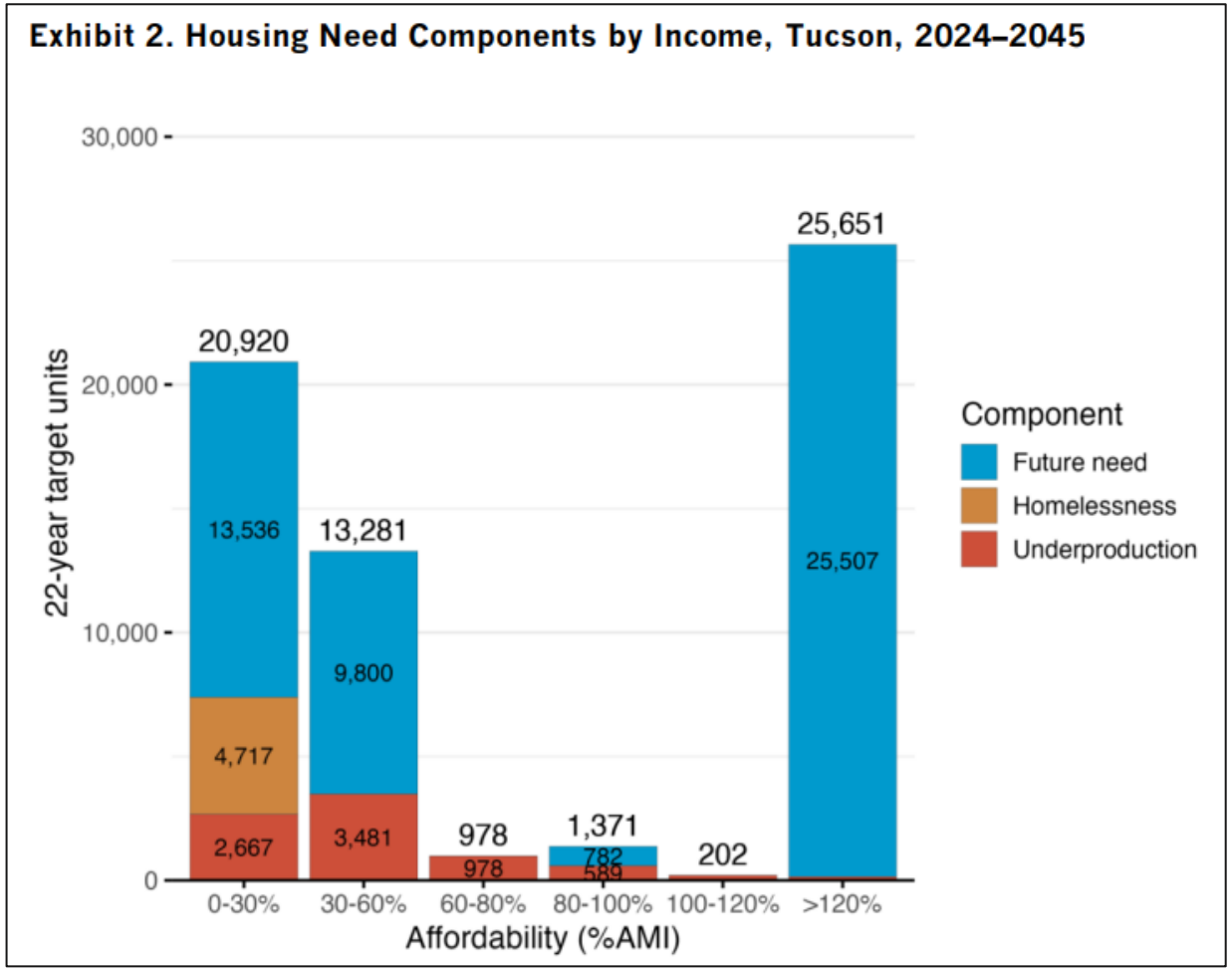
November 5, 2026

El Pueblo
Housing Development

Agenda

- El Pueblo Housing Development (EPHD) Overview
- Development Pipeline
- Opportunities/Challenges
- Questions

