

MINIHOME, MICROSHELTER, MULTIFAMILY HOUSING DEVELOPMENTS

IN THE CITY OF TUCSON

OCTOBER 15, 2024

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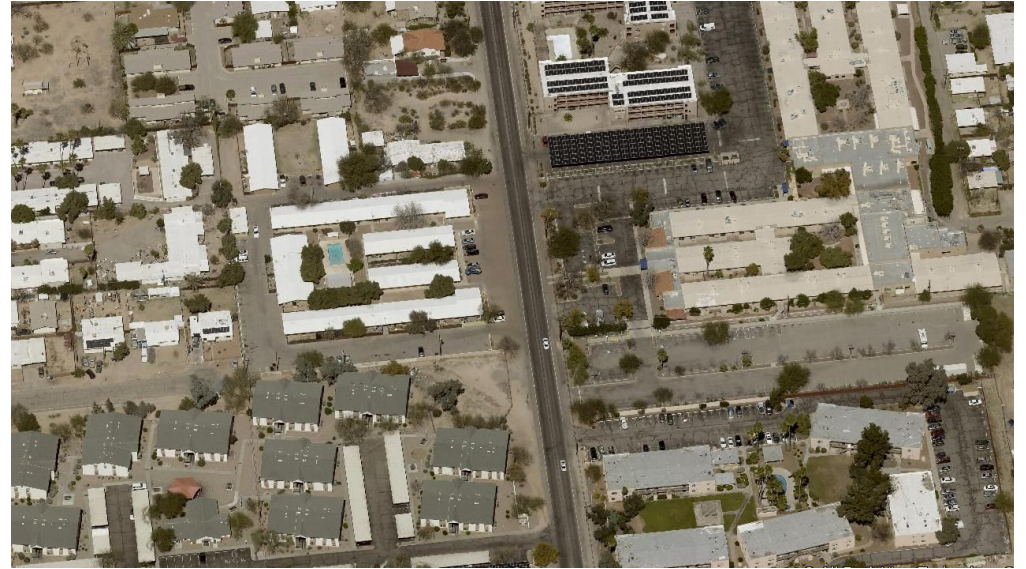
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SOURCE: TUCSON MAPGUIDE PIMA COUNTY PICTOMETRY

DEFINITION

MICROSHELTER v **MINIHOME** v **MULTIFAMILY**

MICRO: TEMPORARY SHELTER, EMERGENCY, HOUSELESS

MINIHOME: STANDARD MULTIFAMILY, BUT SMALLER UNITS

MULTIFAMILY: IN GENERAL, MORE THAN 2 UNITS ON 1 PROPERTY

GOAL

MULTIHOUSING DEVELOPMENT +/- 15 UNIT DEVELOPMENT

CODE REVIEW

INVESTIGATED ALL ZONES AND REGULATIONS FOR RESIDENTIAL
DEVELOPMENT IN TUCSON

MAPS

INVESTIGATED POTENTIAL DEVELOPMENT FOR TYPICAL MEDIUM AND
HIGH DENSITY RESIDENTIAL ZONED PROPERTIES IN TUCSON

INTERVIEWS

DISCUSSED GOALS FOR AND BARRIERS TO DEVELOPMENT OF
MICROSHELTERS IN TUCSON WITH SEVEN DEVELOPERS

COMPARISON

OTHER CITIES: PORTLAND, AUSTIN, SEATTLE, PHOENIX
DEVELOPMENT REGULATIONS FOR MULTIFAMILY HOUSING AND
TEMPORARY SHELTERS

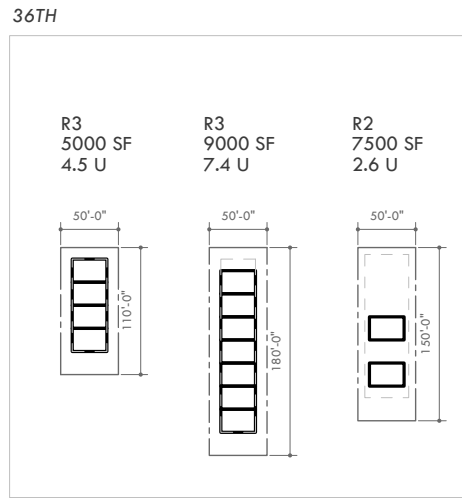
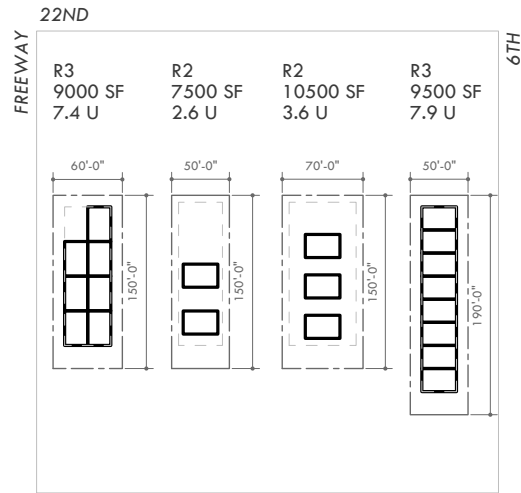
PROCESS

