

Toward a Community Preference Policy in Tucson

Abridged Recommendations

Condensed for the
Commission on Equitable
Housing and Development

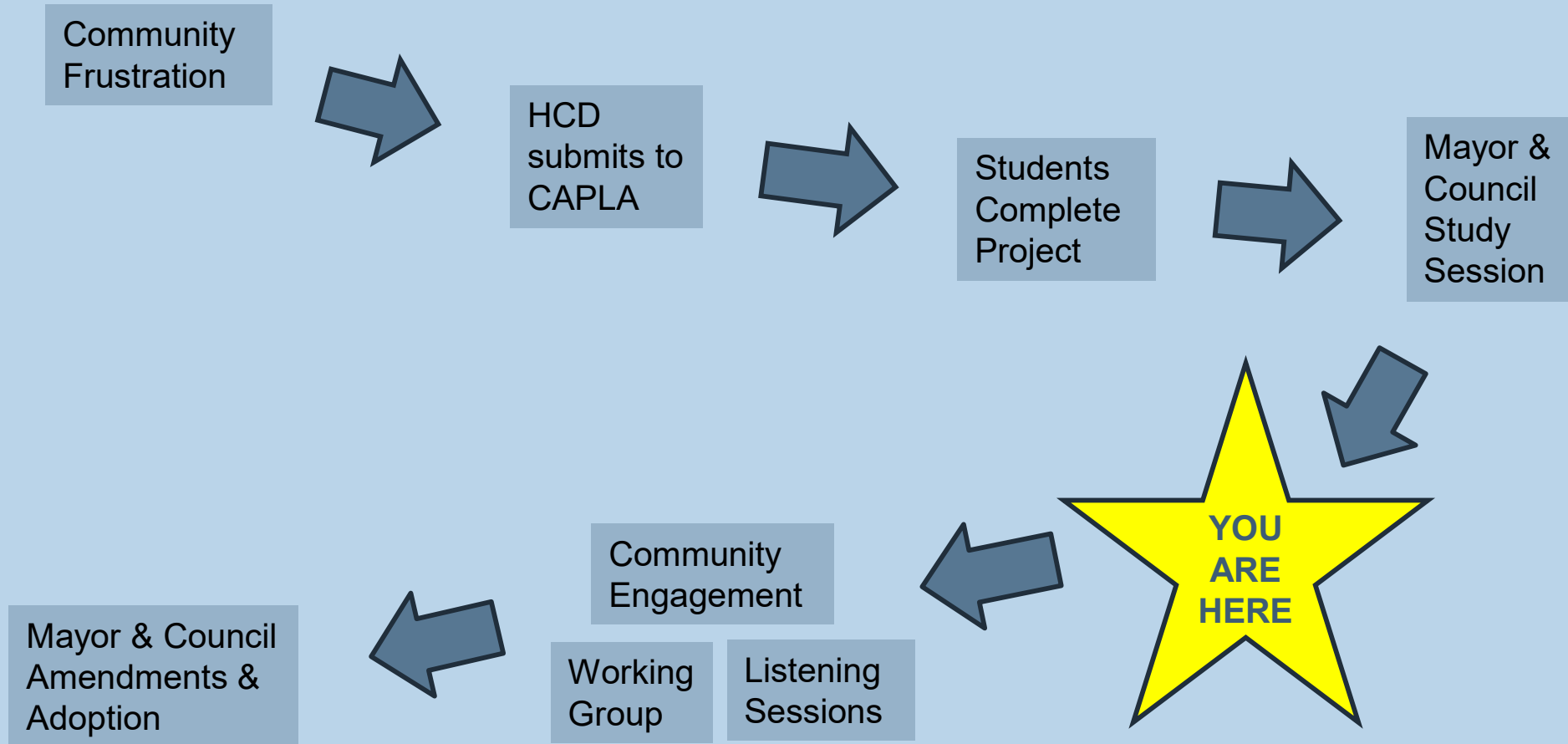
Based on full report by Joy
Kuhlo, April Putney, Amanda
Grant and Enya Cid

Prepared for City of Tucson,
Housing & Community
Development Department



Photo by Kathleen Dreier

CPP Timeline



Hey Commissioners!

