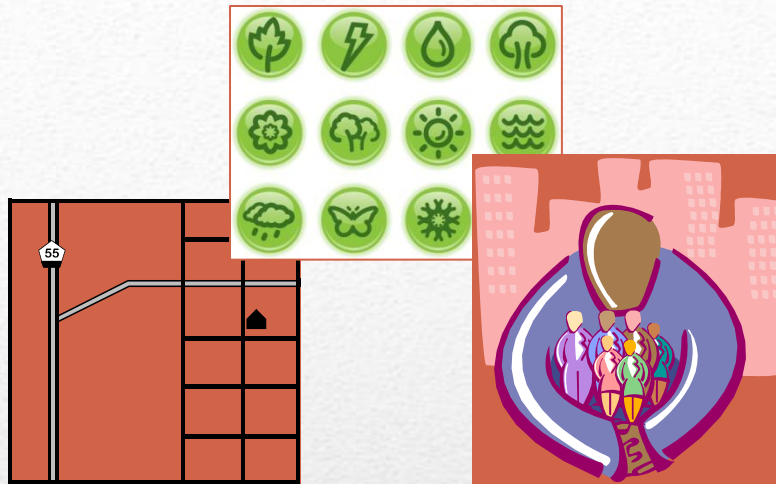




Housing Policy

**Plan Tucson: City of Tucson 2013
Update to the General Plan**

December 1, 2011



**Smart
Growth**

**Environmental
Integrity**

**Socioeconomic
Prosperity**

Plan Tucson Focus Areas

- ***Housing***
- **Economic Development**
- **Education**
- **Cultural Heritage and the Arts**
- **Recreation**
- **Public Health**
- **Public Safety**
- **Community Engagement and Education**

Socioeconomic Prosperity Elements



A.R.S. 9-461.05

E.6. A housing element consisting of standards and programs for the eliminations of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing.

This element shall contain an identification and analysis of existing and forecasted housing needs of all segments of the community regardless of race, color, creed or economic level.

Legislative Requirements for Housing Element



10-year priorities

Legal Authority

Feasible

Fundable

Measurable

Integrated

Clear for Multiple Purposes/Audiences

Criteria for Plan Tucson Elements/Policies



- **Create a user friendly document**
- **Engage the public and agencies and organizations affected by policies**
- **Coordinate with the local visioning process *Imagine Greater Tucson***
- **Create consistency in our approach to policy making**

Goals for The Plan Tucson Planning Process



- **GOALS:** Goals provide the long-term vision and the context for policy actions. Goals are broad statements of purpose.
- **POLICIES:** A Policy is a statement of a definite course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions.
- **PROJECT:** Something that is contemplated, devised, or planned; a large or major undertaking, especially one involving considerable money, personnel, and equipment.



Planning Definitions

- **The 5-year Consolidated Plan**
- **Analysis of Impediments to Fair Housing**
- **Affordable Housing Strategies Document**
- **City Strategic Plan**
- **5-year Agency Plans for Section 8/Public Housing**
- **50+ Area and Neighborhood Plans**

Review Existing City Documents



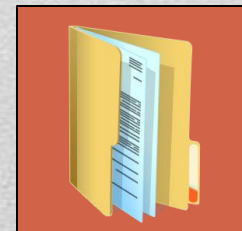
Challenges	Opportunities
Foreclosures	Energy Efficiency
Aging Structures	Developable Land
Auto Dependency	Adaptive re-use
Job Shortage	Multi-modal Linkages



Define Challenges and Opportunities

- I. Introduction**
- II. The Basics**
- III. Agencies & Organizations Involved in Housing**
- IV. Housing Related Concepts**
- V. Recent Housing Initiatives (Documents)**
- VI. Vision for Housing**
- VII. Housing Trends**
- VIII. Housing Indicators**
- IX. Identified Housing Themes**

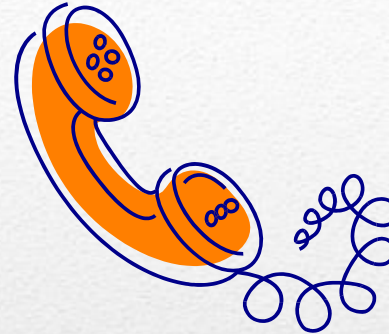
Develop A Working Document



- **Preservation**
- **Supply**
- **Mix**
- **Quality**
- **Efficiency**
- **Choice/Access**
- **Location**
- **Design**
- **Homelessness**
- **Resources**
- **Targeted Neighborhood Revitalization**
- **Comprehensive Community Development**



