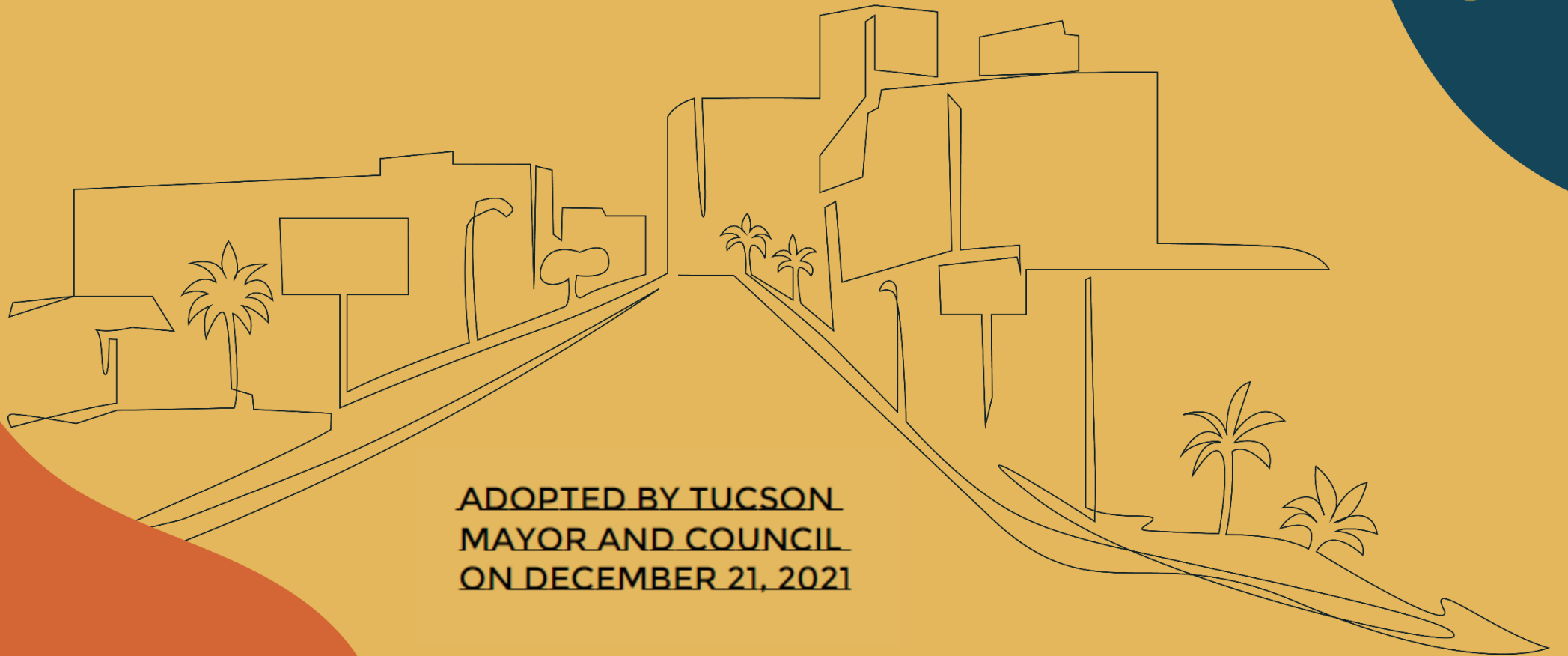


HOUSING AFFORDABILITY STRATEGY FOR TUCSON (HAST)



ADOPTED BY TUCSON
MAYOR AND COUNCIL
ON DECEMBER 21, 2021

BACKGROUND & OUTREACH

- M/C direction to return with a comprehensive affordable housing strategy in 90 days

