

Affordable Housing Initiatives

Combating Homelessness Track – Session One



Arizona
Department
of Housing

Moderator:

Deputy Director Cindy Stotler
Program Administrator Sheree Bouchee

Speakers:

Titus Mathew, *City of Phoenix*
LeVon Lamy, *City of Tempe*
Irma Hollamby, *City of Scottsdale*

Titus Mathew

City of Phoenix





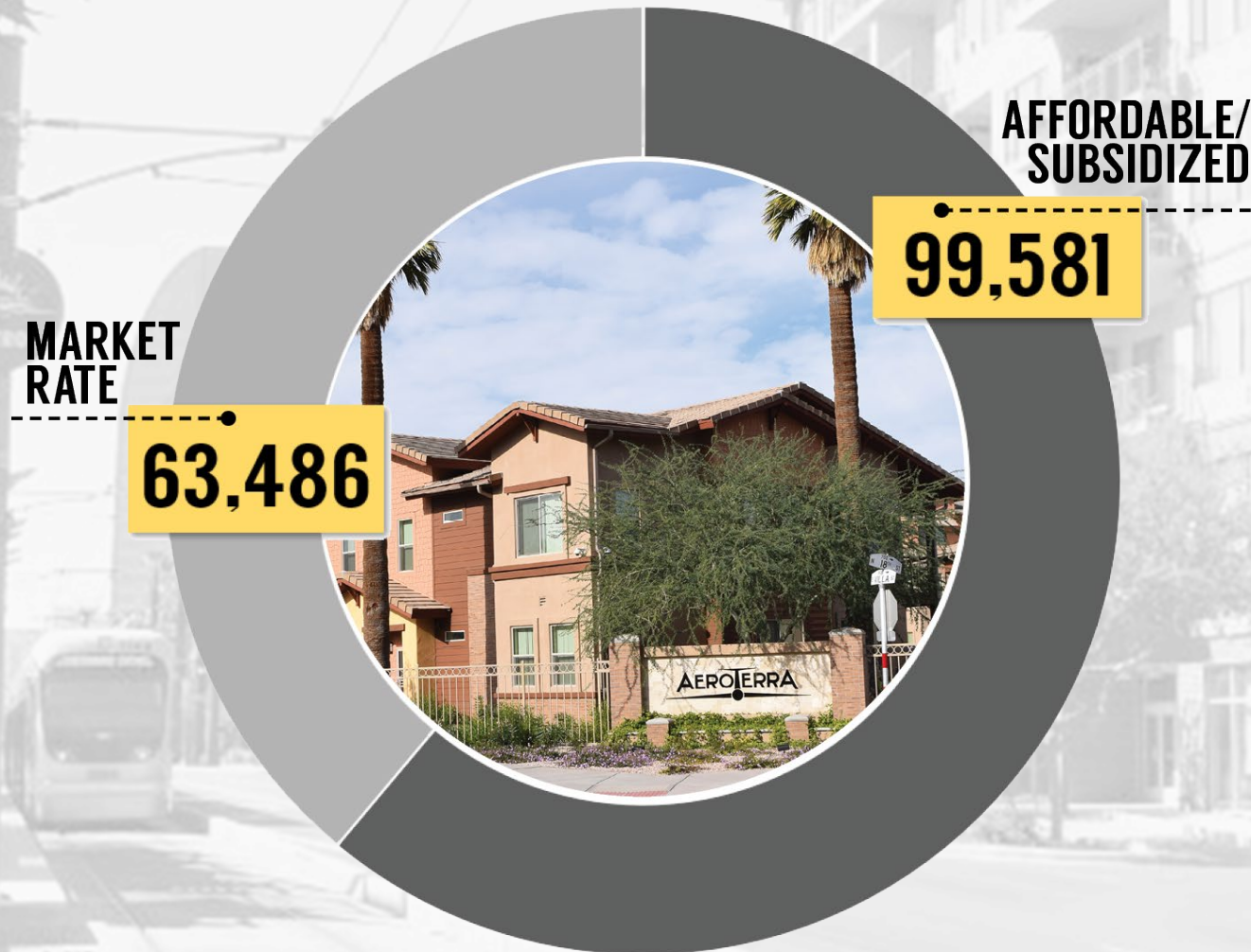
Titus Matthew
Housing Director
City of Phoenix