Tucson Housing Needs

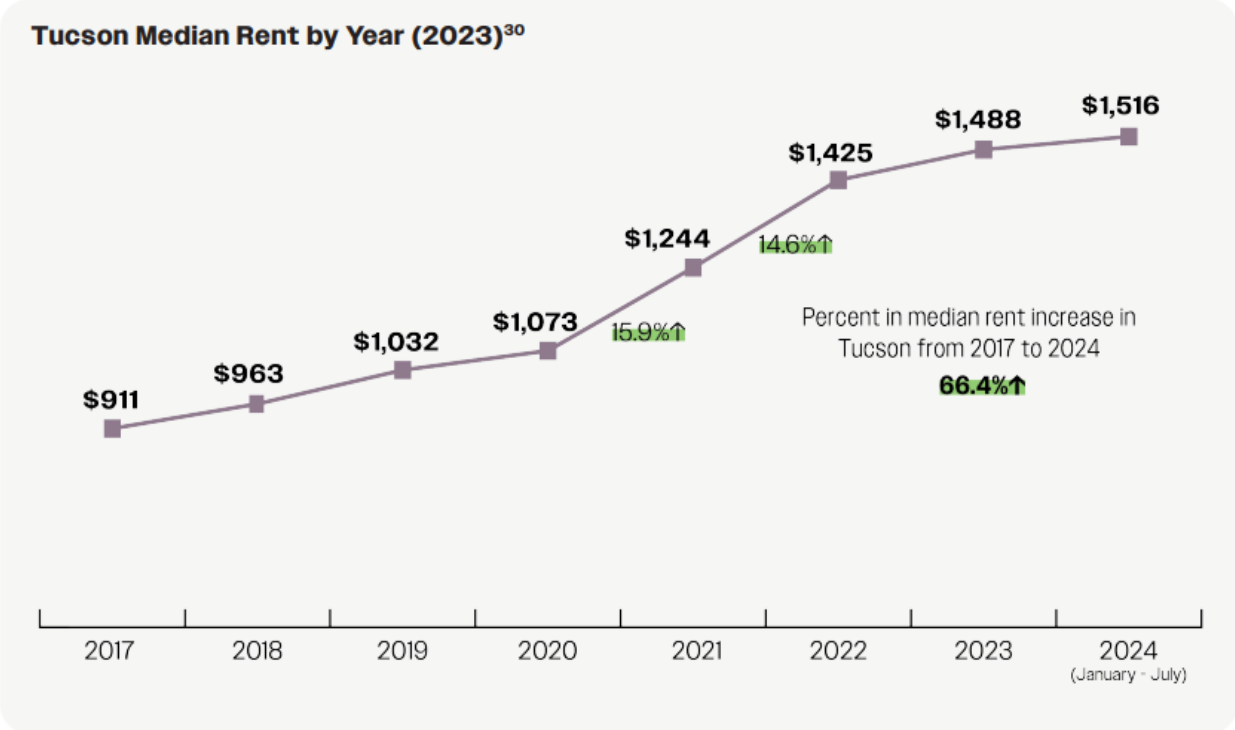


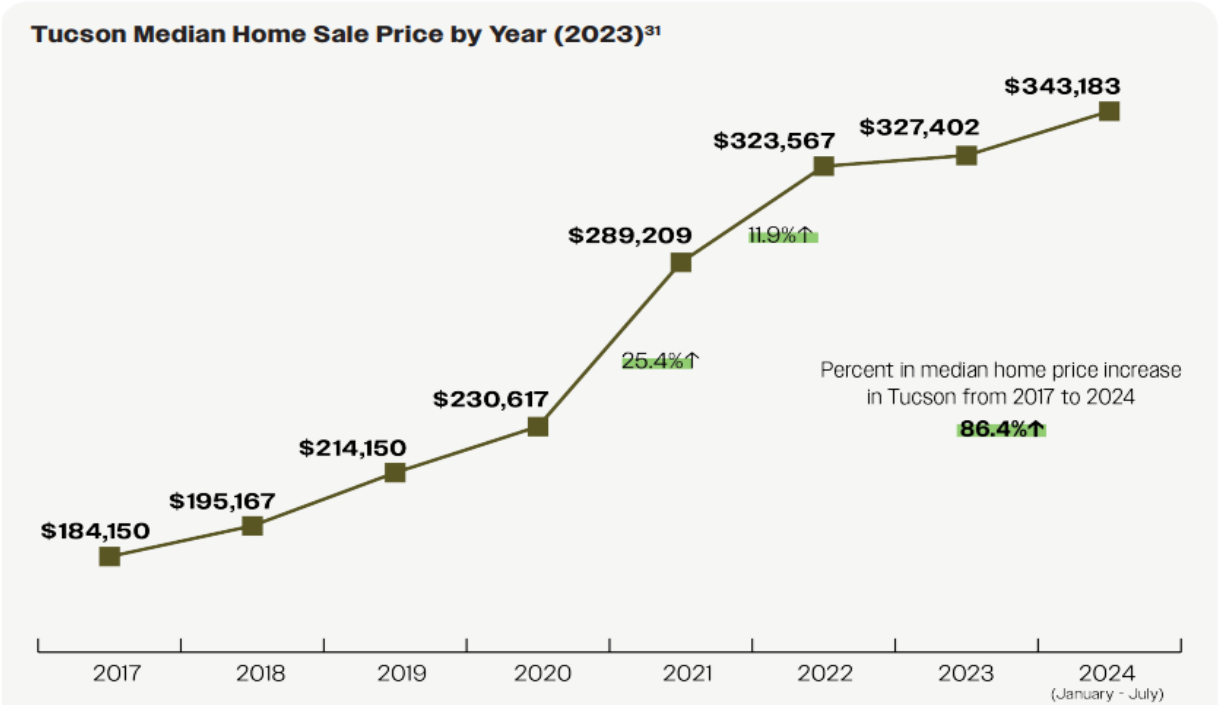
- Need over 62,000 new housing units by 2045
- 34,000 units required for households earning 0-60% AMI—a major affordability gap
- 26,000 units needed for higher-income households (120%+ AMI)
- 41,000 individuals currently on Public Housing and Housing Choice Voucher waitlists

