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
Affordable Housing Task Force
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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

Consider what is feasible and viable,

Build more + improve access to affordable housing

Mitigate impacts on most vulnerable

Consider different approaches by need – no “one size fits all”

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.
## Three-Year Affordable Housing Goals for Pima County

<table>
<thead>
<tr>
<th>Short Term</th>
<th>Mid Term</th>
<th>Long Term</th>
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<tbody>
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<td>(6 months-1 year)</td>
<td>(1-2 years)</td>
<td>(3+ years)</td>
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Joint regional body facilitates “build more” and “more access” goals

### GOALS

**Build More**

- Develop regional housing assessment of availability + need across the continuum of housing
- Identify appropriate funding sources to accomplish goals
- Build awareness of strategies for enhancing income + reducing barriers among vulnerable populations

**Mid Term**

- Promote housing density + infill across the continuum of housing
- Promote service integration in a timely manner, with income capture + barrier reduction strategies for improved access
- Improve financial access + reduce barriers to affordable housing

**Long Term**

- Facilitate creation of more affordable + market rate housing across the continuum of housing
## Three-Year Housing Outcomes and Actions for Pima County

### Build More Across the Housing Continuum

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### OUTCOME: Joint Regional Housing Body

1. Understand organizational structure needed for joint regional body to address public and private housing market needs

### OUTCOME: Streamline Development

2. Understand what developers need to increase production, including ways to address prohibitive pre-development and construction costs

### OUTCOME: Housing Market Dashboard

3. Develop comprehensive understanding of land and market (supply and demand) to facilitate and increase housing affordability

### Actions:

#### Short Term

1. Create joint regional body that:
   - Facilitates opportunities for development, including with local nonprofit and for-profit developers
   - Issues RFP for developable properties for affordable housing

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

5. Issue RFP for county + municipal properties available for redevelopment

6. Inventory potential of redevelopment of underutilized properties in Pima County and municipal jurisdictions

7. Underutilized and county owned properties transformed into housing

### Joint Regional Housing Body

1. Joint regional housing body promotes solutions for market rate housing and increases production for vulnerable populations

### 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

### Housing Market Dashboard

3. Underutilized and county owned properties transformed into housing
### Three-Year Housing Outcomes and Actions for Pima County

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

Monday
MAY 30
Deadline for Feedback from Task Force

Friday
JUNE 3
Deadline for County staff to comment on Action Steps

Friday
JUNE 10
Final report delivered to County staff

County takes recommendations forward to the Board of Supervisors

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