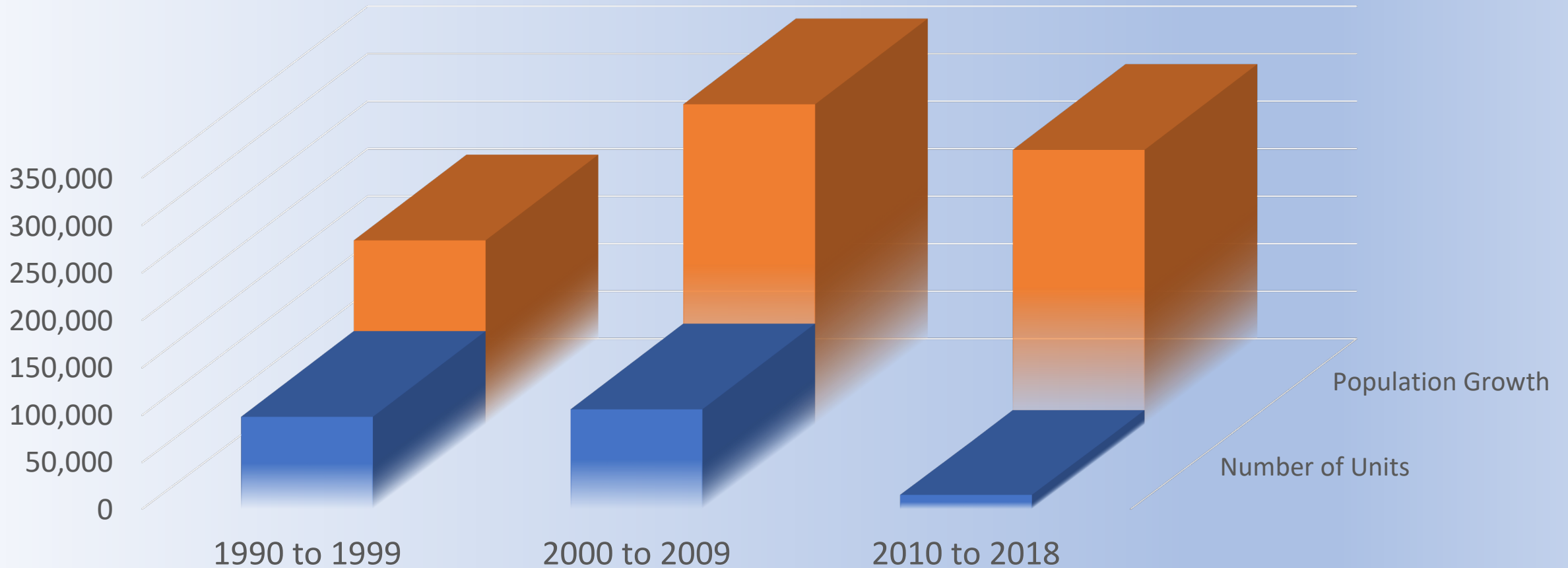
Number of Units Needed

163,067

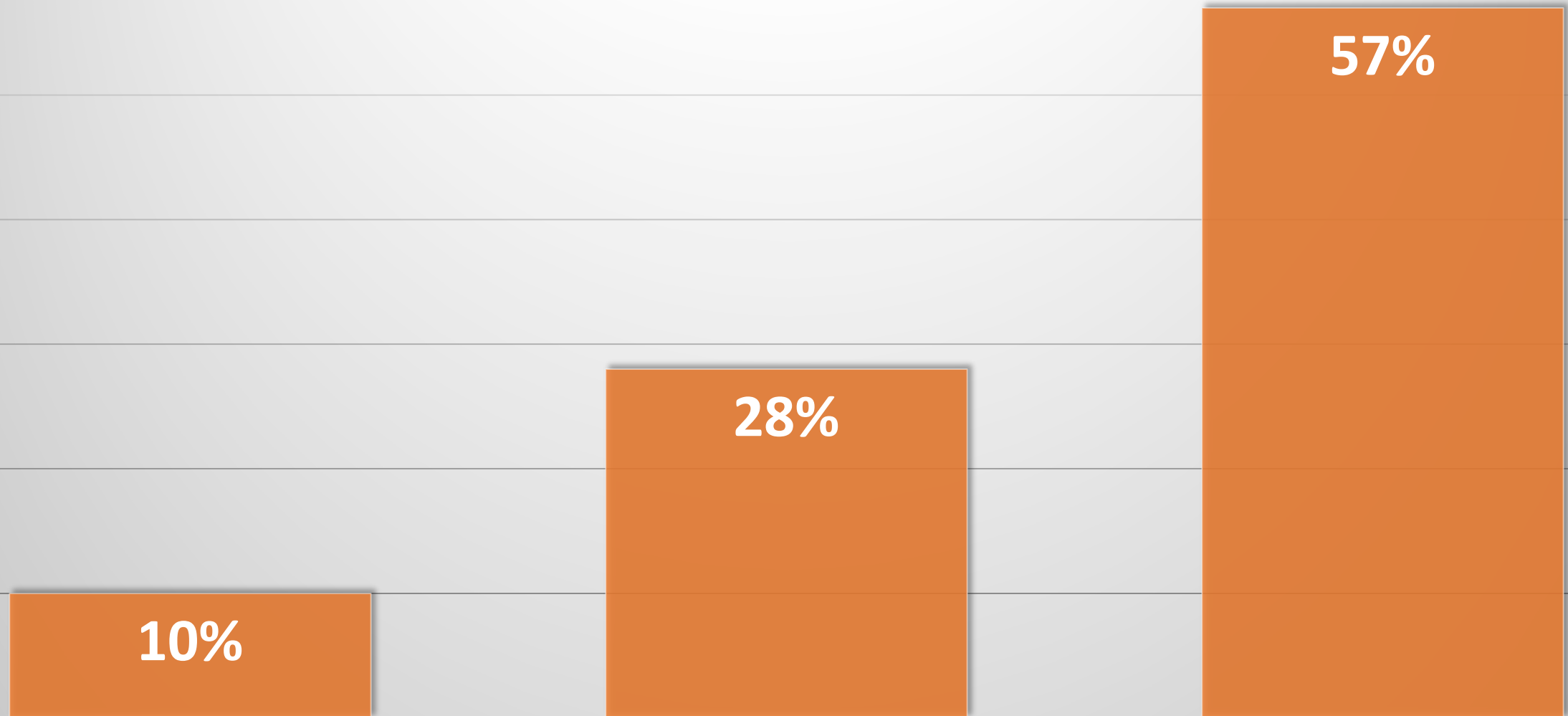
- **9,000** Seniors
- **5,000** Veteran
- **9,000** Persons with Disabilities
- **2,380** Persons Experiencing Homelessness



HOUSING PRODUCTION AND POPULATION GROWTH



COST RISING FASTER THAN INCOME



Household Type



Retiree on Fixed Income



Service Industry Worker



Single Parent with Two Children



Family of 4 People

Number in Household

1

1

3

4

Estimated Household Income

\$17,000

\$28,000

\$56,000

\$73,000

% of Area Median Income
(At or Below)

30%

50%

80%

100%

Max Rent They Can Afford

\$375

\$650

\$1,325

\$1,825

Average Rent

\$1,300

Max Home Price

\$49,000

\$65,000

\$171,000

\$250,000

Median Home Price

\$360,000



HOUSING *Phoenix*

Goal:

**CREATE OR PRESERVE
50,000 HOMES BY 2030**



Prioritize New Housing in Areas of Opportunity:

- ▶ **Develop Scoring Criteria**
- ▶ **Communicate Benefit**

Lofts at McKinley, Gorman

Amend Current Zoning Ordinances to Facilitate Housing Options:

► Zoning Ordinance Amendments

- Affordable Housing Incentives
- Accessory Dwelling Units

Aeroterra, City of Phoenix

AEROTERRA



Redevelop City Owned Land with Mixed-Income Housing:

- ▶ Redevelop City Owned Land
- ▶ Co-locate Uses

Rosewood Court II, Newport Partners

Expand Efforts to Preserve Existing Housing Stock:

- ▶ Strategic Acquisitions
- ▶ Community Land Trust
- ▶ Landlord Incentives
- ▶ Expand Rental Rehab Program

Urban Living on Fillmore, Native American Connections

Discussion

Titus Mathew, Housing Director

Titus.Mathew@phoenix.gov



Levon Lamy

City of Tempe



2021 Arizona Housing Forum

Tempe Affordable Housing Strategies





Housing Inventory and Affordability Analysis

- 2017 – Initial Housing Inventory initiated
- 2018 – Housing Inventory finalized & approved
 - Standardized definitions (affordable, workforce, market)
- Established Citywide Strategic Priority
- 2020 – Renewed Inventory
 - Included 1 mile radius

Affordable

49.3

Target: 49.3%

Source: 4.09 Housing Inventory Ratio (summary)