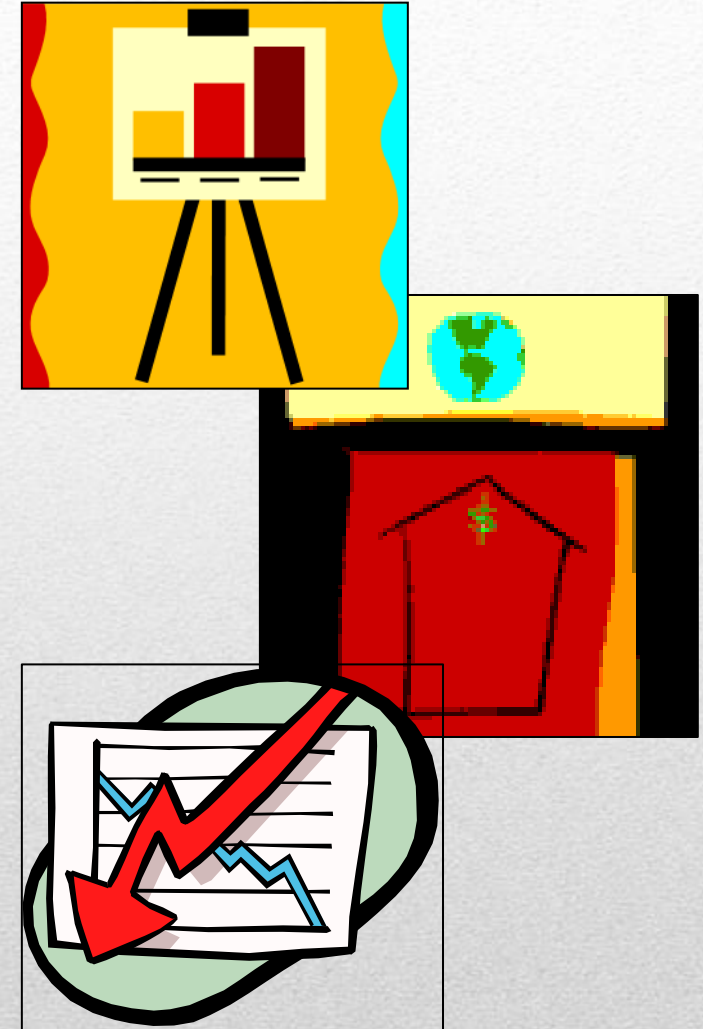
Highlight Housing Themes



Solicit Public and Agency/Organization Participation

- **Housing Conditions**
- **Land Use**
- **Household Composition**
- **Emerging Needs**
- **Housing Market**
- **Priorities**