RESEARCH

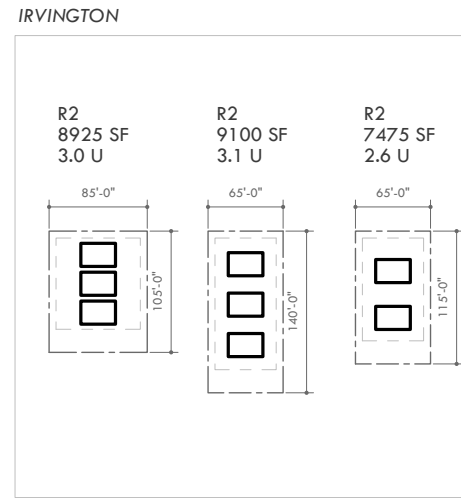
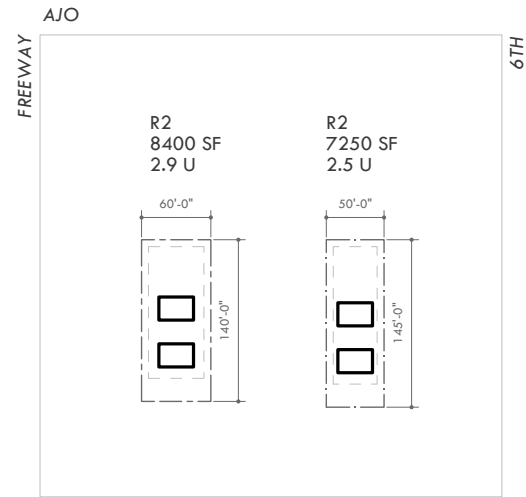
CITY OF TUCSON
UNIFIED DEVELOPMENT CODE
20-Feb-24

ZONE	RH	SR	SH	RX1	RX2	R1	R2	R3	MH1	MH2	O1	O2	O3	C1	C2	C3	OCR1	OCR2	P1	I1	I2	OS	IR	P	RV	NC	RVC	MU
% OF LAND AREA						18.4	9.4	2.6	3.8	0.2	0.04	0.04	1.8	2.4	3.1	0.8	0.2	0.2										
% OF ZONE ALLOWING +4 UNITS						0	6.8	37.2	25.5	75.3	11.9	11.9	22.9	65.5	85.6	82	100	100										
% LAND AREA +4 UNITS						0	0.63	0.96	0.95	0.15				2	2.6	0.5												
DENSITY, UNIT/ACRE	0.242	0.302	2.42	1.21	2.72	2 MAX	15	36	8	15	8	8	22	36	44	87	UNLIM	UNLIM	UNLIM	UNLIM	1 MAX							
DUPLEX							*	[
MANU							*	[
SFH ATTACH							*	[
SFH DETACH							*	[
MFH							"	[
GROUP								[
ADU																												
FLD																												
MOBILE HOME DWELL																												
MOBILE HOME PARK																												
ADULT CARE 10)	<	<	<	<	<	I, <	{	{	{	G	G	G, {															
ADULT CARE 15)	<	<	<	<		@, <		{		G, {																	
ADULT CARE UNLIM	>	?	?	?	?	?	B, I	\	\		G, H			B, H	H, K	H	{	{	{									
PHYS AND BEHAV CARE 10)	<	<	<	<	<	<	{	{	{	G	G	G, {															
PHYS AND BEHAV CARE 15)	<	<	<	<		<		{		G, {																	
PHYS AND BEHAV CARE UNLIM	>	?	?	?	?	?	I	\	\		G, H			B, H	H, K	H	{, +	{	{									
REHAB 10																												
REHAB 15							\$, A				B, G																	
REHAB 20								B																				
REHAB UNLIM							%				D, G			J	J, K	J	+, J	+	L		L, L							
SHELTER 10																												
SHELTER 15							\$, A				B, G																	
SHELTER 20								B																				
SHELTER UNLIM							% C	% D			D, G			J	J, K	J	+, J	J	+	L		L, L		L				
CHILD REHAB 10							E	^, F									+											
DOMESTIC VIOLENCE 10							\$, A										+			F								
DOMESTIC VIOLENCE 20								\$, B												F								