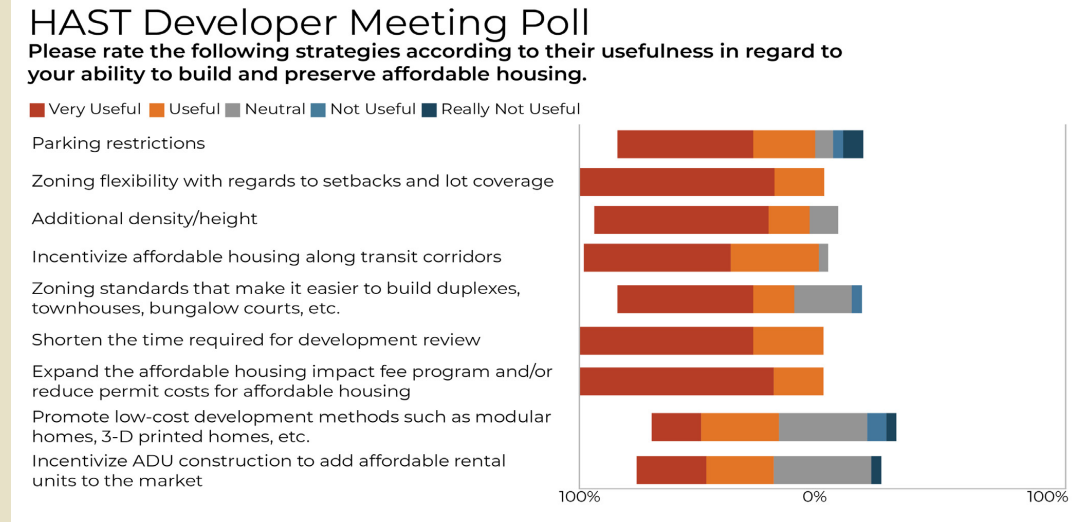
August 2021

- Developer Stakeholder Meeting
October 26

- Virtual Public Meeting
October 26

- In-Person Public Meeting
October 27

- CEHD Feedback



Commission on Equitable Housing and Development

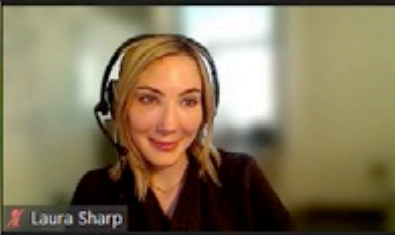








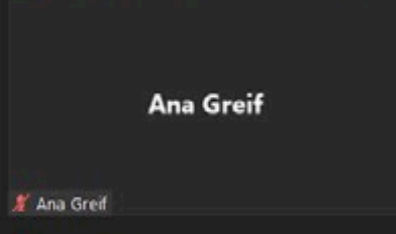
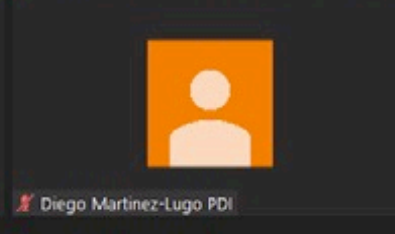

 Ann Chanecka	 Laura Sharp	 Vicki Cuscino	 Alison Miller	 Edmonds
 Bambi Benitez	 Jay Young	 Olga Flores	 Laurie Mazerbo	 Shay
 Jim Tofel	 Joe Audino	 W Mark Clark (he/him)	 Koren Manning, City of Tucson	 Liz Wilshin (she/her)
 Maggie Tellez	 Genesis Cubillas	 Nicholas McCullough	 Marcos Ysmael, Pima County, AZ (Tucson)	 Falffs Riederer
 Jason Thorpe (he/him)	 Terry Galligan	 Ana Greif	 Diego Martinez-Lugo PDI	 Savannah McDonald

