

Promising Housing Practices in Arizona



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A HEALTHY COMMUNITY IS ONE WHERE PEOPLE HAVE THE OPPORTUNITY TO MAKE HEALTHY CHOICES, IN ENVIRONMENTS THAT ARE DESIGNED TO PROMOTE HEALTH.



The State of Housing

- One of the fastest growing states
- Building at a deficit since 2008
- 42,000 (metro) - 270,000 (AZ) units short of affordable housing
- Rental rates increasing by double digits
- Home values increased more than 30%
- Supply chain issues
- Skilled labor shortages



Housing Instability in Arizona

- Rent-burdened is when your costs are more than 30% of your income.
- AZ's minimum wage of \$13.85 per hour can afford to pay about \$700 per month.
- The average rent in Phoenix is more than \$1,400
- 90%-95% of the rentals being built are only affordable to about 20% of the people who need them. Evictions are again extremely high.
- 23% increase in homelessness in the last couple of years.



Key Takeaways

1. Affordability has fallen and is now plummeting.
2. There is virtually no vacancy or available supply.
3. Supply is not keeping pace with demand.
4. Our success in attracting jobs and people has not been matched with a sufficient housing supply that new employees need.
5. A continued shortage of housing drives up costs and threatens economic development efforts (jobs & real income growth).

Promising Housing Practices in Arizona

Highlighting New Innovators and Creative Housing Solutions



March 2023 Promising practices in offering diverse housing options for all income levels can unlock Arizona's potential and help families and communities to prosper—contributing to the overall success of one of the fastest-growing states in the nation.



Accessory Dwelling Units and Mixed-use Communities

- Choice Neighborhoods
- Culdesac
- Habitat for Humanity Southern Arizona
- Cuadro-Tucson
- Tucson passed ADU ordinance



Co-location Examples

- South 7th Village - UMOM
- First Place – for neuro-diverse populations
- Multigenerational Community Resource Center - Surprise

Community Land Trusts

- Newtown Community Land Trust - Tempe
- Pima County Community Land Trust



Creative Building Technologies

- 3D Printed Homes
- ZenniHomes
- Container Homes
- HercuWall
- Boxabl





Faith-Based

- Rehoboth Community Development Corporation
- Tanner Community Development Corporation
- UMOM (United Methodist Outreach Ministries)
New Day Centers
- Housing on other church properties

School Land Use

Housing for Teachers and Staff

- Schools around the state are struggling to recruit and retain teachers.
- Schools have underutilized assets and while housing cannot be offered exclusively to teachers and staff, schools can offer educators priority access.
- Can co-locate services like healthcare and childcare.
- This is catching on: Chino Valley, Vail, Flagstaff, Bullhead City, Sedona-Oak Creek, Show Low, Oracle and Blue Ridge.
- In the Valley: Alhambra, Washington Elementary, Isaac, Tempe, Mesa, Scottsdale are all exploring

SPARK REPORT

How School Districts Can Create
Attainable Housing Opportunities
Legal and Financial Pathways to Attract and Retain Employees



Other Opportunities for Cities

- Housing on school property
 - K-12 and Community College
- Combine childcare, education with housing
- Health centers combined with housing
- Strip malls, light industrial and business centers
- City parks, senior centers, community centers, libraries

