



PROSPERITY ■ INTEGRITY ■ EQUITY

PLAN TUCSON

TUCSON GENERAL PLAN UNDERWAY

Housing Element Working Group Meeting July 22, 2011



CITY OF TUCSON
Housing and
Community Development
Department

Today's Agenda

Part 1

Welcome and Introductions

Plan Tucson Process to Date

Policy Working Group Role and Schedule

Socioeconomic Prosperity

Part 2

Housing Element Focus Area - Working Document Overview

Initiatives and Themes

Indicators

BREAK

Part 3

Working Group Policy Making Exercise



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Plan Tucson: Progress to Date

March 22, 2011 - Mayor and Council adopted the Public Participation Program for Plan Tucson

April 2011 - Six General Public Introductory Meetings

May 20, 2011 - Stakeholders Orientation Meeting

June 10, 2011 - Stakeholders Guiding Principles Meeting

July 8, 2011 - Schedule of Meetings for Policy Working Groups (July 2011 – April 2012)

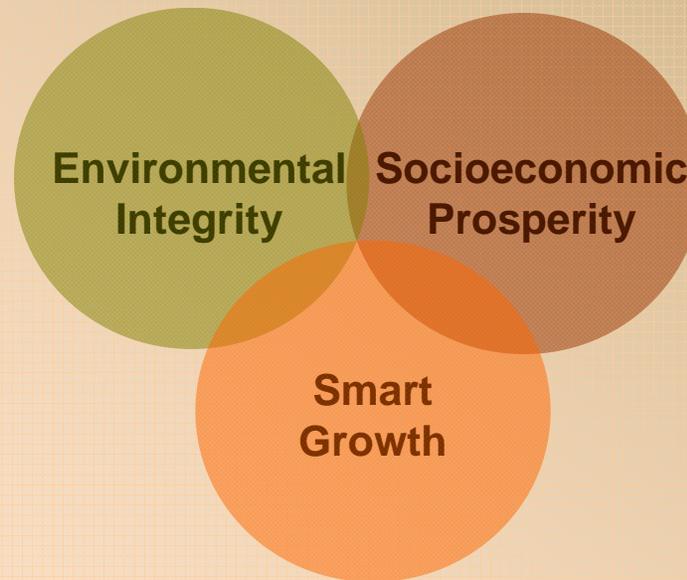


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Plan Tucson Focus Areas

Strategic Direction

Plan Tucson will be a tool to assist in making decisions for Tucson's future. The framework for the plan consists of three interrelated focus areas as shown below. Each of these focus areas is made up of a series of elements as illustrated in the diagrams to the next slide.



*This is a working document that may be further refined as Plan Tucson proceeds and additional information and input is obtained.

Plan Tucson Focus Areas

Environmental Integrity

The integrity of the natural environment is directly related to Tucsonans' health and ultimately to the City's financial well being. An unhealthy environment, means time and money must be spent on cleaning up pollution, meeting national standards, and addressing environmentally related illness. Elements to be addressed in Plan Tucson's Environmental Integrity Focus Area are:

Energy and Climate Change Green Infrastructure Water Environmental Quality

Smart Growth

Smart urban development reflects a holistic approach to creating a community that reflects sensitivity to the interrelationship of the elements that contribute to environmental integrity and socioeconomic prosperity with those that are more directly related to the built environment. Elements to be addressed in Plan Tucson's Smart Growth Focus Area are:

Land Use and Transportation Urban Design Redevelopment and Revitalization Historic Preservation Public Infrastructure and Facilities

Socioeconomic Prosperity

Socioeconomic prosperity is an indicator of the quality of life in a community. It is often related to wealth, but also includes other factors that together contribute to Tucson's overall well being. Elements to be addressed in Plan Tucson's Socioeconomic Prosperity Focus Area are:

Housing Economic Development Education Community Participation
Public Health Recreation Cultural Heritage and Arts Public Safety

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State Requirements General Plan

A.R.S. 9-461.05

E.6. A housing element consisting of standards and programs for the eliminations of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs of all segments of the community regardless of race, color, creed or economic level.