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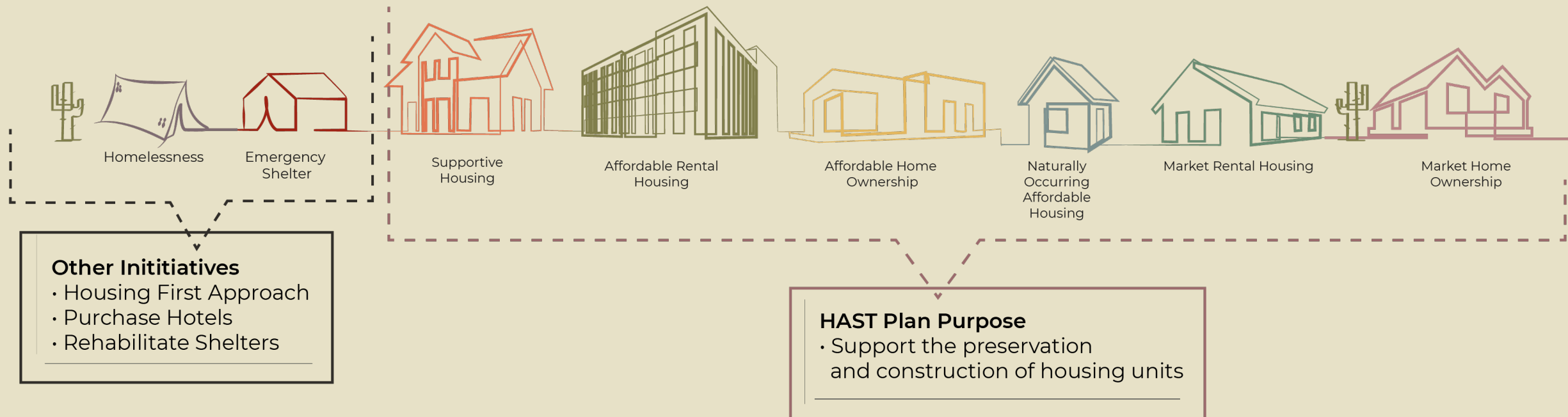


