

Affordable Housing Fast Track Program

Current Planning, Planning and Development Services Department

Goal:

Streamline development review process for affordable housing projects

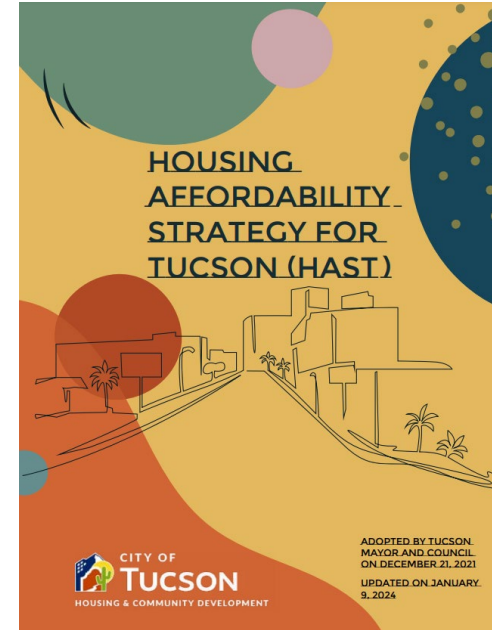
Agenda

- How we got here
- Program Eligibility
- Program Process
- Pilot Projects
- Discussion & Next Steps



How we got here...

- On February 22, 2023, the Commission on Equitable Housing and Development recommended Mayor and Council task Planning and Development Services Department with codifying a fast-track approval process for Affordable housing projects, specifically for LIHTC projects – motion passed unanimously
- Discussions with management within PDSD Current Planning – including site and building safety – Advanced Planning as well as the Housing and Community Development Department



6.1 STREAMLINE DEVELOPMENT REVIEW PROCESS FOR AFFORDABLE HOUSING PROJECTS Short-Term

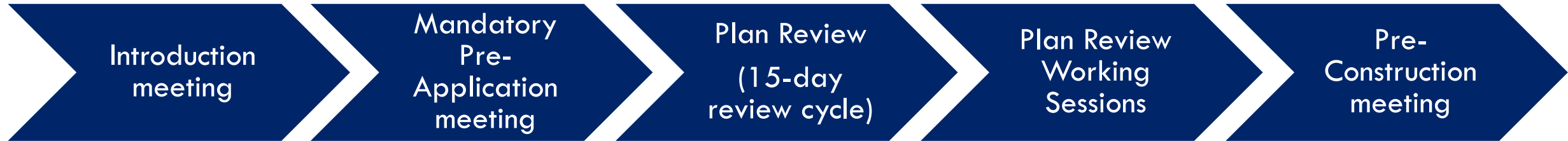
The City of Tucson makes every effort to support developers through the permit process in a timely fashion. One of the actions that Mayor and Council can take is to dedicate resources to expedite the review of affordable housing projects to ensure these projects are prioritized through the permitting process. Another action the City of Tucson can consider is reducing the cost of development review fees for affordable housing projects.

Program Eligibility

- Projects that restrict affordability due to funding through Low Income Housing Tax Credit (LIHTC) or the Housing and Community Development (HCD) Department and have been vetted with HCD.
 - Vetted for affordability terms
 - Tracked for annual affordability performance
 - Legally binding affordable housing
 - Constrained by short timelines
- ~ 4 to 5 projects per year



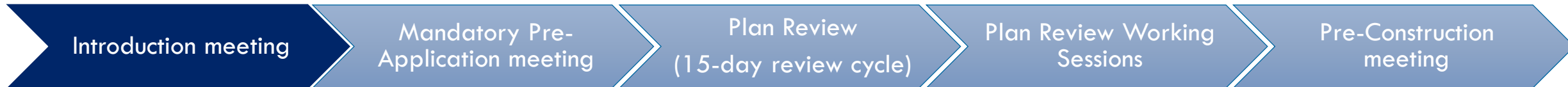
Program Process



Introductory Meeting

Arrange **Introduction Meeting** with the applicant, the assigned PDSD Project Manager and HCD representative

