

<b>HAST POLICY INITIATIVES</b>	Short <i>Less than 2 years</i>	Medium <i>2-5 years</i>	Ongoing <i>Over 5 years</i>
<b>1. Transform Public Housing</b>			
1.1 Create a repositioning plan to meet the objectives of increased affordable housing for PHA Board of Commissioners Approval	✓		
1.2 Submit first Rental Assistance Demonstration Application to HUD	✓		
<b>2. Build Capacity in Tucson around Affordable Housing Development</b>			
2.1 Create an HCD Development Arm	✓		
2.2 Support community partners in development			✓
<b>3. Prioritize and Facilitate Affordable Housing in Areas of Opportunity</b>			
3.1 Create a Checklist	✓		
3.2 Evaluate changes to the City's Human Relations Ordinance, Tucson Code - Chapter 17	✓		
3.3 Promote Housing in Key Revitalization Areas			✓
<b>4. Expand Efforts to Preserve and Enhance Existing Housing</b>			
4.1 Launch pilot Accessory Dwelling Units Improvement Program	✓		
4.2 Develop manufactured housing rehabilitation initiative to support affordable homeownership opportunities	✓		
4.3 Create a new rehabilitation program for multi-family rental buildings		✓	
4.4 Work with Arizona Department of Housing to identify and support continuing affordability terms of expiring projects			✓
<b>5. Update Zoning Regulations to Encourage Affordable Housing</b>			
5.1 Incorporate incentives into planning and overlay zoning on transit corridors	✓		
5.2 Promote high-quality, climate-adapted, and attractive design of new housing		✓	
5.3 Update development standards and create tools to incentivize affordable housing			✓

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<b>6. Facilitate Development by Reducing Costs and through Innovation</b>			
6.1 Streamline development review process for affordable housing projects	✓		
6.2 Evaluate expansion of the affordable housing impact fee program	✓		
6.3 Incentivize ADU construction to add affordable rental units to the market		✓	
6.4 Promote low-cost development and ownership methods such as modular homes, 3D-printed homes, shared housing, housing cooperatives, etc.			✓
<b>7. Develop Affordable and Mixed-Income Housing on City-Owned Properties</b>			
7.1 Develop a phased development plan for existing city sites	✓		
7.2 Explore feasibility of city-sites on Sunshine Mile	✓		
7.3 Strategically acquire new properties to advance the city's affordable and mixed-income housing goals	✓		
7.4 Advance development on Phase 1 sites	✓		
<b>8. Enhance Efforts Aimed at Housing Tucsonans Most Vulnerable to Housing Instability</b>			
8.1 Support Emerge to expand interim housing for individuals and families fleeing domestic abuse	✓		
8.2 Support the work of the Affordable Housing Alliance	✓		
8.3 Support small scale housing for youth and older adults	✓		
8.4 Rehabilitate the Tucson House		✓	
8.5 Support new Permanent Supportive Housing Projects			✓
<b>9. Pursue Additional and More Sustainable Funding Streams for Affordable Housing in the Region</b>			
9.1 Reinstate the Tucson Housing Trust Fund	✓		
9.2 Evaluate adding housing in a future bond or tax measure to go to voters		✓	
9.3 Advocate for more state and federal funding for housing			✓
<b>10. Expand Education, Outreach, and Research Efforts</b>			
10.1 Housing Resource Connection Program	✓		
10.2 Expand housing education efforts			✓
10.3 Continue research into trends in the housing market			✓

# **IMMEDIATE MAYOR AND COUNCIL ACTIONS FOR CONSIDERATION**

## **1. Direct HCD to return to Mayor and Council with resolution to adopt the Housing Affordability Strategy for Tucson, with the added direction and changes discussed**

### **(Overall HAST Action)**

By adopting the Housing Affordability Strategy for Tucson, Mayor and Council are expressing support for the overall concepts outlined in the plan and providing direction to HCD to work towards its implementation. Many of the specific actions will need Mayor and Council approval once more of the details are worked out.