1. INTRODUCTION

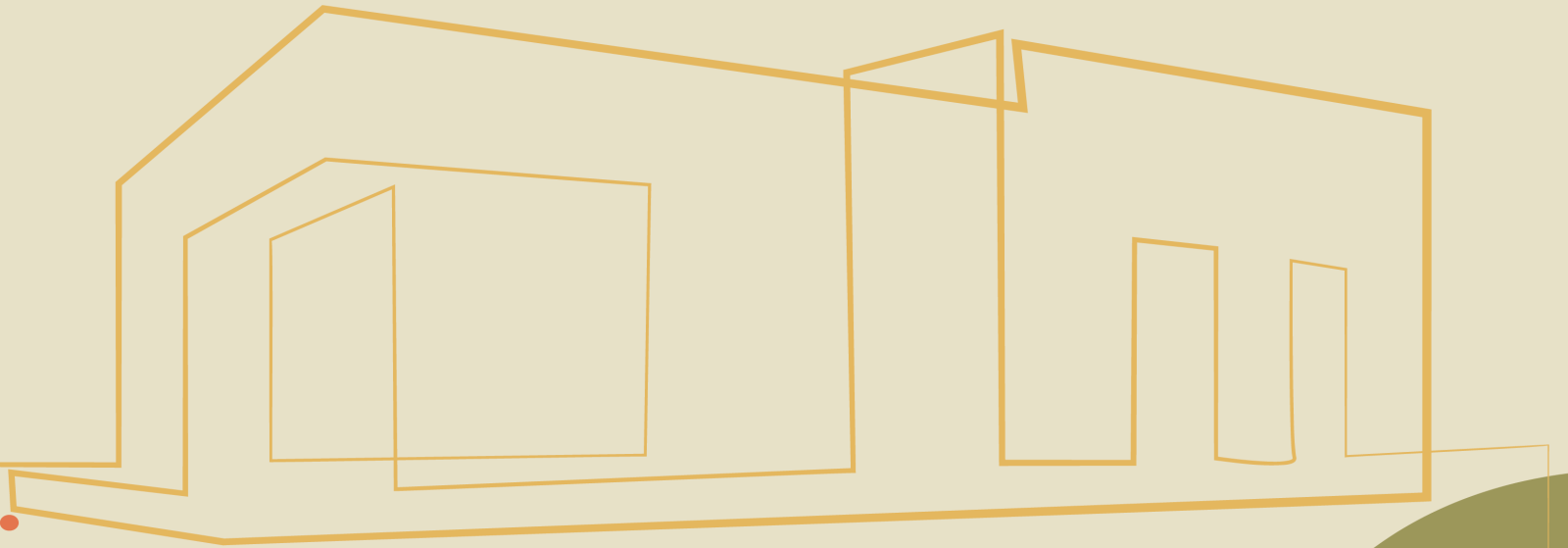


INTRODUCTION

Housing Delivery and Need Continuum

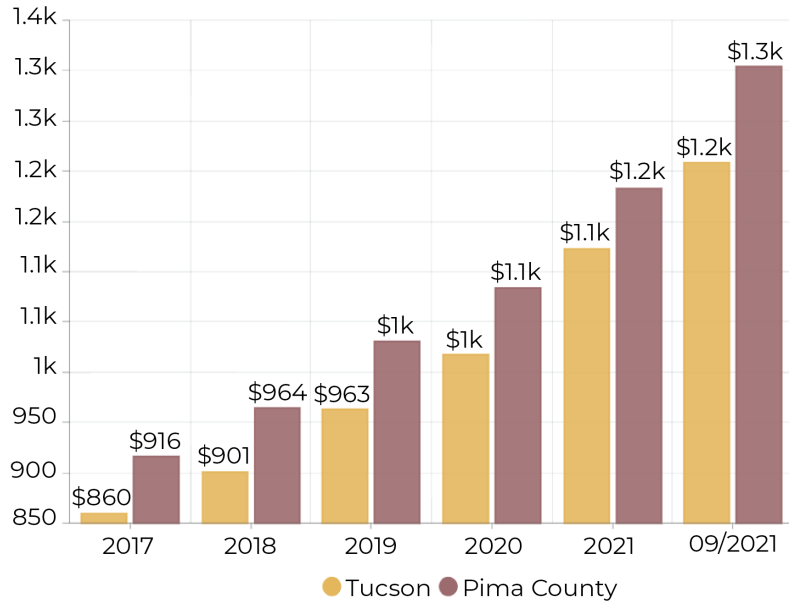


2. DATA SNAPSHOT

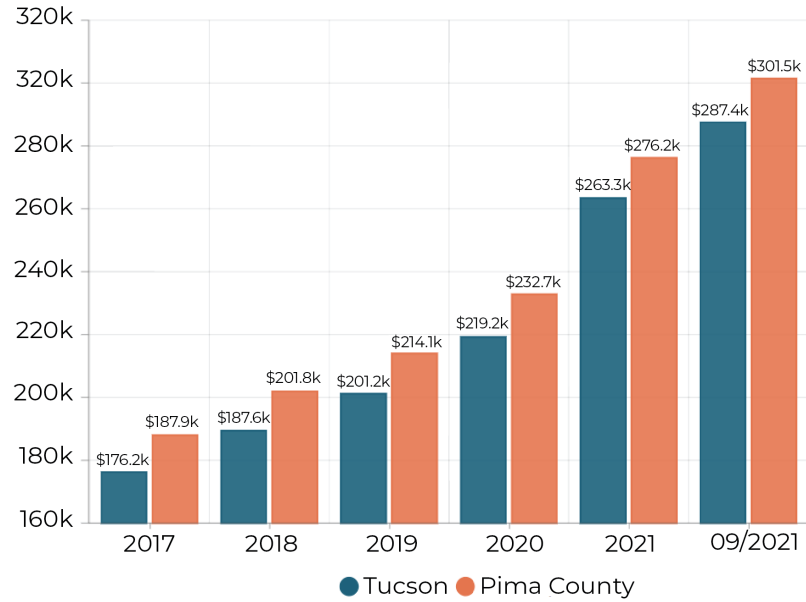


HOUSING COSTS INCREASING

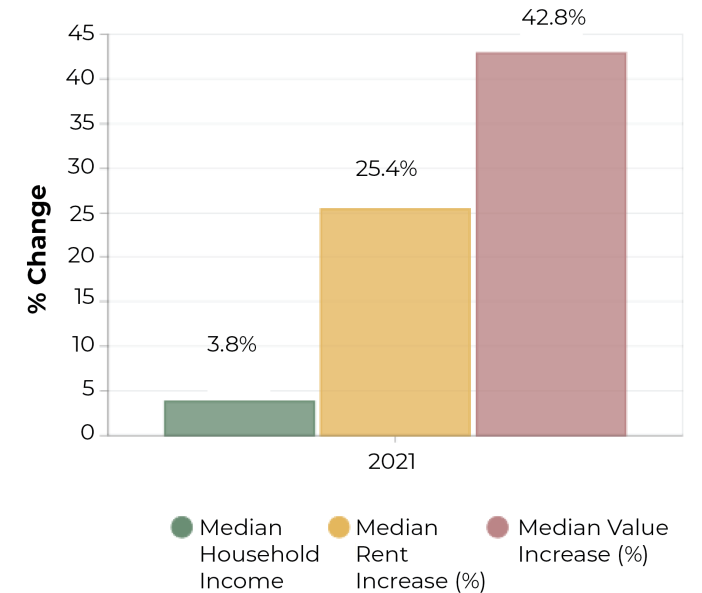
Median Rent by Year in the City of Tucson and Pima County



Typical Home Value by Year in the City of Tucson and Pima County



Percent Change in Income, Median Rent, and Typical Home Value from 2019 to 2021



INCOMES NOT KEEPING PACE WITH HOUSING COSTS

Esri 2021 Median Income Estimates; Estimated Rent: Via Apartment List (2021 through September); Estimated Home Values: Zillow Home Value

IMPACT ON TUCSONANS

The chart below shows what affordable housing looks like for a few of the common occupations in the Tucson MSA, with varying family sizes

	Part-time Retail Worker	Health Care Support Worker	Single Parent Car Mechanic	Family with Businessperson Primary Earner	Family with Two Educators
No. in Household	1	1	2	4	4
Estimated Household Income	\$13,000	\$27,000	\$40,000	\$64,000	\$80,000
% of Area Median Income	30%	60%	80%	100%	>120%
Max Rent They Can Afford	\$325	\$675	\$1,000	\$1,600	\$2,000
Average Rent	\$842 Studio	\$940 1-Br	\$1,257 2-Br	\$1,700 3-Br	\$1,974 4-Br
Max Home Price	\$37,000	\$78,300	\$116,000	\$185,600	\$232,000
Typical Home Value					\$287,388

3. POLICY INITIATIVES & ACTIONS



POLICY INITIATIVES



P-CHIP HOME PRIORITIES

Increase Affordable Rental Housing

