

ADOPTED BY THE
MAYOR AND COUNCIL

February 3, 2026

RESOLUTION NO. 24067

A RESOLUTION OF THE CITY OF TUCSON; DECLARING A HOUSING AND HOMELESSNESS EMERGENCY FOR THE CITY OF TUCSON; DELEGATING ADDITIONAL AUTHORITY TO THE PDSD DIRECTOR AND ZONING EXAMINER TO EXPEDITE DEVELOPMENT PROCESSES; AND DECLARING AN EMERGENCY.

WHEREAS, escalating housing costs and growing housing instability have been a concern in Tucson for many years, which was exacerbated significantly during the COVID-19 pandemic, with increased housing insecurity and homelessness rising significantly from 2020 to 2022 and remaining at heightened levels since 2022.

WHEREAS, the Mayor and Council have taken several actions and implemented many programs, regulatory updates, and incentivized the development of affordable housing since 2020 to address the City's housing needs including, but not limited to: establishing the Commission on Equitable Housing and Development in June 2020; adopting the Housing Affordability Strategy for Tucson (HAST) in December 2021; updating the policy framework for the Government Property Lease Excise Tax (GPLET) in the Central Business District (CBD) to promote infill and development of affordable and workforce housing in June 2021; adopting an ordinance to allow Accessory Dwelling Units (ADUs) in December 2021; approving the Sunshine Mile Overlay allowing projects that meet affordability requirement to receive residential density bonuses in September 2021; including affordable housing as

a use eligible for the Individual Parking Plan to provide relief from parking requirements in July 2022; expanding eligibility for affordable housing impact fee waivers to include for-profit developers in March 2022; approving updates to the Infill Incentive District regulations to allow projects that meet affordability requirements to receive density and height relief and to permit residential parcels on eligible industrial parcels in December 2022; approving code amendments to reduce barriers to small-scale residential infill, such as reducing parking requirements for small-scale multifamily developments and reducing setbacks on major corridors in March 2023; approving the Affordable Housing FastTrack program to expedite permitting of affordable housing development in 2024; approving the Community Corridors Tool to provide flexible development standards to build housing and mixed-use development along all corridors with incentives for affordable housing in March 2025; making Housing Trust Fund monies recommendations in September 2025; and approving a code amendment to allow middle housing options citywide in December 2025.

WHEREAS, the Mayor and Council have approved several other initiatives to address local housing needs including, but not limited to: establishment of the Community Safety, Health and Wellness Program, Housing First Program, and Office of Equity in 2021; establishment of the El Pueblo Housing Development, the city HCD's nonprofit development arm; approving permitting timeline improvements and increased staff capacity at PDSD; requiring and receiving regular updates on local unsheltered homelessness; approving development of the Housing Alternatives for Urban Strength (HAUS) program; approving the adoption of the Prosperity Initiative in conjunction with Pima County; approving the investment in affordable housing development, permanent supportive housing, low-barrier shelter and safe camping sites, including the adoption of the Amphi Housing First Resource

Center Planned Area Development and opening of a low-barrier shelter on site; approval of the Star Village pilot program to provide a safe, open-air site for up to 25 homeless individuals; approval of the construction of affordable housing developments including Milagro on Oracle, Sugar Hill on Stone, and Amazon Flats on Miracle Mile; purchase of Knights Inn, now operated by Pima County as the Craycroft Emergency Shelter; purchase of the Econo Lodge to be renovated for transitional housing; purchase of the Desert Cove property now operated by CBI as an emergency shelter; and approving the city-operated low-barrier shelter at the Wildcat Inn. In addition, the City's HCD adopted the People, Communities and Homes initiative in 2024.

WHEREAS, the City is working closely with Pima County on housing affordability across the region and the Tucson Pima Collaboration to End Homelessness will be adopting a 5-year strategic plan.

WHEREAS, despite these and other efforts, Tucson's ongoing economic recovery has had a significant impact on Tucson families and the local housing market, resulting in a more than 66% increase in median rents over a five year period from 2017 to 2024 and an 86% increase in median home sale prices in the same time period while income growth has not kept pace. Over a two year period, from 2020 to 2022, the Tucson region recorded a 40.5% increase in people experiencing homelessness. Since that time, the number of unhoused individuals has remained relatively stable, and the number of unhoused individuals far exceeds the shelter and housing capacity to support these families.

WHEREAS, current housing demand exceeds housing supply according to an ECONorthwest Housing Needs Assessment, which estimates that for the ten-year period

from 2024-2033, a total of 35,355 more housing units are needed in Tucson; and housing prices have increased significantly while income growth has not kept pace.

WHEREAS, housing insecurity leaves households at risk of eviction and/or homelessness. As indicated in the Tucson Pima Collaboration to End Homelessness (TPCH) 2024 Gaps Analysis, 15,967 households in Pima County were not current on rent from October 2022 to September 2023, and of these, approximately 2,580 households (16%) were very likely to experience an eviction in the next two months. In FY23, there were 12,993 eviction filings in Pima County, the highest rate since 2019.