CITY OF TUCSON

El Pueblo Housing Development

Tucson's Affordability Crisis





Housing cost-burdened households (2022):

51.1% Renters

21.1% Homeowners

CITY OF TUCSON

El Pueblo Housing Development

HOUSING AFFORDABILITY SCALE

AFFORDABLE

DEEPLY AFFORDABLE HOUSING

EXTREMELY LOW INCOME

< 30% AMI
(1 Person):
< $21,000

Affordable Housing Cost:
< $525

Older Adults, People on Fixed Income (Social Security or Disability), Unhoused People



AFFORDABLE HOUSING

VERY LOW INCOME

30-50% AMI
(1 Person):
$21,000 - $34,950

Affordable Housing Cost:
$525 - $874

Service Workers, Nurses Aid, Laborers, Education Support Staff



LOW INCOME

50-80% AMI
(1 Person):
$34,950 - $55,900

Affordable Housing Cost:
$874 - $1,398

Mechanics, Teachers, Office Staff



WORKFORCE HOUSING

MODERATE INCOME

80 -120% AMI
(1 Person):
$55,900 - $83,880

Affordable Housing Cost:
$1,398 - $2,097

Electricians, Engineers, Public Safety Employees



MARKET RATE HOUSING

ABOVE MODERATE INCOME

> 120% AMI
(1 Person):
> $83,880

Affordable Housing Cost:
> $2,097

College Administrator, Construction Foreman, Executive Director



2026 Income Limits, Family of 4, Tucson Metro Area: **30% AMI = $33,000** **50% AMI = $49,900** **80% AMI= $79,850**

AMI = Area Median Income
Affordable Monthly Housing Cost = Rent + Utilities

El Pueblo Housing Development

https://www.huduser.gov/portal/datasets/il.html
*Tucson Metro Area 2026 AMI Limits Breakdown

9% Low Income Housing Tax Credits (LIHTC)

Federal program that gives tax credits to developers to build affordable housing for low-income tenants.

- Provides the best source of funding for affordable housing development with the smallest funding gaps
  - Credits are awarded, then sold to investors to fund development
- Design standards – Qualified Allocation Plan (QAP)
- Highly competitive and award not guaranteed
- Affordability Requirements (50%) AMI

EPHD Overview

CITY OF TUCSON

El Pueblo Housing Development

Housing Affordability Strategy for Tucson (HAST)

1. Transform Public Housing
2. Build Development Capacity in Tucson around Affordable Development
7. Develop Housing on City-Owned Properties



CITY OF TUCSON

El Pueblo Housing Development

EPHD Non-Profit Development (est. 3/2022)

El Pueblo
Housing Development

Mission: To provide stable, healthy, affordable housing and supportive services for Tucson Residents

- Construction and rehabilitation of housing to provide affordable units to persons making up to 120% of the Area Median Income with the priority on housing for low-income residents.
- Provision of supportive services to assist residents in achieving housing stability.
- Provision of technical assistance and training to potential housing developers.
- Holding events to inform, support, and educate the community on all housing topics.