Preserve, enhance, and expand the supply of affordable rental housing

Expand Affordable Homeownership

Reduce barriers to entry and threats to stable homeownership, while also increasing supply.

Ensure stable, healthy, and safe housing

Support programs that keep residents in their homes, help older adults age in place, and that support safe living conditions.

Increase Equitable Housing

Reduce housing segregation and other impacts of housing's racist legacy



HAST POLICY INITIATIVES AND ACTIONS

HAST Plan Purpose—

Support the preservation and construction of housing units

HAST Plan Pillars

- *Focus on residents most vulnerable to housing instability*
- *Align actions with other key city initiatives such as climate resiliency, advancing racial and social equity, and supporting older adults*

SHORT-TERM - Less than 2 years

MEDIUM-TERM - 2-5 years

ONGOING - Currently working on and will continue to work on for at least the next 5 years

POLICY INITIATIVES

1. Transform Public Housing
2. Build Development Capacity in Tucson around Affordable Development
3. Prioritize Areas of Opportunity
4. Expand Efforts to Preserve and Enhance Existing Housing
5. Update Zoning Regulations to Encourage Development
6. Reduce Costs through Innovation
7. Develop Housing on City-Owned Properties
8. Enhance efforts for Most Vulnerable to Housing Instability
9. Pursue Sustainable Funding Streams
10. Expand Education, Outreach and Research