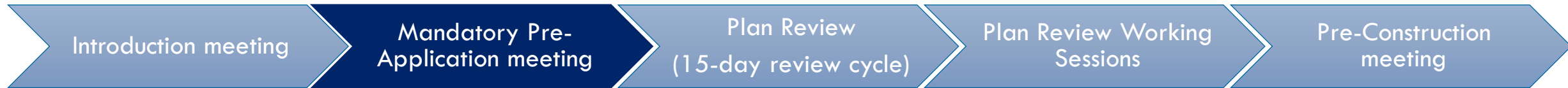
- Explain the program, set expectations and discuss timelines
- Determine if the project meets eligibility requirements
- Assign the PDSD Project Manager
 - Single point of contact for questions, assist in coordinating reviews, troubleshoot permitting challenges and facilitating the program process



Required Pre-Application Conference

Required **pre-application conference** with the City Development Review Committee (CDRC) for applicants to participate in the program.

- Site Zoning, Site Engineering, Site Landscape, Building, Tucson Fire, Right of Way Transportation, Tucson Water
- Any additional reviewers applicable to the project such as Building Safety, Special Districts, Historic, Design Professional, Zoning Administration, etc.
- Share initial feedback on the proposed development, identify and proactively address potential issues, and discuss critical milestones and overall project timeline.



Plan Review cycle reduced to 15 days

Plan Review for development packages and building permits will aim to be completed after a 15-day review timeframe.*

- Typical review cycles for projects this size is a 30-day review timeframe

*Projects requiring Historic or Special District reviews will be subject to different timeframes

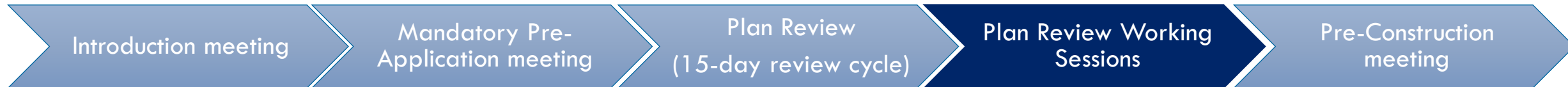
- Per UDC 5.12.6.D Provisional Approval for IID projects helps to have proactive conversations before formal submittal



Working Sessions with City staff

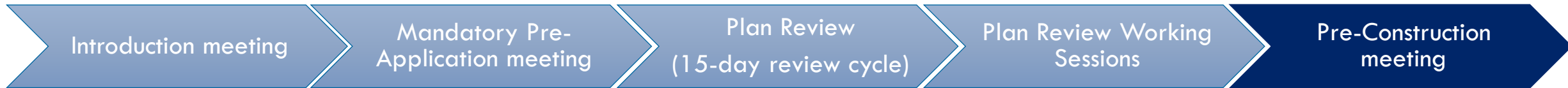
Plan Review working sessions may be scheduled with review staff following the first review.

- Discuss comments, answer questions, and collaborate to solve problems as a team.
- Improve submittal quality to reduce multiple resubmittals.



Pre-Construction Meeting

Pre-construction meeting with the Project Manager, Site Engineering staff, and Site Inspector will occur to identify any unanticipated challenges in the field that are difficult to identify on the site plans



2024 LIHTC Reservations

Sugar Hill on Stone by HCD

1910 N Stone Ave

66 units

Rincon Manor by Spire Development, Inc.