Present Data for Discussion

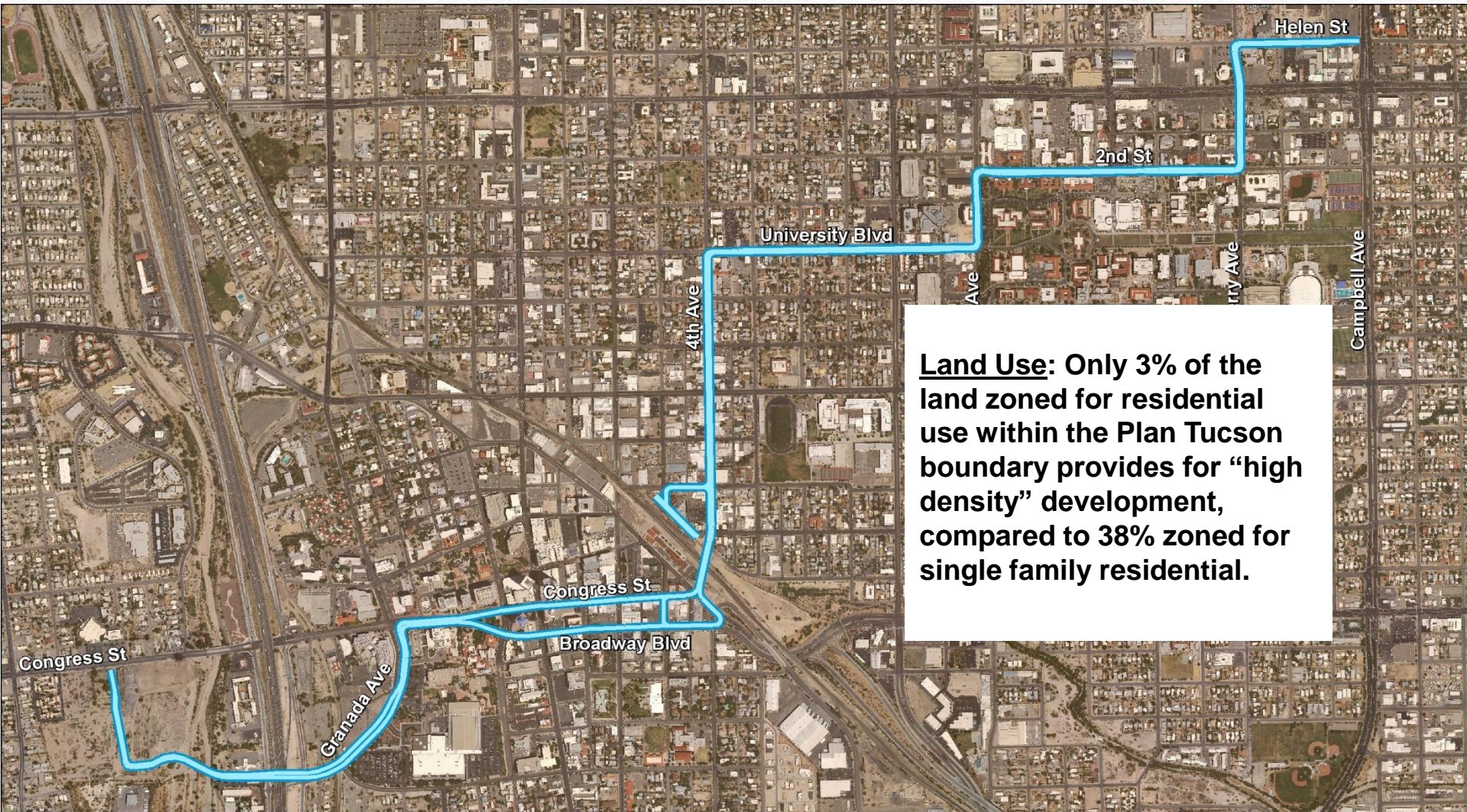


Housing Conditions: The number of Tucson housing units that are 50 years old or older increased by 30,000 over the last decade from 17,888 in 2000 to 48,171 in 2010. *U.S. Census*



In fiscal year 2008, there were 923,271 vehicles registered in Pima County.

State of Arizona Motor Vehicle Division



Land Use: Only 3% of the land zoned for residential use within the Plan Tucson boundary provides for “high density” development, compared to 38% zoned for single family residential.

Legend

 Street Car Alignment





Household Composition: Between 2000 and 2010 the number of Tucson households with children under the age of 18 increased by only 206; Tucson households without children under the age of 18 increased by 12,457. *U.S. Census*



Emerging Needs: Between 2000 and 2015 as a percent of the total state population, states in the west and southwest will experience the greatest increases in the elderly population.

Neighborworks, Aging in Place

Housing Market:

Housing Purchasing Power

Job Title Employment	FT Wages	\$ for Housing	Rent/ Utilities	Gap
Wait Staff	\$15,392	\$385	\$1000	-\$615
Bank Teller	\$22,321	\$558	\$1000	-\$442
Grounds Keeper	\$25,147	\$629	\$1000	-\$371
Teacher/ Accountant	\$45,000	\$1125	\$1000	+\$125

2010 HUD Section 8 Fair Market rent for a 2-bedroom in Pima County - \$815 /month

Priorities: During the 2010 calendar year, 7,812 unduplicated individuals utilized homeless services at some point in the 12-month period. Of these, 79% were adults and 21% were children under the age of 18.

Data from the January 1, 2010 to December 31, 2010 Tucson/Pima County Homeless Management Information System (HMIS)