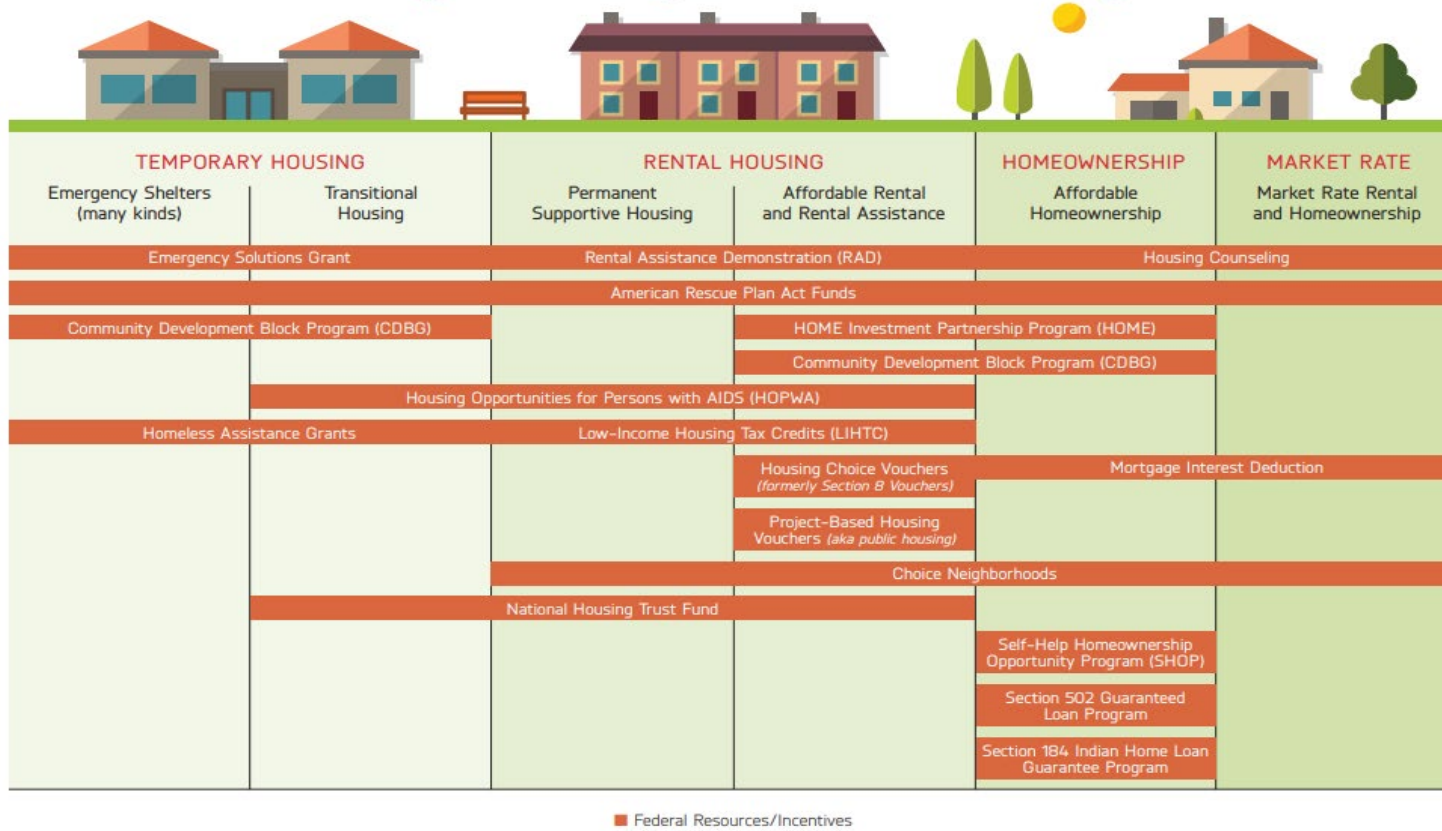
- Fire, police stations
- Excess city land