CITY OF TUCSON

EPHD Staff

Staffed by HCD through an Operating Agreement with the City

- Andrew Paredes, Interim Deputy Director
- Robin Smith, Housing Development Administrator
- Evren Sönmez, Lead Planner
- Serena Huaraque, Lead Planner
- Anna Lopez, Special Project Manager / Asset Manager
- Pete Lee, Senior Construction Project Manager

EPHD Board

- Director of HCD - Chair (Ann Chanecka)
- Interim Deputy Director of HCD who oversees Development (Andrew Paredes)
- City of Tucson Assistant City Manager who oversees HCD – Vice Chair (Liz Morales)
- City of Tucson Assistant City Manager who oversees Finance (Anna Rosenberry)
- Community Director – Current CEO of Tucson Industrial Development Authority (Dre Thompson)

CITY OF TUCSON

El Pueblo
Housing Development

EPHD Development Pipeline



Bold indicates completed
Italic indicates estimated
Red indicates rehab units

PROJECT	NEW/ REHAB UNITS	TOTAL BEDROOMS	TOTAL UNITS	TOTAL DEVELOP. COST
Milagro on Oracle	**63**	**65**	**63**	**$20.7 M**
Amazon Motel	**30**	**30**	**30**	**$8.4 M**
Sugar Hill on Stone	66	108	66	$26.4 M
Tucson House	358	380	358	$201 M
Amazon Flats	59	59	59	$24.4 M
Simmons on Stone	*119*	*155*	*119*	*$63.1 M*
South 10th	*300-400*	*760*	*400*	*$156.9*
Westmoreland	*14*	*42*	*14*	*$6.0*
1st and 11th	*8-16*	*42*	*14*	*$6.0*
El Rincón	*67*	*142*	*67*	*$26.4*
Craycroft Towers	82	124	82	*$33.9*
Fry Apartments	6/48	84	54	*$17.6*
	Total	**1991**	**1326**	**$593.5**

CITY OF TUCSON

El Pueblo Housing Development

Completed Projects

Milagro
on Oracle

Amazon

CITY OF TUCSON

El Pueblo
Housing Development

Milagro on Oracle – 2445 N Oracle Rd (Ward 3)



Before



After

CITY OF TUCSON

El Pueblo Housing Development

65 Bedrooms in 63 units Completed | Project Site: 1.8 acres

Milagro on Oracle - By the Numbers



38 LIHTC Units
(60% AMI)

Approved LIHTC Rents
$837-$1005

25 Vouchers through CoC
(0-30% AMI)

Voucher Rents
30% of income

$20.7 M Development Budget

17 Months of Construction

75-Year Affordability

CITY OF TUCSON

El Pueblo Housing Development

65 Bedrooms in 63 units Completed | Project Site: 1.8 acres

Amazon Motel – 1135 W Miracle Mile (Ward 3)



CITY OF TUCSON

El Pueblo Housing Development

30 Studio Units Completed | Project Site: 1.6 acres

Amazon Motel - By the Numbers



30 Studio Units Permanent Supportive Housing

ADOH – Hotels to Houses SLFRF (no LIHTC)

30 Vouchers (0-30% AMI)

Voucher Rents 30% of income

$8.4M Development Budget

7 Months of Construction

40-Year Affordability

CITY OF TUCSON

El Pueblo Housing Development

30 Studio Units Completed | Project Site: 1.6 acres

Projects Under Construction

Sugar Hill on Stone – 1910 N Stone Avenue (Ward 3)



CITY OF TUCSON

THRIVE IN THE 05 BUILDING COMMUNITY

El Pueblo Housing Development

108 Bedrooms in 66 Units Under Construction | Project Site: 1.4 acres

SHOS - By the Numbers



29 LIHTC Units
50% AMI

Approved
LIHTC Rents
$838-$1,159

37 PBV Units
0-50% AMI

Tenant PBV
Rents
30% of Income

$26.4 M
Development
Budget

17 Months of
Construction

50-Year
Affordability

CITY OF TUCSON

THRIVE IN THE 05 BUILDING COMMUNITY

El Pueblo
Housing Development

108 Bedrooms in 66 Units Under Construction | Project Site: 1.4 acres

Tucson House – 1501 N Oracle Road (Ward 3)