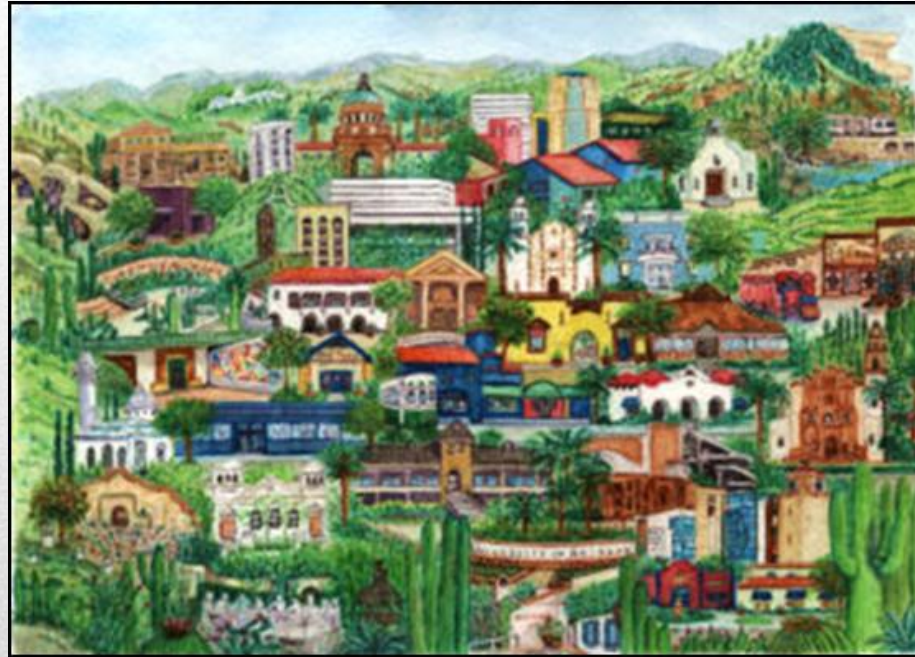


Themes <i>(introduced at Housing Policy Working Group held on July 22, 2011)</i>	Suggested Goal Statements <i>(Based by on policy concepts provided by participants at Housing Policy Working Group held on July 22, 2011)</i>
Housing Preservation / Housing Quality	Goal 1.1: Create community-wide protections for historic neighborhoods and aging housing stock.
Housing Supply / Housing Mix	Goal 2.1: Develop a mixed housing stock that serves a variety of housing needs.
Housing Efficiency / Housing Location / Targeted Neighborhood Revitalization	Goal 3.1: Encourage residential infill and neighborhood revitalization Goal 3.2: Create long-term sustainability (affordability and maintenance) in housing Goal 3.3: Increase location efficiencies between housing and other activities.
Housing Choice / Access	Goal 4.1: Increase access to housing choice and resources.
Housing Design	Goal 5.1: Promote a regional design context Goal 5.2: Allow for design flexibility to address diverse housing needs and preferences.
Homelessness	Goal 6.1: Support the continuum of care for the homeless.
Comprehensive Community Development / Housing Resources	Goal 7.1: Develop community-wide policies that link quality of life issues and investment of public resources.

Draft Housing Goals Related to Themes

- **Goal 2.1: Develop a mixed housing stock that serves a variety of housing needs.**
- **Policy concepts:**
- **Estimate Tucson's housing needs for the next 10 years related to demographics.**
- **Support housing models and programs that incorporate housing needs for persons with disabilities, an aging population, the local workforce, low-income families, and households at risk of foreclosure.**
- **Expedite assistance to households with pressing housing needs.**
- **Promote housing that incorporates needed support services.**
- **Track affordable housing stock.**
- **Adopt land use mechanisms designed to increase densities and the supply of multi-family units.**
- **Assess and plan for community-wide jobs/housing balance.**
- **Adopt incentives to credit developers who include affordable housing in any mixed-use or residential infill development.**
- **Promote diversity of housing options in terms of affordability and housing type, in proximity to transit.**

Draft Policy Concepts



Questions?

- **State debt per capita: \$1,882 (9th lowest)**
- **% without health insurance: 16.9% (16th highest)**
- **% below poverty line: 16.3% (tied for 13th highest)**
- **Unemployment: 9.1% (18th highest)**
- **Arizona's housing market was one of the worst hit in the country during the housing crisis.**
- **Home values have dropped 28.6% since 2006, the fourth worst rate in the country.**
- **In October 2011, one in every 259 housing units were foreclosed upon, which was the third worst rate that month in the U.S.**
- **Arizona also has one of the lowest credit scores in the country after its downgrade to AA- in 2009.**

Read more: [Best and Worst Run States in America — An Analysis Of All 50 - 24/7 Wall St. http://247wallst.com/2011/11/28/best-and-worst-run-states-in-america-an-analysis-of-all-50/#ixzz1flbfQiSs](http://247wallst.com/2011/11/28/best-and-worst-run-states-in-america-an-analysis-of-all-50/#ixzz1flbfQiSs)

State of Arizona Ranking