This is a draft policy.

It was developed by graduate students at the U of A.

The community engagement has not begun.

The policy is not final.

You have the ear of M&C! What do they need to hear?

Some questions to ask yourself during this presentation:

- *What parts of the policy resonate with you? Why?*
- *Are there parts of this presentation that require an “explanatory comma?”*
- *What concerns do you have?*
- *What are blind spots HCD and City Council may have?*
- *How can we keep our own interests in check to better serve the community?*
- *Does this discussion remind you of other topics we can explore in the future?*



Provide advice to the Mayor and Council!

... on the policy

...on the community engagement

...on the implementation

...on the marketing

Bonus Q for the Community Engagement & Collaboration Subcommittee:

What would you like to see these sessions look like?
Framings, preparations, materials, food, inclusion considerations?

Input / Output

- Studio Time
 - Literature review
 - Interviews with policy implementors
 - Fair Housing Act considerations
 - And More!
- Community Preference Policy National Scan
 - Midterm Report (55 pgs)
 - Recommendations Report (70 pgs)
 - Policy Brief (pamphlet)
 - Dr. I Shapefile & Data Dictionary
 - Sample Disparate Impact Analysis

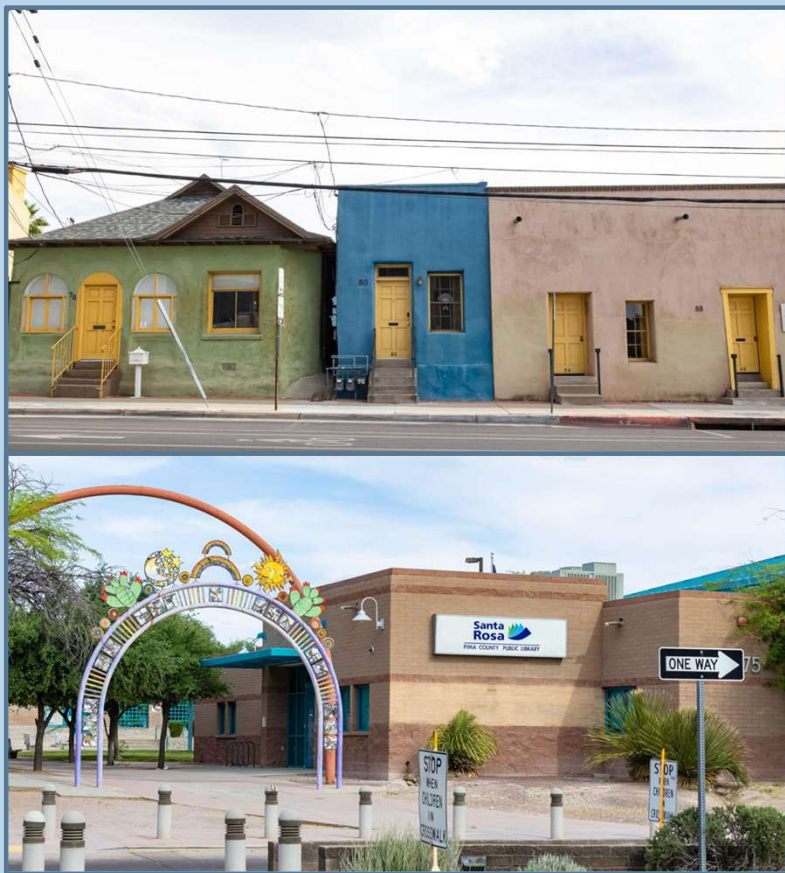


What is a Community Preference Policy?