2. Build Capacity in Tucson Around Affordable Housing Development

2.1

Create an HCD Development Arm

2.2

Support Community Partners in Development



- Hired a dedicated staff person for affordable housing development - **February 2022**
Housing Development Manager, Sarah Meggison
- Establishing a Development Entity - **March 2022 -Present**
The El Pueblo Housing Development Non-Profit
- Work with co-developers to assist with current projects **(Ongoing)**
Tucson House
Westmoreland/Dunbar
Milagro on Oracle (LIHTC)
- Assist Affordable Housing Development Partners **(Ongoing)**
Gateway
Cascade
Newport
Homing Project
Cuadro/PCCLT

5. Update zoning regulations to encourage affordable housing

5.1

Incorporate Incentives into planning and overlay zoning on transit corridors

5.2

Promote high-quality, climate-adapted, and attractive design of new housing.

5.3

Update development standards and create tools to incentivize affordable housing.

- Commission on Equitable Housing & Development (CEHD)
Primary Goal is to address zoning barriers to affordable housing **(Current Effort – Meeting on 9/21/22)**
- Look for ways to update our code to incentivize affordable housing development by providing relief from standards which could include:
 - parking requirements
 - setbacks
 - lot coverage
 - additional height/density options.



6. Facilitate development by reducing costs through innovation

6.1

Incorporate Incentives into planning and overlay zoning on transit corridors

6.2

Promote high-quality, climate-adapted, and attractive design of new housing.

6.3

Update development standards and create tools to incentivize affordable housing.

6.4

Promote low-cost development and ownership methods such as modular homes, 3D-printed homes, shared housing, housing cooperatives, etc.

- Initiate a formal policy to expedite permitting for affordable housing (**HOV LANE**)
- Expanded Eligibility for Impact Fee Subsidy (**March 2022**)
- Mi Casita ADU Program (**Launched August 2022**)



10. Expand education, Outreach, and research efforts

In a tight housing market, it's critical that we effectively and efficiently utilize the resources that are currently available and understand emerging trends to respond to evolving needs.

This includes new initiatives to more successfully connect residents and landlords to resources and information as well as better outreach and education about existing programs.

<https://housingaffordability.tucsonaz.gov/>

www.tucsonaz.gov/hcd



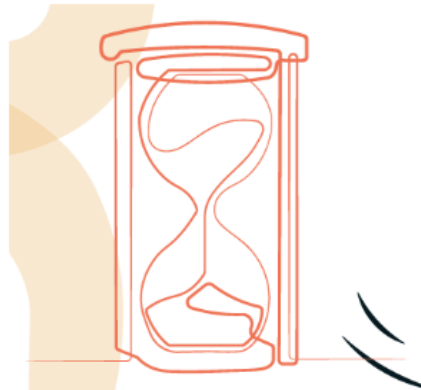
Implementation

ACTION PLAN TASK TRACKER

All ten policy initiatives included in the HAST Plan have 'action plan tasks' that lay out specific steps the City of Tucson will take to ensure the short-term and ongoing actions of the Affordability Strategy are achieved. Below are all ten policies and the policy action plan tasks that can be tracked to see updates on the initiatives and actions.

Click through the Policy buttons to explore the sub-policies and Action Plan Items - progress is denoted by a check box.

- Policy 1
- Policy 2
- Policy 3
- Policy 4
- Policy 5
- Policy 6
- Policy 7
- Policy 8
- Policy 9
- Policy 10



2 2.1 2.2

2.1 Create an HCD Development Arm

- Action Plan Task 1** – Hire a dedicated staff person for affordable housing development
 - Housing Development Manager Hired February 2022
- Action Plan Task 2** – Establish a development entity
 - HCD staff is working on creating the El Pueblo Housing Development, Nonprofit for developing affordable housing.

Milagro on Oracle

