

# Affordable Housing Task Force

May 27, 2022

2:00-3:00 pm

- Welcome
- Road Map to Recommendations
- Definitions
- Recommendations
  - Strategies
  - Goals
  - Outcomes and Actions
- Implementation

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Feb 18

Who, Why,  
What, & How?



March 4

What is the terrain like?  
What do we need to know?



March 18

What pathways are *desirable* (offer outcomes we want)?



April 1 + 15



What are the *viable* and *feasible* strategies that achieve outcomes we want in the short, middle, and long term?

April 29

How might we propose measures of success for meaningful outcomes?



TODAY

May 27

Two strategies to increase affordable housing



Final Task Force Recommendations will include:

- ✓ **STRATEGIES:** Overall priorities/directions for how and where to act
- ✓ **GOALS + OUTCOMES:** Define what we are trying to accomplish and the desired results
- ✓ **ACTIONS:** Measurable, time-phased activities that support the goals and outcomes

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## Continuum of Housing



### Bridge from Homelessness

A stable living shelter for typically 18-24 months for people who do not have a place to reside that is safe to live and thrive



### Affordable Housing

< 80% AMI (Area Median Income)  
People are only paying 30% of their income for housing



### Moderate Rate Housing

80-120% AMI (Area Median Income)  
Housing that is affordable to the average earning Pima County resident

## De-concentration

There are diverse levels of housing costs in same geographical area and affordable housing is located in all areas of Tucson and Pima County, not just in areas with low socio-economic status.

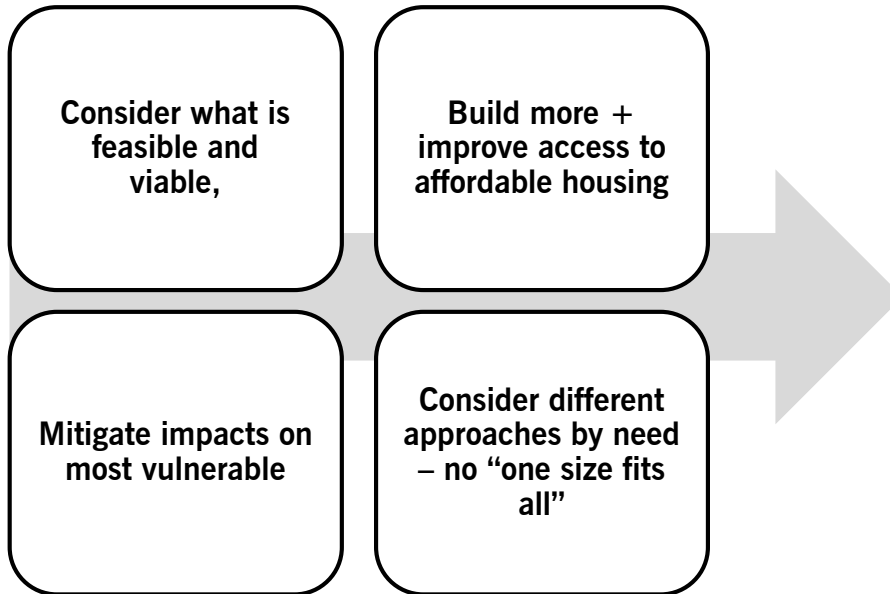
## Regional

Pima County working in joint partnership with other jurisdictions such as City of Tucson, Marana, etc.

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## TASK FORCE PRIORITIES



## RECOMMENDED STRATEGIES



### Build More

Across the Housing Continuum

Establish and support actions and policies that increase the creation of more housing while promoting desegregation, de-concentration, and balancing city/county water and open space goals.



### Improve Access to Affordable Housing



Establish and support actions and policies that help individuals across the housing continuum attain and retain safe, affordable housing that allows them to live and thrive.

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## Three-Year Affordable Housing Goals for Pima County



	<b>Short Term</b> (6 months-1 year)	<b>Mid Term</b> (1-2 years)	<b>Long Term</b> (3+ years)
 <b>Build More</b> Across the Housing Continuum	<p><b>GOALS</b></p> <ul style="list-style-type: none"> <li>Develop regional housing assessment of availability + need across the continuum of housing</li> </ul>	<p><b>GOALS</b></p> <ul style="list-style-type: none"> <li>Promote housing density + infill across the continuum of housing</li> </ul>	<p><b>GOALS</b></p> <ul style="list-style-type: none"> <li>Facilitate creation of more affordable + market rate housing across the continuum of housing</li> </ul>
	<p>Identify appropriate funding sources to accomplish goals</p>		
 <b>Improve Access</b> to Affordable Housing	<p><b>GOALS</b></p> <ul style="list-style-type: none"> <li>Build awareness of strategies for enhancing income + reducing barriers among vulnerable populations</li> </ul>	<p><b>GOALS</b></p> <ul style="list-style-type: none"> <li>Promote service integration in a timely manner, with income capture + barrier reduction strategies for improved access</li> </ul>	<p><b>GOALS</b></p> <ul style="list-style-type: none"> <li>Improve financial access + reduce barriers to affordable housing</li> </ul>