Photo by Kathleen Dreier

P1 : Historic Displacement + Exclusion

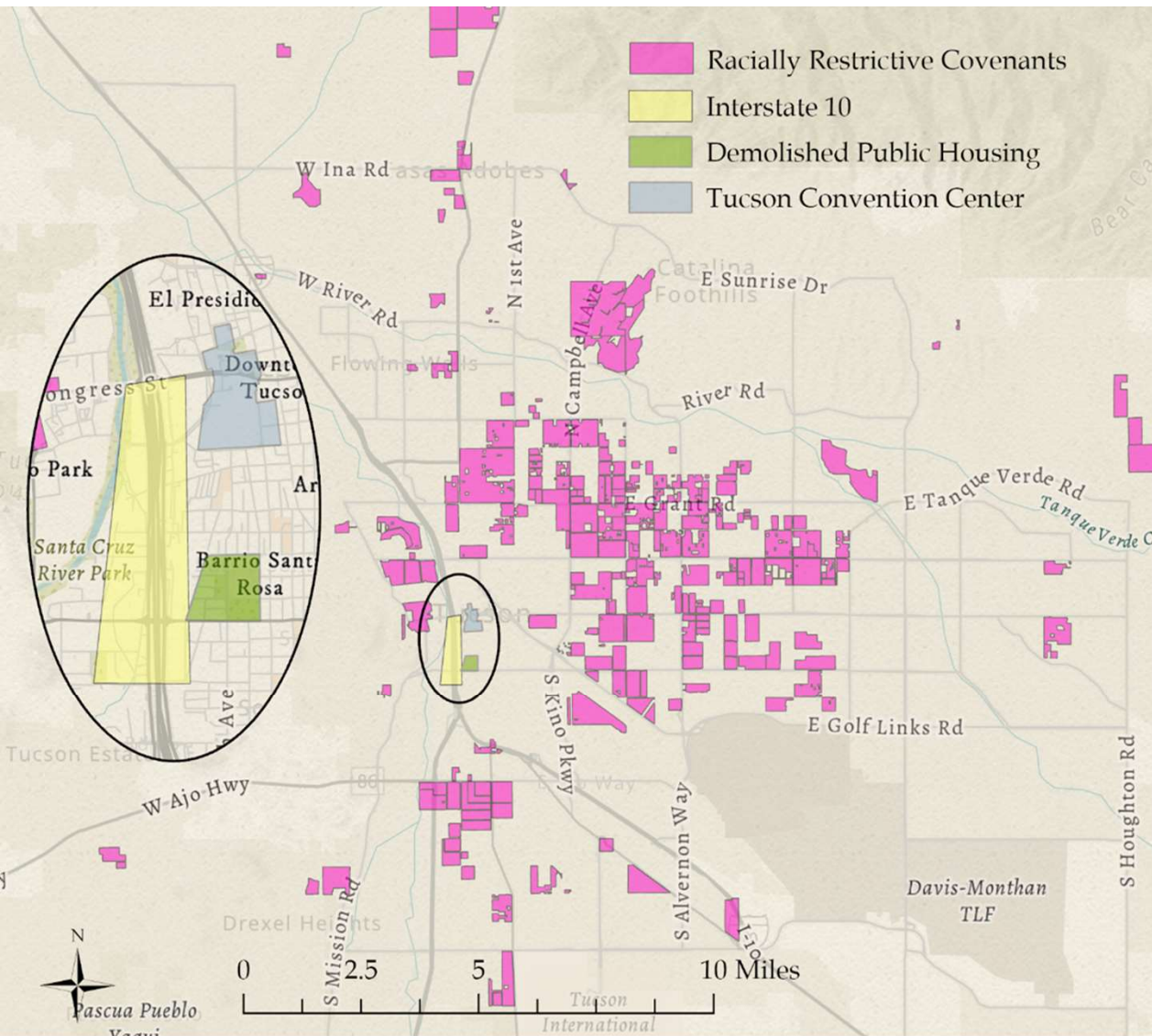


Photos by Kathleen Dreier

Reparative

- Tied to specific historic displacement events: TCC, I-10, Public Housing, CCR exclusion