WHEREAS, homelessness estimates have increased in parallel to housing cost increases, and the number of individuals experiencing homelessness in our community far exceeds our regional capacity to provide shelter and housing. According to TPCH, the local HUD continuum of Care, Point-in-Time (PIT) annual counts show the overall count of individuals experiencing both sheltered and unsheltered homelessness reflected a 40.5% increase from January 2020 to January 2022. Since that time, the number of people experiencing homelessness based on an annual count has remained relatively steady at this heightened level, despite extraordinary efforts by the City of Tucson and Pima County to shelter and permanently house this population. According to the TPCH Longitudinal System Analysis data in the Homeless Information Management System, there were 7,411 unique households who completed Coordinated Entry (CE) assessments for homeless services in FY24. Of those, only 2,124 households (29%) were served in any project type such as emergency shelter/safe-haven, transitional housing, rapid re-housing, or permanent supportive housing. In FY21, the number of unique households completing CE assessments was 4,837 with 1,862 households (39%) receiving shelter or housing. While

TPCH was awarded increased funding, the increase in system inflow from FY2021 to FY2024 was 53%, reflecting that capacity is still inadequate to meet the increased system demand. The TPCH Gaps Analysis estimated the number of additional beds and housing units required to meet needs through 2025, assuming a 20-40% increase in homelessness after 2022, would be 7,117, comprised of a mix of shelter care (1,458), transitional housing (281), rapid re-housing (2,565) and permanent supportive housing (2,813), indicating that circumstances create an immediate and continuing unmet need to provide adequate, safe, and habitable shelter to persons experiencing homelessness.

WHEREAS, reducing long term housing insecurity requires additional housing and/or shelter care resources. In FY25, TPCH Longitudinal System Analysis data showed that 2,685 households exited the homeless response system to other housing options. Of the households that exited to permanent destinations, about 5% returned to homelessness within the first six months. Of the households that exited to temporary housing or an unknown housing destination, about 28% returned to homelessness.

WHEREAS, homelessness in the City has reached a crisis as indicated by the facts outlined above, including that there was a citywide increase in the unhoused population by more than 20% from 2020-2022 and 53% from FY2021 to FY 2024, which has remained relatively steady without significant decline despite the many efforts to address the crisis.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA AS FOLLOWS:

SECTION 1. The Mayor and Council hereby find that due to all of the foregoing there is a housing and homelessness emergency that directly impacts the health, safety and general welfare of the community presented by the lack of affordable housing and shelter

care in the City and hereby declare a housing and homelessness emergency pursuant Tucson Code § 11-106.

SECTION 2. The Mayor and Council declare that such an emergency exists because homelessness in the city has reached a crisis as indicated by the more than 20 percent increase in the unhoused population in the city over two years within the preceding five years. As a result, the Mayor and Council find that there are urgent and unmet needs to provide safe, warm, and habitable shelters for persons experiencing homelessness.

SECTION 3. Pursuant to Tucson Code § 11-108 the duration of the local housing and homelessness emergency shall be for a period of one year from the date of adoption of this Resolution by the Mayor and Council, unless further extended by the Mayor and Council.

SECTION 4. For the duration of the housing and homelessness emergency, the Mayor and Council authorize certain projects for shelter care use that would normally be subject to approval under the Zoning Examiner Special Exception Procedure under UDC § 3.4.3 to be approved through the PDSD Director Special Exception Procedure under UDC § 3.4.2.

SECTION 5. For the duration of the housing and homelessness emergency, the Mayor and Council authorize additional flexibility in the PDSD Director Special Exception Procedure under (UDC § 3.4.2) providing the Director with authority to modify the following zoning standards consistent with Section 1 above:

- A. Minimum Lot Size
- B. Maximum Number of Residents Permitted
- C. Parking Requirements

- D. Minimum Interior Setbacks from Lot Lines
- E. Maximum Lot Coverage
- F. Street Access
- G. Minimum Distance from R-3 or more restrictive zoning for Sites with up to 30 Residents.
- H. Minimum Distance from other shelter care or rehabilitation service uses for Sites with up to 30 Residents.

SECTION 6. For the duration of the housing and homelessness emergency, the Mayor and Council authorize additional flexibility in the Zoning Examiner Special Exception Procedure under UDC § 3.4.3 by providing the Zoning Examiner with authority to modify the following zoning standards consistent with Section 1 above for sites that do not meet the current UDC standards for projects with greater than 30 residents to address barriers to shelter care:

- A. Minimum Distance from R-3 or more restrictive zoning.
- B. Minimum Distance from other shelter care or rehabilitation service uses.

SECTION 7. The Mayor and Council authorize PDSD Staff to develop a Temporary Use Permit (“TUP”) application and process per UDC § 4.11, with the purpose of permitting “Safe Parking” and “Safe Sleeping” sites within the City. Standards for these sites will be developed jointly with HCD and are to be defined within 90 days of adoption of this Resolution and shall last for the duration of this housing and homeless emergency and any extension thereof.

SECTION 8. For the duration of the housing and homelessness emergency, the Mayor and Council grant authority to the PDSD Director to waive certain application

requirements typically required for the Special Exception Procedure to be determined on a case-by-case basis, and the City Manager may waive/reduce the fees for the Zoning Examiner Special Exception Procedure on a case-by-case basis.

SECTION 9. For the duration of the housing and homelessness emergency, the Building Official and Fire Marshal shall have the authority to provide relief from Building and Fire Code requirements while still providing appropriate safety applicable to any permanent structure built under this Resolution.

SECTION 10. PDSD and HCD shall submit a written report to the Mayor and Council six months from the date of adoption of this Resolution. The written report will provide a status update on efforts to implement the Mayor and Council direction on the housing and homelessness emergency and prepare permanent code relief for affordable housing and shelter care and will identify any further action to the Mayor and Council that may be needed. The Mayor and Council will review the written report, monitor the impact of the temporary emergency measures, and provide any additional direction.

SECTION 11. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Resolution.

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SECTION 12. It is necessary for the preservation of the peace, health, and safety of the City that this Resolution become immediately effective, an emergency is hereby declared to exist, and this Resolution shall be effective immediately upon its passage and adoption.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, February 3, 2026.

MAYOR

ATTEST:

INTERIM CITY CLERK

APPROVED AS TO FORM:

REVIEWED BY:

CITY ATTORNEY

CITY MANAGER

JA/tt
01/23/2026