

RAÚL M. GRIJALVA
7TH DISTRICT OF ARIZONA

NATURAL RESOURCES COMMITTEE
RANKING MEMBER

COMMITTEE ON EDUCATION AND THE WORKFORCE

SUBCOMMITTEE ON EARLY CHILDHOOD, ELEMENTARY, AND
SECONDARY EDUCATION

SUBCOMMITTEE ON HIGHER EDUCATION AND WORKFORCE
DEVELOPMENT

CONGRESSIONAL PROGRESSIVE CAUCUS
CHAIR EMERITUS

Congress of the United States

House of Representatives
Washington, DC 20515

WEBSITE: <http://grijalva.house.gov/>

1203 Longworth HOB
Washington, DC 20515
Phone (202) 225-2435 | Fax (202) 225-1541

101 W. Irvington Rd, Building 4
Tucson, AZ 85714
Phone: (520) 622-6788 | Fax (520) 622-0198

146 N. State Ave.
P.O. Box 4105
Somerton, AZ 85350
Phone: (928) 343-7933 | Fax (928) 343-7949

Virtual Office
Tolleson, AZ 85353
Phone: (623) 536-3388

March 24, 2023

The Honorable Tom Cole
Chairman
Subcommittee on THUD, Related Agencies
U.S. House of Representatives

The Honorable Mike Quigley
Ranking Member
Subcommittee on THUD, Related Agencies
U.S. House of Representatives

Dear Chairman Cole and Ranking Member Quigley,

I am requesting \$4,000,000 under the FY 2024 HUD-Economic Development Initiative program for the City of Tucson's South 10th Avenue Affordable Housing Pre-Development Infrastructure project.

The project will prepare a 12-acre city-owned site for a 300–500-unit affordable housing development. The City of Tucson is currently conducting Site Planning and Conceptual Design for a Mixed-Income Development to include community amenities for the neighborhood as well as a direct connection to the El Paso and Southwestern Greenway, a shared use path that connects to downtown. The South 10th development offers a valuable opportunity to provide much needed housing in an established, walkable neighborhood with easy access to downtown. It will include a variety of housing types that support housing affordability and choice by providing a mix of both affordable and market-rate units to serve a range of incomes.

The funds will be used for pre-development improvements to reclaim and prepare this 12-acre city owned site for a 300-500-unit affordable housing development, including site preparation, green stormwater infrastructure and other flood control features, sidewalks, streetscape improvements, water, sewer, and other utility service improvements necessary to facilitate an upcoming mixed income housing development.

Over the past several years, the cost of housing has risen dramatically in Tucson. Since 2017, the median rent in Tucson rose 86% and household incomes have not kept up with the rising costs of housing. The lack of affordable units has exacerbated socio-economic disparities and contributed to housing instability for many Tucsonans. This City of Tucson owned site has significant potential for developing housing at scale, but the lack of infrastructure necessary to support the development causes a significant obstacle to construction. Preparing the site to ensure the project can move forward swiftly is a wise investment of taxpayer funds. The proposed site brings a significant number of affordable units to an area in Tucson that particularly needs them. This site is well-situated to be accessible to public transit and necessary services.

The project meets eligibility requirements, is shovel ready and able to obligate funds within a year. Thank you for your consideration of this important project.

Sincerely,

A handwritten signature in blue ink that reads "Raúl M. Grijalva". The signature is written in a cursive style with a large, stylized 'R' at the beginning.

Raúl M. Grijalva
Member of Congress