Historic Displacement & Exclusion in Tucson



P1: Historic Addresses		
This list has been compiled from historical maps and records but it is not non-exhaustive. Other addresses associated with the identified displacement events in the Preference Policy may be considered.		
Displacement Event	Address	Source
I-10 Construction	1-1508 Farmington Rd. 608-630 Mesa St. 620-636 Peak St. 1220-1305 Cedar St. 606-646 Clark St.	Otero (Telephone Directory + Tucson Citizen, 1948)
TCC Constuction	32-70 S Convent 240-272 S Convent 101-170 W. Jackson 113-340 S Meyer 109-147 W Ochoa 52-56 W Corral 233-35 S Sabino 34-195 S Main	University of Arizona Libraries Digital Collections Sanborn Maps, Library of Congress
Public Housing	La Reforma Connie Chambers	19th Ave (N) to 22nd (S) along 10th Ave
CCRs	See map for subdivision information	Mapping Racist Covenants

Sources: L. Otero, A. Carranza, & University of Arizona School of Geography, Development & Environment

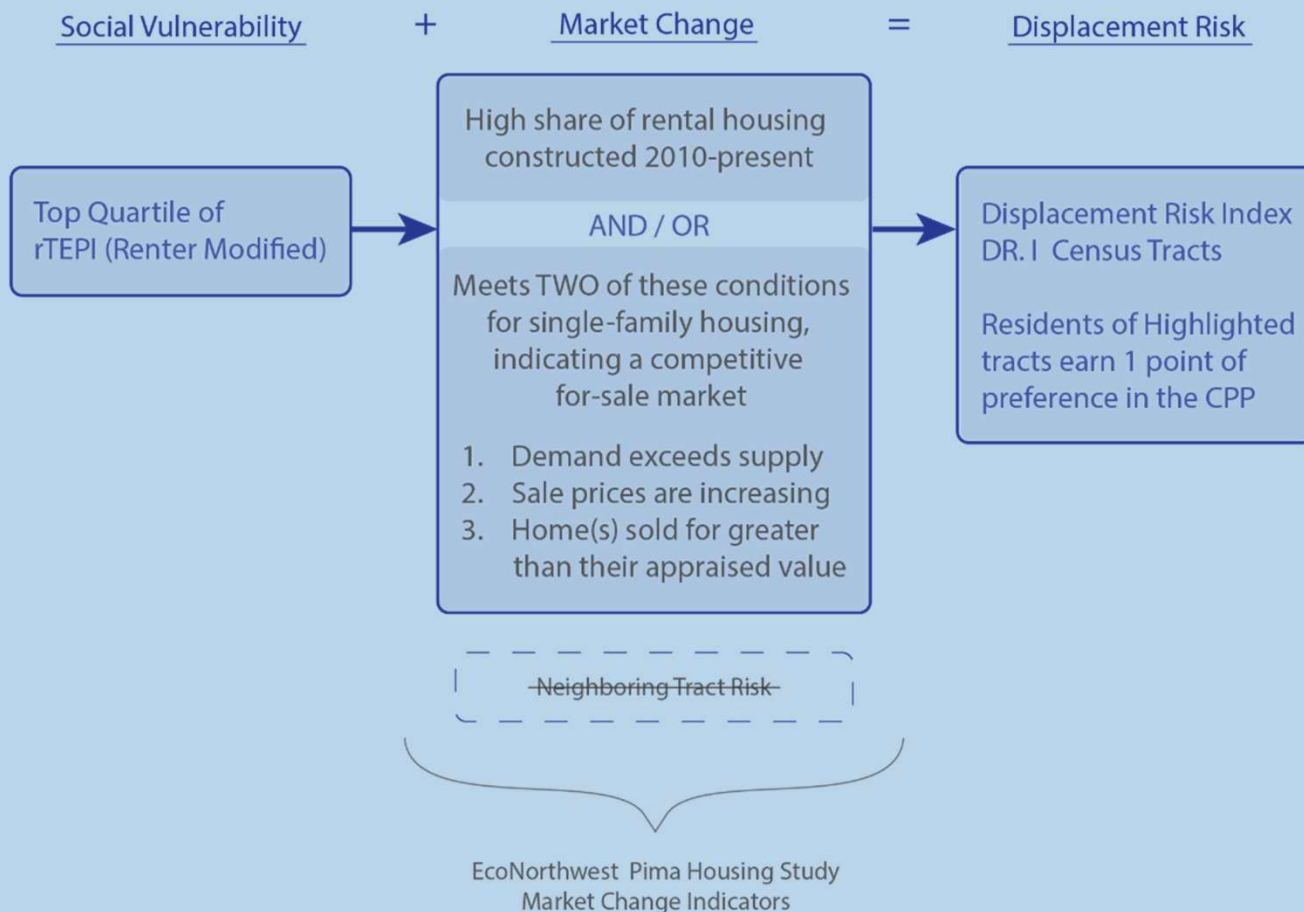
P1: Historic Displacement & Exclusion

P2 : High-Risk Displacement Areas

Preventative

Displacement Risk Indicator (DR. I)

- City-hosted mapping tool diagnoses high-risk areas
- Leverages modified Tucson Equity Priority Index (TEPI) & Pima Housing Study



Census Tracts with Displacement Risk as Identified by DR. I

- Displacement Risk
- New Rental Construction
- Competitive Sale Market
- Dual Market Pressures



0 1.5 3 6 Miles

Sources: City of Tucson, American Community Survey,
& Federal Housing Finance Agency

P3* : Neighborhood Resident

* Does not apply to projects in low or low-moderate vulnerability areas per TEPI

Preventative

→ Displacement pressure in low-income areas



P4 : Personal Housing Displacement Event

Reparative

- Verifiable displacement (Mortgage foreclosure, eviction, disasters)

Bonus Recommendations & Modifications

- Drop eviction, credit, & criminal background from lease screening criteria
- Eviction → Only applies to Non-Payment of Rent & Material Non-Compliance



Photo by Kathleen Dreier

Recommended Community Preference Policy

- Applicants accumulate points