NEC of S 12th Ave & W Medina Rd

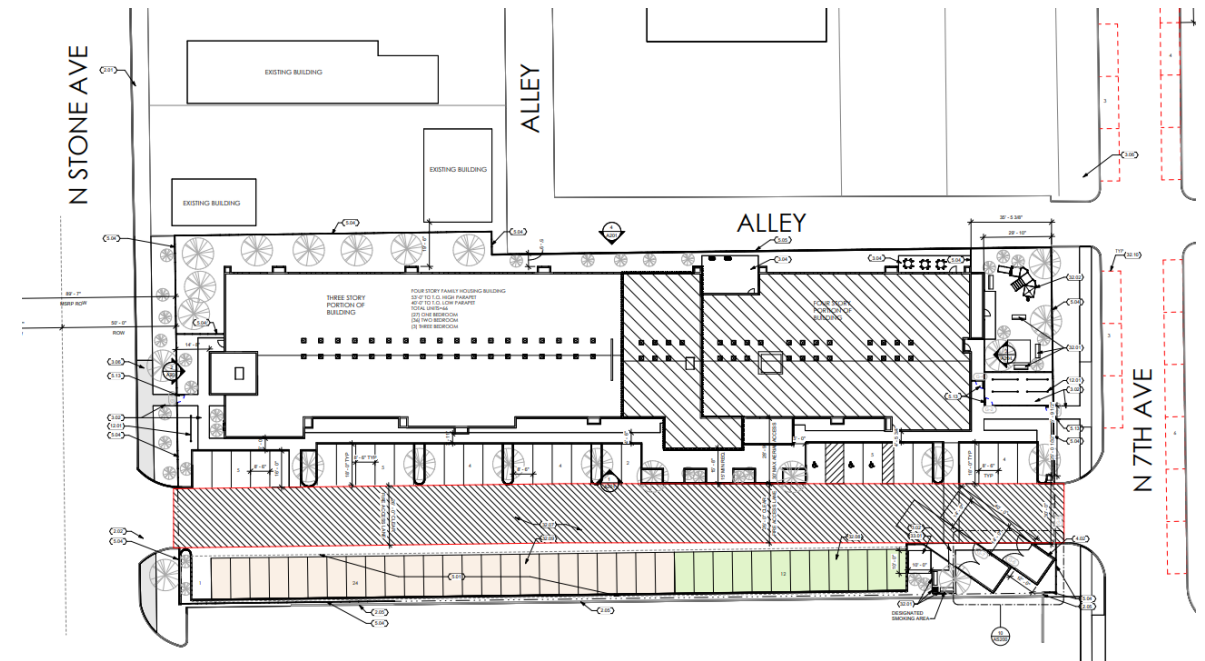
84 units, senior housing

Casa Del Pueblo Senior Apartments (rehab)

by Chicanos Por La Causa, Inc.

4975 S Liberty Ave

96 units, senior housing



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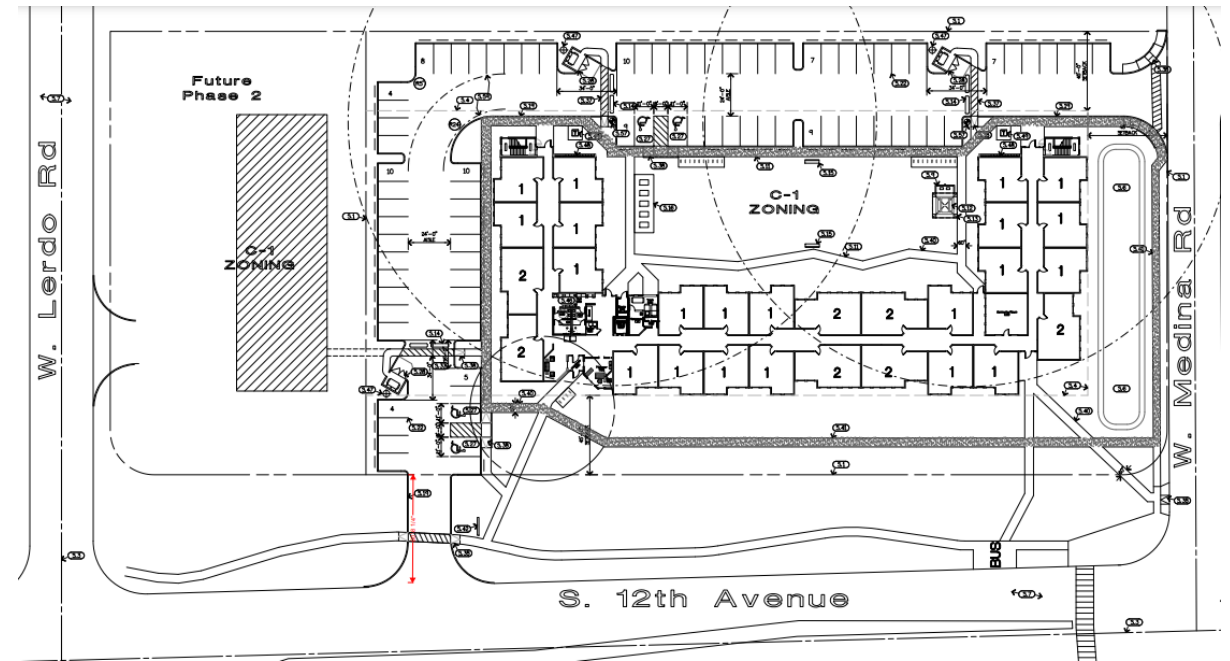
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Other Projects...