## **2. Approve and adopt the geographical areas outlined in the Community Revitalization Areas map**

### **(HAST Policy Initiative 3: Prioritize Affordable Housing in Areas of Opportunity)**

By approving and adopting the areas outlined in the Community Revitalization Area Map, the Tucson Mayor and Council support the redevelopment of these areas and will continue to invest in these areas to spur economic development, improve the quality of life for local residents, and reduce crime. As investment occurs, it is important to build and preserve affordable housing in these areas to prevent displacement and to provide opportunities for low-income households in areas that could see demographic shifts. These geographic areas will be shared with the State and used by the City when prioritizing affordable housing funding allocations.

# **IMMEDIATE MAYOR AND COUNCIL ACTIONS FOR CONSIDERATION**

## **3. Direct Planning and Development Services (PDSD) that is currently developing an amendment to the commercial parking code to include affordable housing projects as eligible projects to request a parking reduction.**

**(HAST Policy Initiative 5: Update Zoning Regulations to Encourage Affordable Housing)**

PDSD is currently working on a code change to commercial parking regulations which has several aspects. Per previous direction from Mayor and Council, this code change will create new standards for electric vehicle charging infrastructure in commercial parking lots, and provide a permanent option for restaurant seating expansion into parking areas.

The Individual Parking Plan (IPP), UDC 7.4.5.A, allows certain types of development proposals to request a reduction in the number of required parking spaces. Based on findings which include a parking study, such a reduction can then be granted by the PDSD Director. Eligible projects include those that are within a quarter mile of transit, and housing for the elderly or physically disabled, among other criteria. Low-income housing developments on their own are not eligible to apply for a parking reduction through this avenue, though many qualify based on proximity to transit. Should Mayor and Council provide the direction to do so, staff would include a provision in the commercial parking amendment to add criteria to allow any affordable housing project to request an IPP to reduce their required parking. This request would then be reviewed on a case-by-case basis using the procedure for an IPP already established in the Unified Development Code.

This recommendation is based on input from stakeholders received in the outreach process to develop the HAST and other stakeholder feedback. Many developers have pointed to our minimum parking requirements as a barrier in developing affordable housing, especially given lower car ownership among low-income households.

## **4. Direct staff to develop language to amend the affordable housing impact fee waiver program for any affordable housing project that meets affordability terms; subject to available funding.**

**(HAST Policy Initiative 6: Facilitate Development by Reducing Costs and through Innovation)**

This recommendation is also based on input from stakeholders received in the outreach process. Many developers have requested reductions in development costs in order to help their affordable housing projects pencil out. By supporting this recommendation, HCD would work with the Attorney's Office on an amendment to the existing Affordable Housing Impact Fee Waiver Ordinance and will evaluate the fiscal impact of the proposed changes to bring before Mayor and Council in 2022 for consideration.

# **IMMEDIATE MAYOR AND COUNCIL ACTIONS FOR CONSIDERATION**

- 5. Direct HCD to implement the CEHD recommendation to issue an annual funding process to develop at least one Permanent Supportive Housing project per year for the next five (5) years with a maximum of 50 Project Based Vouchers and/or \$500,000 in HOME Funds for such projects starting January 2022**

**(HAST Policy Initiative 8: Enhance Efforts Aimed at Housing Tucsonans Most Vulnerable to Housing Instability)**

By supporting this recommendation, Mayor and Council direct HCD to create an application process that will be released in January of 2022 to allocate gap funding and Project Based Vouchers for affordable housing development in Tucson. The process should be designed in a way to ensure that at least one Permanent Supportive Housing project be developed each year.

- 6. Support the inclusion of Affordable Housing and Homelessness Support in the 2022 City of Tucson State Legislative Agenda, including advocacy for more LIHTC funding allocated to Tucson projects and to remove the State's preemption against local adoption of inclusionary zoning.**

**(HAST Policy Initiative 9: Pursue Additional and More Sustainable Funding Streams for Affordable Housing in the Region)**

Each year the Tucson Mayor and Council set the state legislative agenda. This recommendation encourages Mayor and Council to prioritize housing and homelessness as part of the agenda and specifically to advocate for more resources and flexibility to support affordable housing development in Tucson.