Outline of Housing Element Working Document

- I. Introduction
- II. The Basics
- III. Agencies & Organizations Involved in Housing
- IV. Housing Related Concepts
- V. Recent Housing Initiatives
- VI. Vision for Housing
- VII. Housing Trends
- VIII. Housing Indicators
- IX. Identified Housing Themes

Initiatives Related to Housing

Exhibit 2: Recent City of Tucson Initiatives Related to Housing

Document	Year	Policies & Recommendations (web links)
City of Tucson and Pima County Analysis of Impediments to Fair Housing Choice (AI)	2009	www.pima.gov/ced/resource/cons/documents/PimaTucsonConsortiumAnalysis
City of Tucson and Pima County 5-year Consolidated Plan	2010	cms3.tucsonaz.gov/hcd/plans
Affordable Housing Strategies	2010	cms3.tucsonaz.gov/hcd/plans
City of Tucson Strategic Work Plan	2010 - 2011	cms3.tucsonaz.gov/strategicworkplan
5-Year Agency Plan -Section 8 Voucher	2011	cms3.tucsonaz.gov/hcd/plans
5-year Agency Plan - Public Housing	2011	cms3.tucsonaz.gov/hcd/plans
50+ Area and Neighborhood Plans	Varies	cms3.tucsonaz.gov/hcd/plans

Identified Housing Themes

The following recurring themes emerged from a review of the recent housing initiatives (see Section IV), and provide a starting place for the development of housing policy for Plan Tucson.

1. Housing Preservation
2. Housing Supply
3. Housing Mix (type and affordability)
4. Housing Quality
5. Housing Efficiency
6. Housing Choice/Access
7. Housing Location
8. Housing Design
9. Homelessness
10. Housing Resources
11. Targeted Neighborhood Revitalization
12. Comprehensive Community Development – Transportation, Jobs, Housing, Open Space, and Business/Commerce

Housing Indicators

Housing is a temporary or permanent shelter that serves as a primary residence where day-to-day activities take place.

Homelessness

Household Composition

Housing Conditions

Housing Costs

Neighborhood Infrastructure

Accessibility

Sales and Financing Data

Foreclosures

Construction Data

Location Efficiencies & Land Use

Assisted Living

Affordability

Energy Efficiency

Subsidized Housing Waiting Lists

Homelessness

During the 2010 calendar year, 7,812 unduplicated individuals utilized homeless services at some point in the 12-month period. Of these, 79% were adults and 21% were children under the age of 18.



*Data from the January 1, 2010 to December 31, 2010
Tucson/Pima County Homeless Management Information System (HMIS)*

Household Composition

Between 2000 and 2010 the number of Tucson households with children under the age of 18 increased by only 206; Tucson households without children under the age of 18 increased by 12,457.

U.S. Census



Housing Conditions

The number of Tucson housing units that are 50 years old or older increased by 30,000 over the last decade from 17,888 in 2000 to 48,171 in 2010.

U.S. Census



Housing Costs

Of the residential properties listed for sale on the Tucson Association of Realtors Multiple Listing Service at a point in time (July 2011), 4,024 listings were for housing (0 to 3-bedrooms) at a sales price under \$200,000; approximately half of those (1912) were listed for sale at or below \$100,000.



Neighborhood Infrastructure

The City of Tucson ranks below the national average for park space per capita.