CITY OF TUCSON

THRIVE IN THE OS | BUILDING COMMUNITY | TUCSON

El Pueblo Housing Development

380 bedrooms in 358 Units | Project Site: 3.88 acres

Tucson House - By the Numbers



358 PBV Units

90%PBV/10% PBRA

Approved PBV Rents $1,034-$1,509

0-60% AMI

Tenant PBV Rents 30% of income

$201.2 M Development Budget

30 Months Construction

50-Year Affordability

CITY OF TUCSON

THRIVE IN THE OS BUILDING COMMUNITY

El Pueblo Housing Development

380 bedrooms in 358 Units | Project Site: 3.88 acres

Amazon Flats – 1143 W Miracle Mile (Ward 3)



CITY OF TUCSON

THRIVE IN THE OS BUILDING COMMUNITY
TUCSON
El Pueblo
Housing Development

59 -1 Bedroom Units | Project Site: 1.6 acres

Amazon Flats – By the Numbers



20 LIHTC Units
50% AMI

ApprovedLIHTC Rents
$1,104

39 PBV Units
0-50% AMI

Tenant PBV Rents
30% of Income

$24.4 M Development Budget

18 Mos Construction Time

50-Year Affordability

CITY OF TUCSON

THRIVE IN THE OS BUILDING COMMUNITY
TUCSON
El Pueblo
Housing Development

59 -1 Bedroom Units | Project Site: 1.6 acres

Projects in Planning

Simmons on Stone– SW Corner of Stone & Speedway (Ward 1)



CITY OF TUCSON

THRIVE IN THE 05 | BUILDING COMMUNITY | TUCSON

El Pueblo Housing Development

155 Bedrooms in 119 Units | Project Site: 2 acres

Simmons on Stone– By the Numbers



119 units	Mixed Income/20% Market Rate
48 PBV Units 0-50% AMI	Tenant PBV Rents 30% of Income
LIHTC, CNI, and Gap funding	Mixed Use/Commercial
2 Phases	Extended Affordability

CITY OF TUCSON

THRIVE IN THE OS BUILDING COMMUNITY

El Pueblo Housing Development

155 Bedrooms in 119 Units | Project Site: 2 acres

El Rincón– 450 N Main & 560 W Davis (Ward 1)







CITY OF TUCSON

THRIVE IN THE OLLI'50 COMMUNITY BUILDING

El Pueblo Housing Development

142 Bedrooms in 67 Units | Project Site: 2 acres

El Rincón– By the Numbers



67 units

23 LIHTC Units
40% AMI

23 LIHTC Units
50% AMI

21 LIHTC Units
60% AMI

Proposed
LIHTC Rents
$632 - $1,381

$26.4 M
Development
Budget

50-year
Affordability

18 Months
Construction
Time

CITY OF TUCSON

El Pueblo
Housing Development

142 Bedrooms in 67 Units | Project Site: 2 acres

Craycroft Towers – 1635 N Craycroft Rd (Ward 6)



CITY OF TUCSON

El Pueblo Housing Development

85 Bedrooms in 82 Units | Project Site: 3.1 acres

Craycroft Towers– By the Numbers



82 units

82 PBV Units
(0-50% AMI)

Tenant PBV
Rents
30% of Income

$34.7 M
Development
Budget

30-year
Affordability

18 Months
Construction
Time

CITY OF TUCSON

El Pueblo
Housing Development

85 Bedrooms in 82 Units | Project Site: 3.1 acres

South 10th Avenue – 1402 S 10th Avenue (Ward 1)





CITY OF TUCSON

El Pueblo Housing Development

Estimated 700+ Bedrooms in 300-400 Units | Project Site: 12.3 acres

South 10th Avenue – What We Know



- 300-400 Units (45 senior)
- Affordable & Workforce Housing
- Mixed Income & (potentially) Mixed Use
- AMI and Rents based on Funding
- $7.14 M Funding Secured
- Community Amenities
- Phased
- Extended Affordability

CITY OF TUCSON

El Pueblo Housing Development

Estimated 700+ Bedrooms in 300-400 Units | Project Site: 12.3 acres

Other Projects in Planning



1st & 11th (Dunbar/Spring)
8-16 units for affordable homeownership



Westmoreland (Menlo Park)
14+ units for affordable homeownership

CITY OF TUCSON

El Pueblo
Housing Development

Questions?