# Three-Year Housing Outcomes and Actions for Pima County



## Build More Across the Housing Continuum

<b>Short Term</b> (knowledge/skills - 6 months - 1 year)	<b>Mid Term</b> (behaviors 1-2 years)	<b>Long Term</b> (change 3+ years)
<b>GOAL - Develop regional housing assessment of availability and need across the continuum</b>	<b>GOAL - Promote housing density/infill across the continuum</b>	<b>GOAL - Facilitate creation of more affordable and market rate housing across the continuum</b>
OUTCOME: Joint Regional Housing Body  1. Understand organizational structure needed for joint regional body to address public and private housing market needs	OUTCOME: Joint Regional Housing Body  1. Create joint regional body that: <ul style="list-style-type: none"> <li>• Facilitates opportunities for development, including with local nonprofit and for-profit developers</li> <li>• Issues RFP for developable properties for affordable housing</li> </ul>	OUTCOME: Joint Regional Housing Body  1. Joint regional housing body promotes solutions for market rate housing and increases production for vulnerable populations
OUTCOME: Streamline Development  2. Understand what developers need to increase production, including ways to address prohibitive pre-development and construction costs	OUTCOME: Streamline Development  2. Fast track and incentivize (including through subsidy financing) innovation in design, height, and density for housing development projects  3. Develop strategic city/county updates to zoning code to enable “missing middle” housing and align with City of Tucson  4. Incentivize affordable housing to align with county goals for water and open space management	OUTCOME: Streamline Development  2. Density and height allowances increase throughout the built environment. In so doing, this promotes de-concentration and desegregation of affordable housing.  3. Balance affordable housing with regional water and open space management goals
OUTCOME: Housing Market Dashboard  3. Develop comprehensive understanding of land and market (supply and demand) to facilitate and increase housing affordability  4. Inventory potential of county + municipal properties for redevelopment	OUTCOME: Housing Market Dashboard  5. Issue RFP for county + municipal properties available for redevelopment  6. Inventory potential of redevelopment of underutilized properties in Pima County and municipal jurisdictions	OUTCOME: Housing Market Dashboard  3. Underutilized and county owned properties and transformed into housing

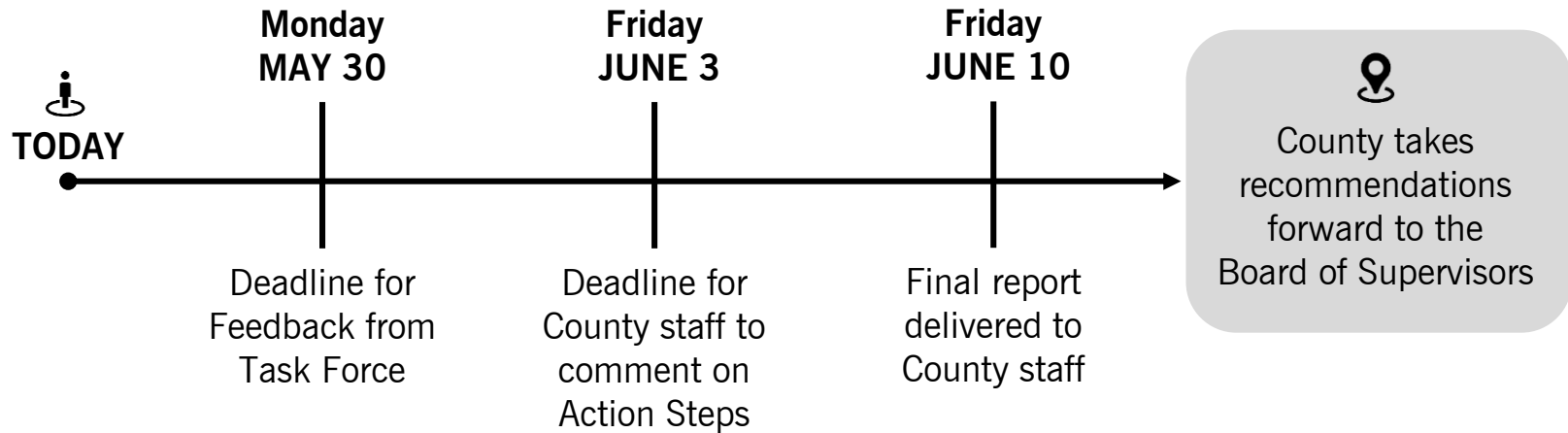
# Three-Year Housing Outcomes and Actions for Pima County

## Improve Access to Affordable Housing

<b>Short Term</b> (knowledge/skills - 6 months - 1 year)	<b>Mid Term</b> (behaviors 1-2 years)	<b>Long Term</b> (change 3+ years)
GOAL - Build awareness of strategies for enhancing income and reducing barriers among vulnerable populations	GOAL - Promote service integration that is timely, maximizes income, and reduces barriers to access affordable housing	GOAL - Improve financial access + reduce barriers to affordable housing
OUTCOME: Keep People Housed  1. Understand organizational structure with community-based organizations needed for joint regional housing body around reducing barriers and maximizing all sources of income  2. Assess ways individuals can maximize all sources of income and reduce barriers to staying in their housing (transportation, childcare, quality jobs)	OUTCOME: Keep People Housed  1. Create collaborative to provide timely housing services and promote income capture and barrier reduction strategies  2. Control and own more long-term housing resources for population with chronic histories of eviction (poor rental and criminal histories)	OUTCOME: Keep People Housed  1. Individuals at risk of housing displacement receive supports and stability to stay in their homes
OUTCOME: Leverage Innovations  1. Evaluate potential of regional land trusts to scale  2. Evaluate potential of University of Arizona/universities as clearinghouse for innovations	OUTCOME: Leverage Innovations  1. Implement innovations to improve access for local land trust innovations  2. Engage in regional Transportation Oriented Development strategies to improve access  3. Procure research and evaluation support from the University of Arizona/universities	OUTCOME: Leverage Innovations  1. Local affordable housing innovations are validated by research and evaluation, providing justification for scale

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## RECOMMENDATIONS REPORT:

1. Executive Summary
2. Recommendations with Goals and Outcomes
3. Recommended Action Steps for County
4. Draft Charter Framework for the Commission
5. Appendices of information and materials from Task Force Process