Workforce

34.2

Target: 34.2%

Source: 4.09 Housing Inventory Ratio (summary)

Market Rate

16.5

Target: 16.5%

Source: 4.09 Housing Inventory Ratio (summary)



Change in philosophy

- Affordability timelines
 - 15 year minimum
- City properties
 - If appropriate for housing development
 - Long term lease, no transfer of title
- Standardized conversations
 - Community Development, Economic Development & Human Services/Housing Services



Affordable Housing Strategy document

- 2018 – Consulting firm to assist with development
- 2019 – July 31, 2019, Council approval and adoption
 - ~20 independent strategies
 - Intended to be independent or combined
 - ~10 preservation
 - ~10 development
 - 2019 – July 31, 2019, Council approval and adoption
 - Implementation of Affordable Housing Impact Statement
 - Voluntary
 - At beginning and end of every project

Affiliate non-profit of the Public Housing Authority



- 2017 – Began establishment
- 2018 – Completed and formed
 - 501 status
- Acquisition for permanently affordable / workforce rental units
- Acquisition of land for assemblage
- Renovations and Financial Sustainability

Renovated unit



Hometown for All initiative



- Hometown for All, an innovative new initiative launched by Mayor Corey Woods, accelerates housing affordability by ensuring sustainable revenue to create the next generation of affordable and workforce housing opportunities in the City of Tempe.
- Under the Hometown for All initiative, for every new development project in the city funds will be dedicated to the nonprofit [Tempe Coalition for Affordable Housing](#) for future workforce and affordable projects.
- **Can developers make voluntary contributions to The Affiliate?**
- State law prohibits a city from being able to require the building of, fee for or contribution as a condition for approval for affordable housing. However, entities can give voluntary donations to The Affiliate, which is designated as a 501(c)3 nonprofit. Mayor Woods is proposing that Council adopt formal guidelines for entities interested in such contributions. Any entity that desires to make a voluntary contribution would be provided a suggested donation calculated at the rate equal to 20% of the total permitting fees owed to the city for residential projects and 10% for commercial or industrial.
- As an example, if a residential project has a total of \$600,000 in permitting fees, and the developer of the project wanted to provide a donation to The Affiliate, the city suggests a \$120,000 contribution.
- The guidelines will simply act as a status quo; entities can contribute more or less. The only instance in which the city can negotiate a contribution amount to The Affiliate is when a development project is requesting an incentive from the city.
- Implemented in January 2021

Hometown for All – Eligible Uses



● Hometown for All

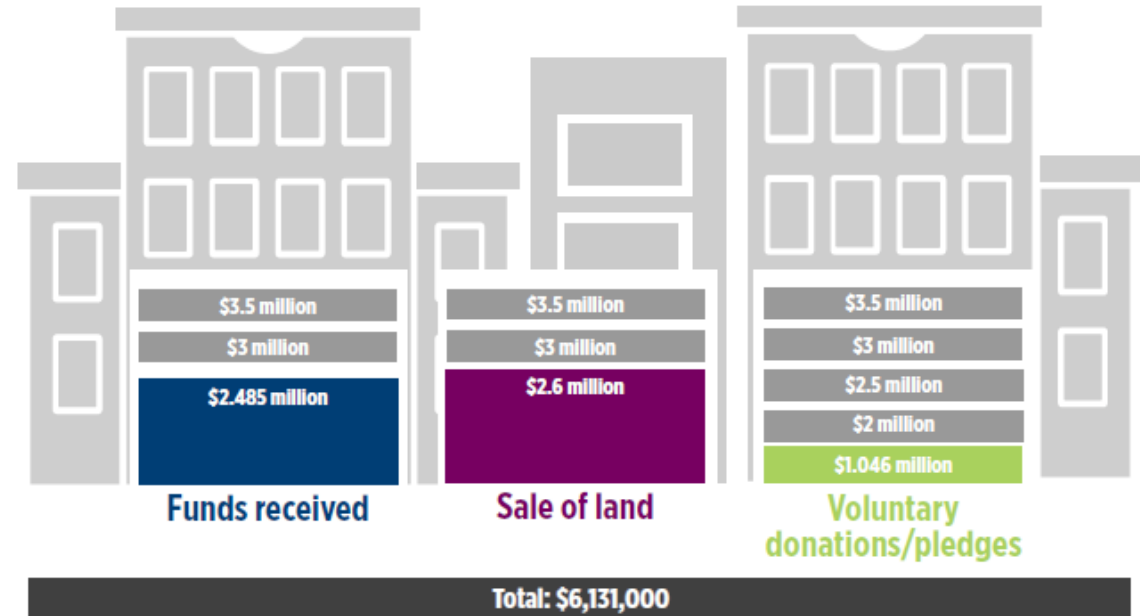
- Tempe City Council Initiative
 - Affordable and Workforce Housing
 - Acquisition of Land for assemblage
 - Acquisition of 81% to 120% AMI Workforce Rental units
 - Funding to incentivize development
 - 81% to 120% Down-payment Assistance
 - Anticipated to be between \$2M and \$4M per year