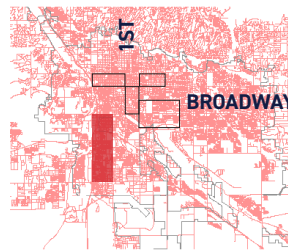
INFORMATION BASED ON TUCSON UDC, 2024



AJO



VALENCIA



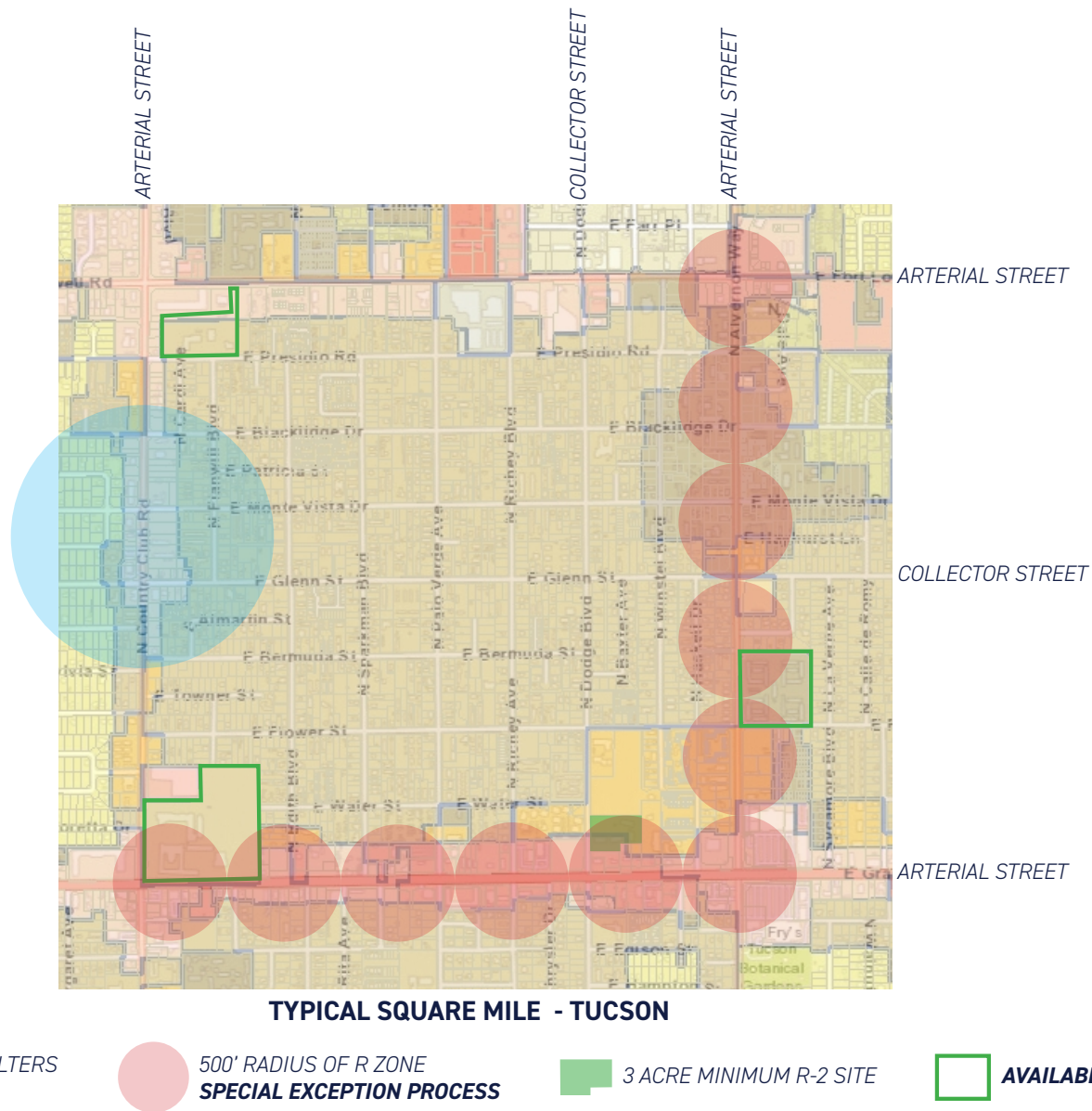
PROBLEM
TIME AND **LAND**

ZONE > LOT AREA	# OF UNITS ALLOWED	# OF PARCELS AVAILABLE	# OF PARCELS IN ZONE	% IN ZONE	% IN CITY
R2 > 20,000 SF	+7 UNITS	1,672 PARCELS	49,636 PARCELS	3.3%	0.9%
R3 > 20,000 SF	+17 UNITS	806 PARCELS	14,651 PARCELS	5.5%	0.4%
O2 > 20,000 SF	+4 UNITS	14 PARCELS	123 PARCELS	11.3%	0.0%
R2 > 3 ACRES	+45 UNITS	257 PARCELS	49,636 PARCELS	0.5%	0.1%
R1 > 1.5 ACRES	2 UNITS	752 PARCELS	71,209 PARCELS	1.0%	0.4%
R2 > 1.5 ACRES	+23 UNITS	497 PARCELS	49,636 PARCELS	1.0%	0.2%
R3 > 1.5 ACRES	+54 UNITS	318 PARCELS	14,651 PARCELS	2.1%	0.1%
MH1 > 1.5 ACRES	+12 UNITS	206 PARCELS	3,083 PARCELS	6.6%	0.1%
O1-O3 > 1.5 ACRES	+12-33 UNITS	290 PARCELS	7,338 PARCELS	3.9%	0.1%

