10,000 Foot view of Pima County

Note: The green areas are the conservation land system of bio core and multi use designated lands.
State Land Trust and Federal Land

These are merely projections of when state land may be put to auction.
Comprehensive Land Use
New Housing Master Planned Communities

Active MPC Map

FFF: front foot fee per lot
New Housing Units over the Decades

* All units including apartments, homes, and mobile homes:

Added 160,770 persons in last decade but only 24,942 units = 4.68 persons per household

70% decrease in new units

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates
Single Family Permit Activity
Market Overview Homes & Apartments

TUCSON AVG NEW HOME VS AVG MEDIAN PRICES

Average Rent

<table>
<thead>
<tr>
<th>Bed Type</th>
<th>Rent</th>
<th>Annual Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$840</td>
<td>+24%</td>
</tr>
<tr>
<td>1 Bed</td>
<td>$970</td>
<td>+22%</td>
</tr>
<tr>
<td>2 Beds</td>
<td>$1,204</td>
<td>+24%</td>
</tr>
<tr>
<td>3 Beds</td>
<td>$1,349</td>
<td>+13%</td>
</tr>
</tbody>
</table>

Last updated 4/10/2022
Average Rents in Tucson

<table>
<thead>
<tr>
<th>Apartment Prices</th>
<th>Proportion</th>
</tr>
</thead>
<tbody>
<tr>
<td>$501-$700</td>
<td>2%</td>
</tr>
<tr>
<td>$701-$1,000</td>
<td>13%</td>
</tr>
<tr>
<td>$1,001-$1,500</td>
<td>20%</td>
</tr>
<tr>
<td>$1,501-$2,000</td>
<td>32%</td>
</tr>
<tr>
<td>$2,000+</td>
<td>33%</td>
</tr>
</tbody>
</table>
Why look at the entire market?

People move up and move down within the housing types based on age, income, and need. This may also include senior housing, military base housing, tribal housing and student housing. Greatest need may be in the middle as the market rentals/sales rise.
For each of these types of housing, what are the constraints to building more, giving access and innovating?

- Market Rate Housing
- Market Rate Rental Housing
- Naturally occurring affordable housing
- Affordable home ownership
- Affordable rental
- Supportive housing
- Emergency shelter
- Homeless
Options to Increase Affordable Housing

- Zoning Code – height (MU zone)
- Zoning Code – infill and reuse (hotels)
- Zoning Code – ADUs (guest houses)
- Zoning Code – mobile, manufactured, modular, tiny homes
- Surplus county land – (1436 parcels, 6800 acres in sewer service area)
- Access to infrastructure, utilities, transportation, services, etc.
- Funding