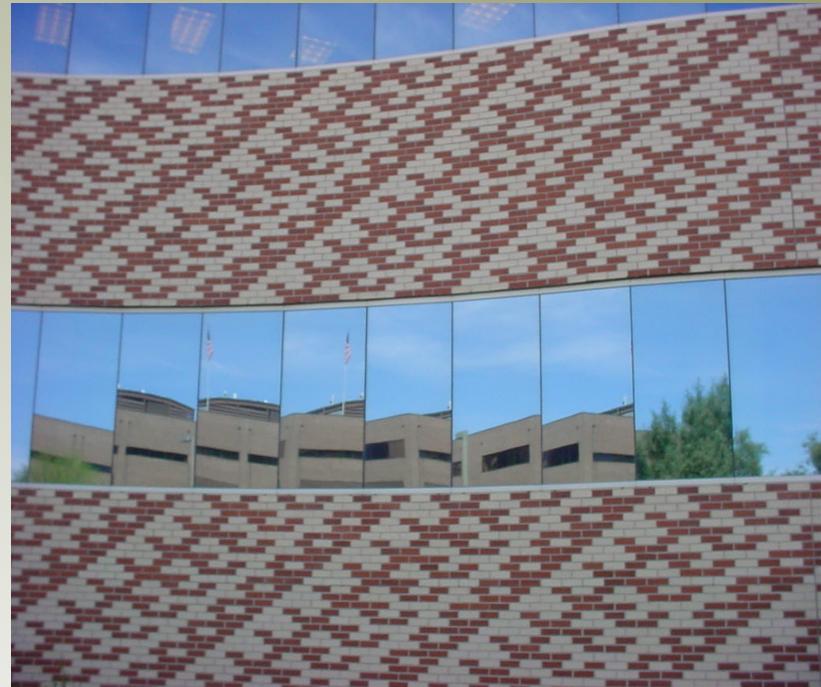
Accessibility

More than half of the housing discrimination complaints received by the Arizona Attorney General's office between January 1, 2005 and mid-April 2009 were based on disability.

2009 Analysis of Impediments to Fair Housing, City of Tucson and Pima County Consortium

Over 53% of all Hispanics in Pima County live in 7 of the 32 zip codes within the county, and 42% live in 5 zip codes that are over 49% Hispanic.

2009 Analysis of Impediments to Fair Housing, City of Tucson and Pima County Consortium



Sales and Financing



Arizona credit scores are higher than the national average, 672 and 664 respectively. The interest rate on a \$150,000 to \$200,000 loan with a 30-year fixed mortgage is between 4% and 5% on approved credit.

Fair market monthly rents for Tucson (HUD):

- 1-bedroom - \$ 661.00
- 2-bedroom - \$ 848.00
- 3-bedroom - \$ 1,221.00

There are 78,527 foreclosures in the State of Arizona. An estimated 9,000 properties in Tucson are currently either bank owned or ready for auction.