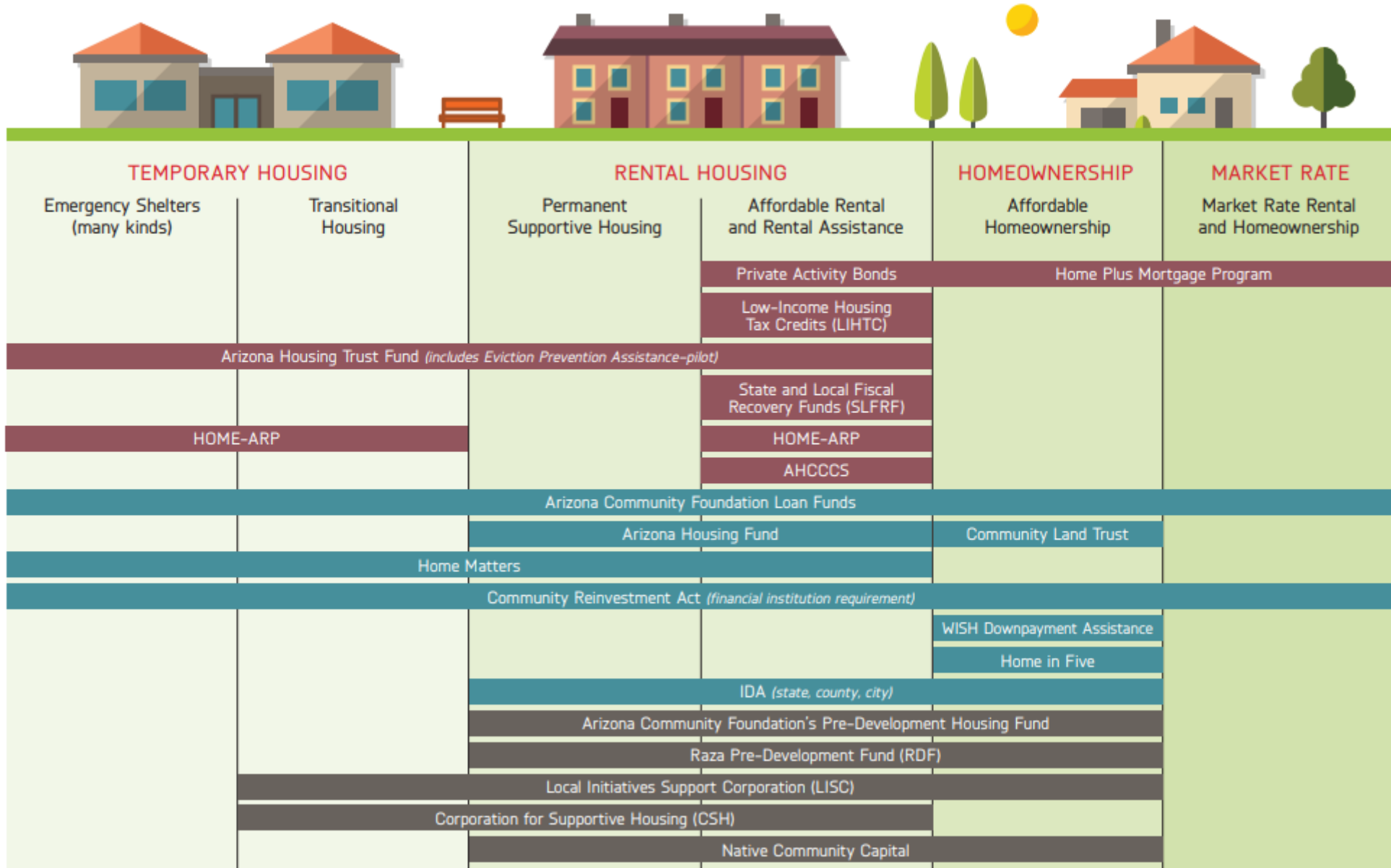
Strategies to Incentivize Affordable Housing

- Offer a density bonus
- Reduce parking requirements
 - Transit-Oriented Development with $\frac{1}{2}$ mile
- ADUs
- Offering higher densities in or next to commercial & mixed use
- Waive fees for affordable housing
- Streamline development process
- Using public land for housing – get creative!
- Allowing duplexes & triplexes in single-family zoned land
- Rehab units or voluntary deed restrictions
- Waiving fees for nonprofit developers
- Put land into community trusts

Understanding the Housing Continuum and Funding Sources



Understanding the Housing Continuum and Funding Sources



■ State Resources/Incentives

■ Private Resources/Incentives

■ Pre-Development Funds

Change the Narrative

Home is Where It All Starts is a multimedia campaign to convey the importance of stable, attainable housing for all members of our community.



What can Cities Do?

- Jointly work on model ordinances
 - Accessory Dwelling Units
 - Streamlined zoning
 - Co-location of services
 - Libraries, community centers, fire and police stations, parks
 - Combine with childcare, health centers, education, churches
 - Creative use of strip malls and business centers
 - Modifications to General Plans
 - Encouraging co-location of housing and other services
 - Support Financing through Social Impact Investments
 - Add Housing To Bond Financing