DATA PROVIDED BY THE CITY OF TUCSON | **NOTE: TUCSON HAS A TOTAL OF 178,463 PARCELS**

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% OF LAND AREA						18.4	9.4	2.6	3.8	0.2	0.04	0.04	1.8	2.4	3.1	0.8	0.2	0.2	
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PROBLEM
TIME AND **LAND**



MICROSHELTERS, SPECIFICALLY

PROBLEM
TIME AND **LAND**

DEFINE HOUSING TYPE
DEFINE NUMBER AND TYPE OF PEOPLE
LIVING IN THOSE HOUSING TYPES
TO REGULATE THE USE
IN THE ZONE IN WHICH IT IS ALLOWED

HOUSING TYPE

SINGLE FAMILY DWELLING
DUPLEX DEVELOPMENT
TRIPLEX DEVELOPMENT
MULTIFAMILY DEVELOPMENT
TOWNHOUSE
ROWHOUSE
COTTAGE HOUSING
ACCESSORY DWELLING
MANUFACTURED DWELLING
GROUP DWELLING
RESIDENTIAL CARE

TYPE OF USER

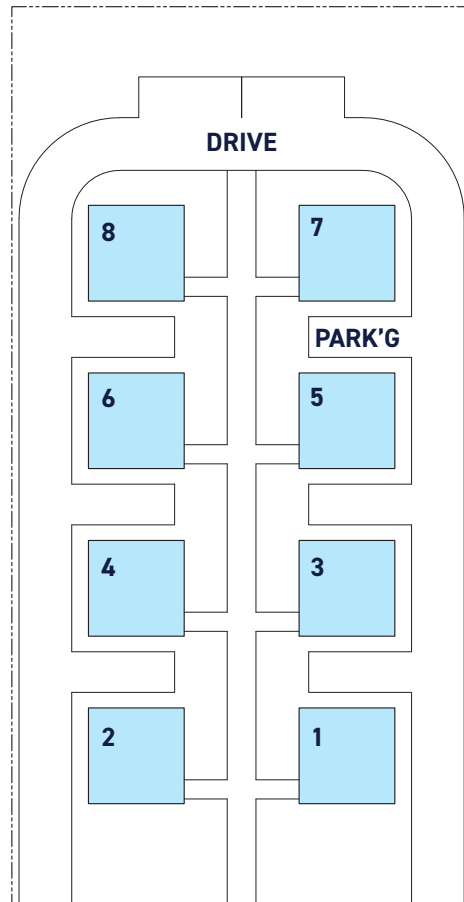
1 FAMILY
ELDERLY
PHYSICALLY DISABLED
DELINQUENTS
HOMELESS
PREGNANT TEENS
VICTIMS OF VIOLENCE
5-16 UNRELATED PEOPLE

