



PRESS RELEASE

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Arizona Gov. Hobbs, Tucson Mayor Romero and Gorman & Company Celebrate Tucson House Rehabilitation for Safe Accessible Affordable Housing

TUCSON, Ariz (March 10, 2026) – Arizona Gov. Katie Hobbs and Tucson Mayor Regina Romero led the celebration of the **much-anticipated Tucson House rehabilitation** today, which will reconstruct aging infrastructure and improve safety and accessibility.

The groundbreaking ceremony represents a major milestone in the City of Tucson's Thrive in the 05 Transformation Plan and the Mayor and Council's continued investment in affordable housing preservation.

"Tucson House is more than walls and windows, it is a beacon of hope, a symbol of resilience, and a demonstration of the rich culture that defines this city," said Gov. Katie Hobbs. "Today Tucson House and the older adults who will reside in its nearly 400 renovated units become part of our story to transform affordable housing."

Through a **\$50 million Choice Neighborhoods Implementation (CNI) grant awarded in 2023, the City of Tucson, working in partnership with Gorman & Company as co-developer, general contractor, and future property manager**, will undertake a full transformation of the property to ensure it will remain a safe, dignified home for older adults for decades to come.

"Tucsonans need housing that meets their needs across the continuum, from emergency housing to workforce housing to homeownership. With these

upgrades, Tucson House will offer the comfort, accessibility and on-site services residents deserve,” said **Mayor Reginia Romero**. “Pursuing this grant was one piece of the City's larger Thrive in the 05 strategy to provide modern, comfortable housing for more Tucsonans. It's good to see that strategy bearing fruit in traditionally underinvested neighborhoods.”

The governor and mayor were joined in ceremony by Housing and Community Development (HCD) Director Ann Chanecka, Arizona Department of Housing Director (ADOH) Ruby Dhillon-Williams, District 5 Pima County Supervisor Andrés Cano, City of Tucson Assistant City Manager Liz Morales, and Gorman & Company's Arizona Market President Sally Schwenn.

HCD Director Chanecka said, "HCD is excited to be at this point of construction after years of engagement with residents. We heard loud and clear that residents want to rehabilitate Tucson House and many want to remain living here, and they want security enhancements and upgrades. We are proud to fulfill our promise to residents to preserve this iconic building to continue serving older residents for another 60 years."

The CNI grant from the U.S. Department of Housing and Urban Development (HUD) has enabled the City to develop mixed-income housing on three additional sites to establish an extensive support system for residents in the Tucson House and strengthen ongoing public investments in the 2.3 square mile Oracle Road and Miracle Mile area known as Thrive in the 05. The grant has allowed the City to leverage federal funds for an additional \$300 million from public, private, and non-profit sources.

“Tucson House holds an important place in this community, and preserving it is essential to meeting today’s housing needs,” said **Sally Schwenn, Arizona Market President at Gorman & Company**. “By reinvesting in existing public housing, we demonstrate how older properties can be modernized thoughtfully, without displacing residents, and continue serving the people who have long called them home. We are honored to be a part of this impactful project.”

The Thrive in the 05 Transformation Plan adopted by Tucson Mayor and Council in 2022 identified a community-driven vision for investment in the area.

The property will be reconfigured into 358 modern, affordable apartment homes for older adults ages 55 and older, with upgraded systems, new community and amenity spaces, and enhanced outdoor areas. Although units are being reduced at Tucson House, they are being replaced as “replacement units” at a greater than 1:1 ratio in other development projects for an overall increase in affordable housing in our community.

This rehabilitation will ensure Tucson House remains a safe, dignified, and vibrant home for generations to come.

Transformation work on Tucson House has begun. Some residents have vacated their apartments which have begun to be renovated and have moved to vacant Tucson House apartments or offsite. Tucson House Resident Services has been working with Tucson House residents for the past three years in preparation of the multi-year remodeling initiative.

Project partnerships include:

- City of Tucson and El Pueblo Housing Development (EPHD), the City’s non-profit development arm
- Co-developer and Choice Implementation Entity Gorman & Company
- Tucson architects PMM, ADOH; HUD; Tucson IDA; National Parks Service; AZ SHPO; Pima County; Fannie Mae; J.P. Morgan Chase; Hudson Housing Capital; Citi; and Praxis Consulting Group.

About El Pueblo Housing Development: EPHD is tasked with building and rehabilitating housing to provide affordable units to people making up to 120% of the Area Median Income with the priority on housing for low-income residents. EPHD has 10 affordable housing projects in planning or under construction, totaling more than 1,200 units of and nearly 2000 bedrooms.

About Gorman and Company: Gorman & Company is a leader in community revitalization through a steadfast dedication to high-quality, affordable, workforce, public, and senior housing nationwide. Their fully integrated platform, led by a team of industry leaders in development, architectural design, construction, and portfolio management,

provides the highest level of customer care to their partners. At the heart of Gorman's philosophy is a commitment to collaboratively build strong, inclusive neighborhoods alongside municipalities, governmental organizations, and nonprofits. Headquartered in Wisconsin with offices in Portland, Gorman has been recognized as one of the nation's top "Affordable Housing Developers" by Affordable Housing Finance magazine for more than a decade. Learn more about their diverse portfolio of national projects on their website.

Photos:



Resource Links:

- [Gorman & Company](#)
- [City of Tucson Housing and Community Development](#)

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