- If tied / outscored, revert to wider first come, first served pool

40% share of
affordable
units

Number	Points	Preference	Goal	Opt-in
P1	2	Historic Displacement or Exclusion	Repair	Yes
P2	1	Resident of High-Risk Displacement Area	Prevent	No
P3	1	Neighborhood Resident Within Close Proximity to an Affordable Housing Project *	Prevent	No
P4	.5	Personal Housing Displacement Event	Repair	Yes

* Does not apply to projects in low or low-moderate social vulnerability areas per TEPI

Thank you!



Maps, Tables & Infographics by MSUP Student Team

[DRAFT] Community Engagement Plan

Phase 1: Listening Sessions

Phase 2: Working Group

Phase 3: Community Meetings

Phase 4: Reporting Back

Phase 1

Three Listening Sessions

Goals

- Listen before proposing solutions
- Understand lived experiences

Suggested Topics

- Displacement
- Housing discrimination
- Neighborhood change
- Barriers to opportunity

[DRAFT] Community Engagement Plan

Phase 1: Listening Sessions

Phase 2: Working Group

Phase 3: Community Meetings

Phase 4: Reporting Back

Phase 2

Working Group (Meets twice)

Goals

- *Bring together community leaders & subject matter experts*
- *Translate community feedback into policy recommendations*

Suggested Participants

- *Community organizations*
- *Representatives from affected neighborhoods*
- *Public agencies*
- *Academic partners*

[DRAFT] Community Engagement Plan

Phase 1: Listening Sessions

Phase 2: Working Group

Phase 3: Community Meetings

Phase 4: Reporting Back

Phase 3

*Three Community Meetings
Online Survey*

Goals

- *Present draft policy*
- *Gather feedback before finalizing recommendations*

Suggested Topics

- *Policy overview*
- *Influences of public input*
- *Boundary options*
- *Documentation process*

[DRAFT] Community Engagement Plan

Phase 1: Listening Sessions

Phase 2: Working Group

Phase 3: Community Meetings

Phase 4: Reporting Back

Phase 4

Reporting Back

Goals

- *Demonstrate how community input informed final recommendations*
- *Build transparency*

Deliverables

- *Listening session summary*
- *Final recommendations for M&C*