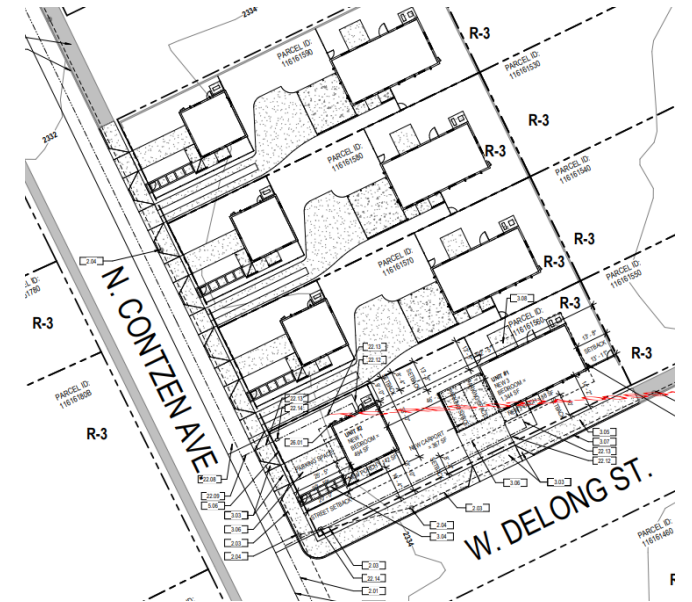
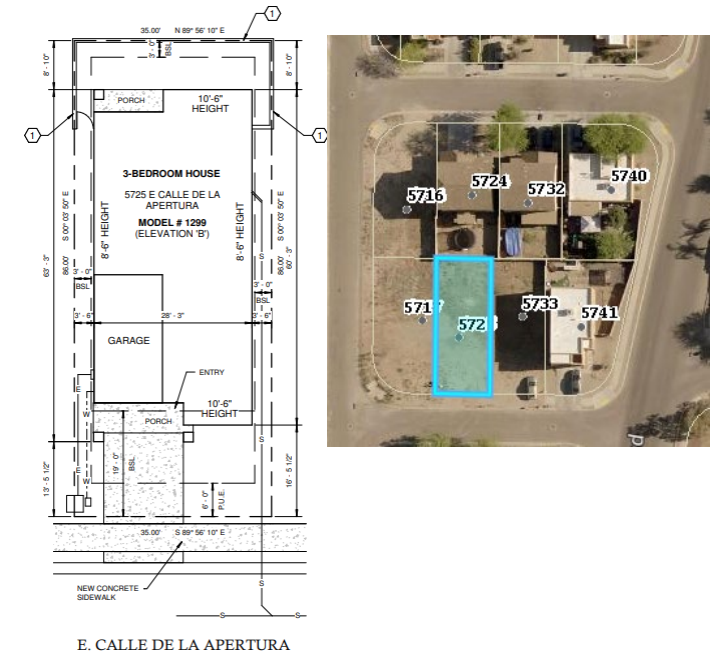
Habitat for Humanity

Five (5) for-sale affordable housing

Pima County Community Land Trust

8 for-sale affordable housing

Condo Plat



Discussion and Next Steps...

Codify the process?

Thank you

Loran Shamis, *Project Manager*

Current Planning, Zoning, Planning and Development Services (PDSD)

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