ZONE

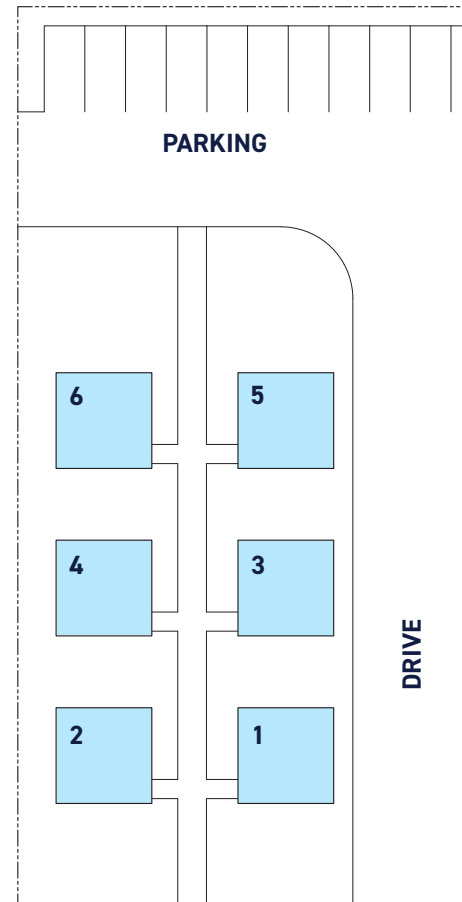
RESIDENTIAL
MOBILE HOME
COMMERCIAL
MULTI USE
OFFICE
CIVIC
INDUSTRIAL

PROBLEM

DEFINITIONS



1939 - AS EXISTING THROUGH 2000
 8 DWELLING UNITS
 8 PARKING SPACES
 8,911 SQUARE FEET LOT COVERAGE



2021 - IF USING TODAY'S CODE STANDARDS
 6 DWELLING UNITS
 9 PARKING SPACES
 9,693 SQUARE FEET LOT COVERAGE

AN INCREASE IN THE HEAT ISLAND EFFECT
A REDUCTION IN TAX BASE FOR THE CITY
AN INCREASE IN RENT FOR THE CITIZENS OF MID-TOWN TUCSON
A DECREASE IN OVERALL INCOME FOR LANDOWNERS

PROBLEM

PARKING (...AND LOT SIZE, SETBACKS, AND LANDSCAPING)

SHORT TERM

EMERGENCY DECLARATION (MICROSHELTERS)

PARTNER WITH RELIGIOUS ORGANIZATIONS (MICROSHELTERS)

REVISE LAND USE CODE - PARKING BASED ON CONTEXT

REVISE LAND CODE - COMMERCIAL REGULATIONS FOR MFH +10 UNITS

REVISE LAND USE CODE - ROUND UP UNIT PER ACRE CALCULATION

MID TO LONG TERM

REVISE LAND USE CODE - DEFINITIONS FOR RESIDENTIAL USE

REVISE LAND USE CODE - SEPARATION OF LAND USE, CONSIDER TARGETING SPECIFIC INDUSTRIAL USE AREAS THAT ARE NO LONGER INDUSTRIAL USE

REVISE LAND USE CODE - FLOOR AREA RATIO ALLOWS MORE, SMALLER UNITS

FORMALIZE GOOD NEIGHBOR AGREEMENTS BETWEEN DEVELOPERS, CITY, NEIGHBORHOOD, AND NEIGHBORS

SOLUTIONS

FUTURE CONSIDERATIONS

SHORT TERM

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SOLUTIONS

FUTURE CONSIDERATIONS

CASE STUDY: PORTLAND OREGON

MAYOR AND COUNCIL ADOPTED **A SERIES OF CITY ORDINANCES** DECLARING A HOUSING EMERGENCY SINCE 2015

MAYOR AND COUNCIL HAS ABILITY TO PROVIDE
TEMPORARY HOUSING AND TEMPORARY PERMITS FOR SHELTER AND RELATED SERVICES

TWO ORDINANCES SET UP PATHWAYS TO OUTDOOR SHELTERS

'SHELTER TO HOUSING CONTINUUM ORDINANCE' 2021: **CHANGED ZONING CODE** TO ALLOW FOR SITING OUTDOOR VILLAGES; IDENTIFIED CITY-OWNED PROPERTIES THAT COULD POTENTIALLY BE USED FOR OUTDOOR SHELTERS.

