

Pima County Affordable Housing Task Force – April 15 Homework

Homework Instructions

Review the Outcomes for each strategic direction: “build more,” “more access” or “innovation to scale”

The outcomes are derived and organized based on Task Force feedback/suggestions/input to date. We have also incorporated items identified by the public feedback processes (listed in green on each sheet) and best practices research (listed on blue on each sheet).

As you review the outcomes, consider the following questions:

1. Do these outcomes capture what we want to achieve in the short to long term?
2. What is missing?
3. What else do we need to research/ID next?
4. Who are the coalitions that should be engaged in the work?

Each page contains hyperlinks to source documents for your reference and additional research.

At the meeting, we will develop consensus on outcomes (adding and removing items and elements as needed). We will also work to identify the most important actions to achieve each outcome and who (networks/coalitions/partners) needed to do achieve each outcome (feasibility/viability).

Build More Housing - Outcomes 1.0

**What Should We Do?
Who Does It?**

Strategic Direction *Stakeholder Coalitions/Networks*

Desired Outcomes

Short (knowledge/thinking) *Medium (policy/behaviors)* *Long (CONDITIONS)*

Build More Housing

[Hyperlink to List of coalitions and network conveners ID'd April 1](#)

KEY
Black = task force input
Green = public feedback
Blue = consultant ID'd best practices
Underline = hyperlink to source document

1) Housing assessment of availability + need (including transitional housing)
 2) Promote community acceptance of affordable hsg

Action ↓

- 1) Assess available supply for housing: existing opportunity mapping index + vulnerability + vacant developable + county owned land + properly zoned
- 2) Assess demand + community typology of need for investment zones: Affordable Housing Needs and Market Value Analysis ([Denton, TX example](#))
- 3) Assess, forecast trends across the housing continuum ([King County example](#))
- 4) **Confront NIMBYism** to increase density and production of missing middle housing
- 5) Understand what large developers need to increase production (include **Pima County LIHTC** + others operating [Maricopa](#), [Marana](#), [Phoenix](#), [elsewhere](#))

Promote affordable housing density/infill

Action ↓

- 1) Fast track affordable housing development projects
- 2) Swap city-county land & finance predevelopment infrast. costs ([ARPA or General Fund for water + sewer](#))
- 3) Issue RFP for developable vacant county properties for affordable housing
- 4) **Review zoning code** to enable "[missing middle](#)" housing, ([CA](#), [OR](#) have eliminated single fam. only zoning)
- 5) Enable pre-fab architectural standards to more quickly provide affordable housing
- 6) **Create incentives for affordable housing** (Tempe example: [voluntary inclusionary zoning](#) p 29-33), including waivers of development and impact fees, reduced parking requirements, height/density bonuses
- 7) Align regulatory rules with City of Tucson (including Accessory Dwelling Units and missing middle housing)
- 8) Leverage [Arizona State Affordable Housing Tax Credit](#) program with county resources for affordable housing

Preserve housing for existing homeowners and tenants

Action ↓

- 1) Incentivize weatherization
- 2) Help landlords maintain affordability (ADOH grants)
- 3) Replace/improve mobile homes ([ASU Apache Junction example](#))

Create **more affordable housing**

Action ↓

- 1) Underutilized hotels, commercial props and existing parking lots become affordable housing
- 2) [Health plans/family office/ foundations become large-scale investors in Pima County Transform Finance example](#)