Construction Data

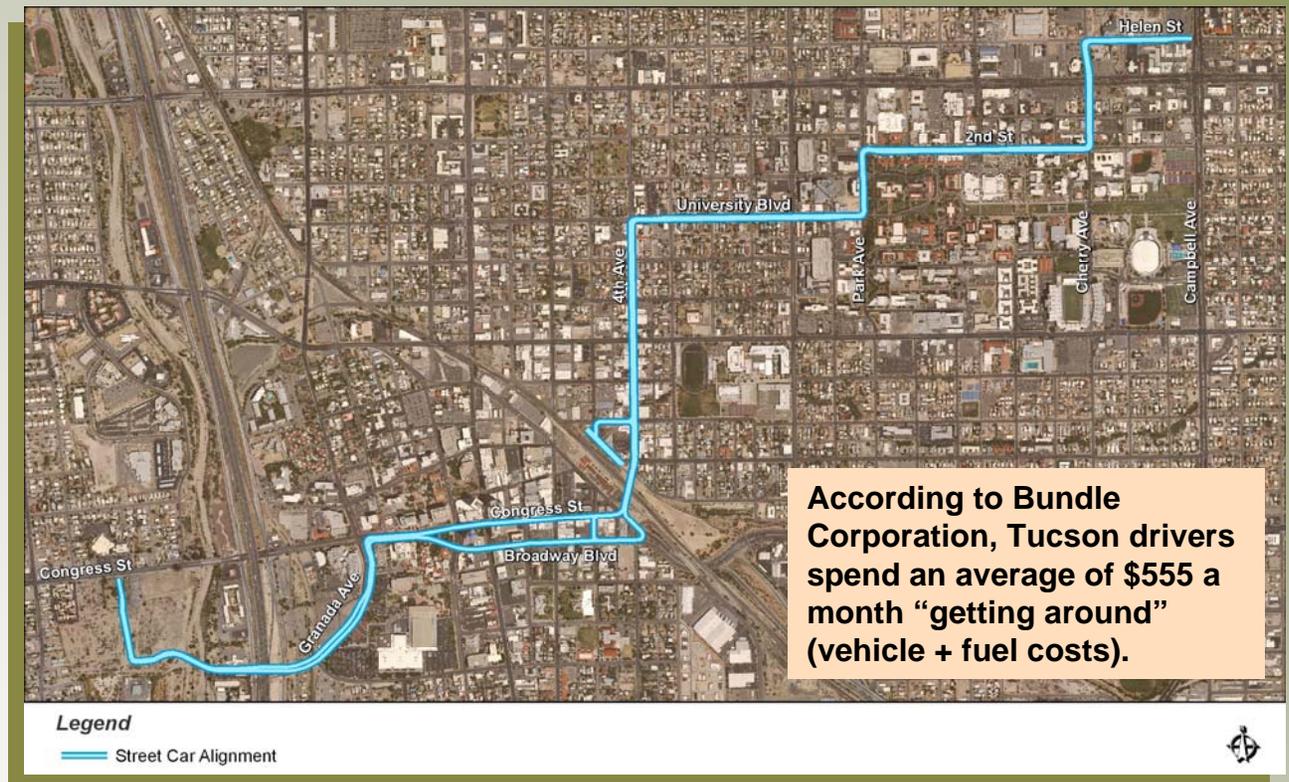
The 2010 price per square foot to construct a small apartment building in Tucson was \$91. Single family housing construction costs ranged from \$84 per square foot for a basic tract home to \$155 per square foot for a luxury home.

The survey of construction costs excluded the price of land. Included were the cost of materials, labor, connections to infrastructure, site preparation, building permits, insurance, architectural fees, contractor overhead and profit, and finishes. *RealEstateInvestmentCenter.com*

Location Efficiencies

In fiscal year 2008, there were 923,271 vehicles registered in Pima County. *State of Arizona Motor Vehicle Division*

Only 3% of the land zoned for residential use within the Plan Tucson boundary provides for “high density” development, compared to 38% zoned for single family residential.



Assisted Living

Between 2000 and 2015 as a percent of the total state population, states in the west and southwest will experience the greatest increases in the elderly population. *Neighborworks, Aging in Place*

The average annual cost for assisted living in the United States is \$39,000.

Emeritus Senior Living



Housing Affordability

In general affordable housing is defined as housing for which the occupant(s) is/are paying no more than 30% of his or her income for gross housing costs, including utilities. *HUDuser.gov*

Housing Purchasing Power

Job Title Employment	FT Wages	\$ for Housing	Rent/ Utilities	Gap
Wait Staff	\$15,392	\$385	\$1000	-\$615
Bank Teller	\$22,321	\$558	\$1000	-\$442
Grounds Keeper	\$25,147	\$629	\$1000	-\$371
Teacher/ Accountant	\$45,000	\$1125	\$1000	+\$125

HUD Fair Market rent for a 2-bedroom is \$848

Energy Efficiency

The average monthly utility expenses for Tucson households is **\$187**. *Bundle Corporation*



Subsidized Housing Waiting Lists

In May 2011 over 5,500 income eligible households were on the City of Tucson waiting list for subsidized rental housing.

Tucson Public Housing Authority

The Public Housing Authority has in its inventory about 6,500 subsidized housing units for all of Pima County; 5,000 of these low-income units are Section 8 and the majority depend on contracts with private sector landlords.