'PAVING THE PATHWAY FROM STREETS TO STABILITY ORDINANCE' 2021: CODIFIED THE CITY'S APPROACH TOWARD OUTDOOR SHELTERS AND **PROVIDED THE REGULATORY TOOLS** NEEDED TO BUILD SIX ALTERNATIVE, OUTDOOR SHELTERS.

SOLUTIONS

EMERGENCY DECLARATION

CITY SHELTERS | SAFE REST VILLAGES

CITY SHELTERS PROVIDE:

PLACE TO SLEEP
BASIC AND NECESSARY HYGIENE
HARM REDUCTION
CASE MANAGEMENT AND BEHAVIORAL HEALTH SERVICES.

SAFE REST VILLAGE PROGRAM GOAL:

ENTER RECOVERY
RETURN HOME
RECONNECT WITH FAMILY
FIND PERMANENT SUPPORTIVE HOUSING

SOLUTIONS

EMERGENCY DECLARATION

CITY SHELTERS | SAFE REST VILLAGES

PERSONS RESIDING IN 'HIGH IMPACT ENCAMPMENTS' ARE REFERRED TO SAFE REST VILLAGE.
REFERRAL IS VOLUNTARY

HIGH IMPACT:

- CONSPICUOUS DRUG USE, PARAPHERNALIA, OR IMPROPERLY DISPOSED OF SYRINGES
 - AMOUNT OF UNCONTAINED DEBRIS
- PROXIMITY TO SCHOOL, PARK WITH PLAYGROUND, OR PRIVATE RESIDENCE
- ENVIRONMENTAL IMPACT AND/OR THE PRESENCE OF HAZARDOUS MATERIALS
 - RESTRICTION OF ACCESS AS DEFINED IN ADA STANDARDS
 - AREAS THAT ARE POSTED NO-TRESPASSING
 - SIZE OF CAMP
- VERIFIED REPORTS OF VIOLENCE OR CRIMINAL ACTIVITY
 - BLOCKING PUBLIC ACCESS
 - RESTRICTING MAINTENANCE

SOLUTIONS

EMERGENCY DECLARATION

CITY SHELTERS | SAFE REST VILLAGES

EACH VILLAGE HAS ITS OWN COMMUNITY GUIDELINES AND GOOD NEIGHBOR AGREEMENT

SHELTER OPERATORS ARE RESPONSIBLE FOR CRAFTING AND ENFORCING COMMUNITY GUIDELINES (WITHIN THE VILLAGE) AND THE GOOD NEIGHBOR AGREEMENT (OUTSIDE THE VILLAGE)

NO HOMELESS INDIVIDUAL IS DENIED ACCESS TO A VILLAGE DUE TO DRUG USE, PETS, BELONGINGS, ETC.

ALL VILLAGES HAVE LIMITS ON DRUG USE AND/OR SALE, BUT WITH VARYING LEVELS OF RESTRICTION

ACCORDING TO NEWS REPORTS, ENFORCEMENT OF RULES HAS BEEN AN ISSUE

RECOMMENDATION: CRAFT ENFORCEABLE AND ENFORCED SHELTER COMMUNITY GUIDELINES AND GOOD NEIGHBOR AGREEMENTS WITH COMPETENT SHELTER OPERATORS

SOLUTIONS

EMERGENCY DECLARATION

SOURCES | FOR MORE INFORMATION

<https://www.portland.gov/council/documents/ordinance/passed/191897>

<https://katu.com/news/local/city-leaders-speak-on-portlands-safe-rest-homeless-village-initiative>

<https://portlanddowntownna.com/wp-content/uploads/2022/02/HH-City-Safe-Rest-Village-Ordinance-2021.09.pdf>

<https://www.portland.gov/shelter-services/locations-city-shelters-and-culturally-specific-villages>

<https://www.portland.gov/shelter-services/city-shelter-program-background>

<https://www.portland.gov/council/documents/ordinance/passed/191897>

SOLUTIONS

EMERGENCY DECLARATION