Improve Access To Affordable Housing – Outcomes 1.0

**What Should We Do?
Who Does It?**

Strategic Direction *Stakeholder Coalitions/Networks*

Desired Outcomes

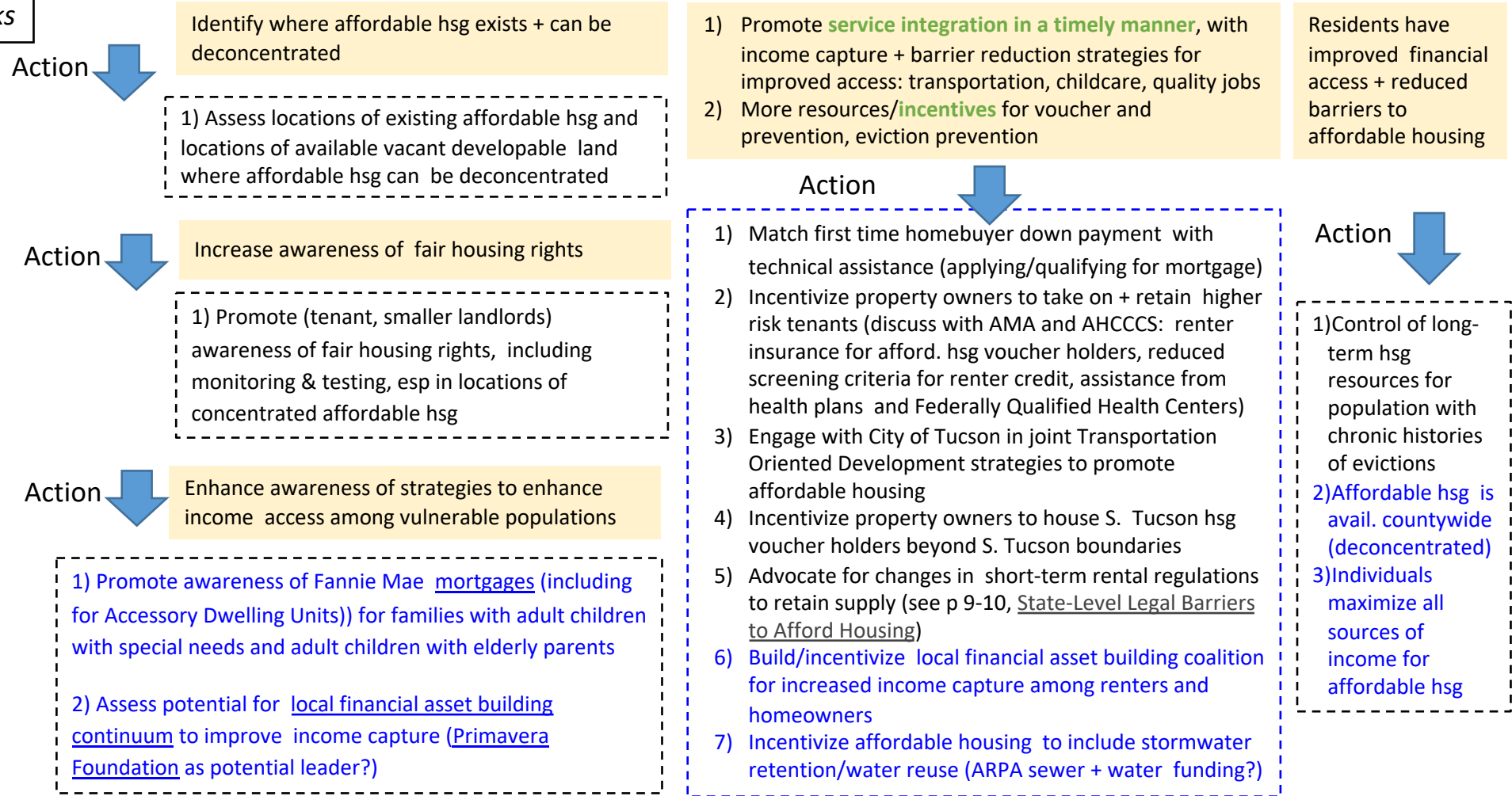
Short (knowledge/thinking) *Medium (policy/behaviors)* *Long (CONDITIONS)*

Improve access to affordable housing

[Hyperlink to List of coalitions and network conveners ID'd April 1](#)

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Bringing Innovations to Scale - Outcomes 1.0

**What Should We Do?
Who Does It?**

Strategic Direction Stakeholder Coalitions/Networks

Desired Outcomes

Short (knowledge/thinking) Medium (policy/behaviors) Long (CONDITIONS)

Bring innovations to scale to promote “no one size fits all” housing + mitigate risk

[Hyperlink to List of coalitions and network conveners ID’d April 1](#)

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Identify innovations for preserving affordable housing, serving most vulnerable

Action



- 1) Develop inventory/understanding of best practice housing and self-governance models in Pima County, AZ and nationally for investment (examples: example, Tempe Affordable Hsg Strategy p 34-43, Point Source Youth, East Bay Permanent Real Estate Coop + Resident-Owned Communities USA)
- 2) Develop repository of UA actionable research for scaling local innovations (example: homelessness tiny home/gardening feasibility model; College of Architecture, Planning and Landscape Arch, Southwest Institute for Research on Women)
- 3) Research feasibility of incentivizing 3D printed housing meeting architectural standards for small lots - examples: Tempe Habitat for Humanity, ICON

Build on/assess potential for scaling existing successes (**land trust**, low cost innovations)

Action



- 1) Evaluate potential for **Pima County** **Community Land Trust** and Pima County Industrial Development Authority to scale as model for permanent affordability: rental and homeownership
- 2) Apply for HUD Policy Development & Research funding to evaluate and scale up UA research + local innovations

Pima County scales data driven affordable housing innovations

Action



Pima County develops, evaluates and funds innovative housing models in partnership with Health plans/family office/ foundations