Hometown for All initiative



Hometown for All

Funding affordable and workforce housing in Tempe



Hometown for All expands affordable and workforce housing in Tempe through certain permitting fees, donations and other sources. Funds support the nonprofit Tempe Coalition for Affordable Housing. Totals as of August 2021.



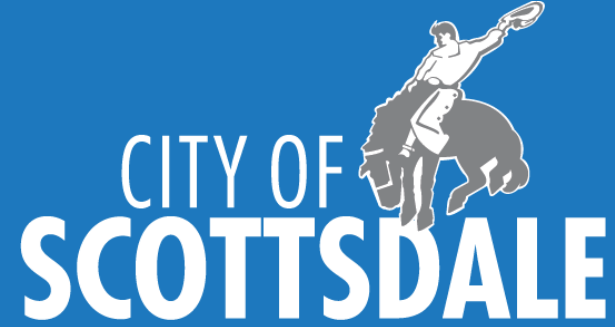
tempe.gov/HometownforAll



Irma Hollamby

City of Scottsdale



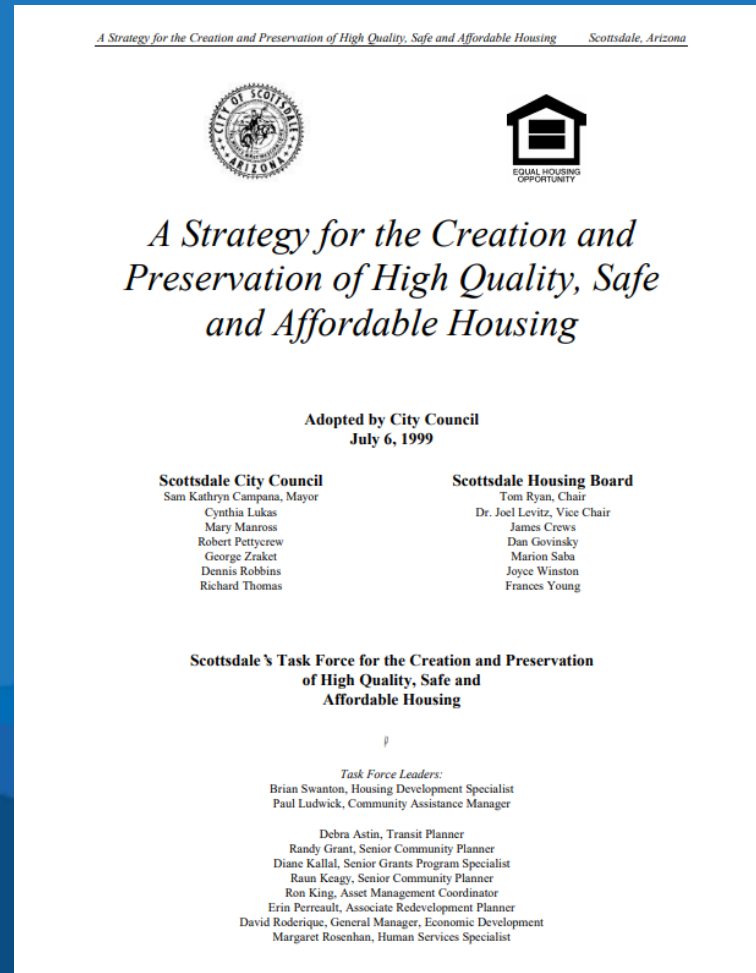


Scottsdale & Affordable Housing

Irma Hollamby, MPA

Community Assistance Manager

A Little Background



Lessons Learned

- Language Matters
- Affordable Housing and Homelessness
- Do Your Preliminary Homework
- Seek Out Those Who Went Before You
- Hold On To Your Land, Affordable Assets

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Let's make this event an example of how to be safe in our new normal - No need to ask, just mask.