

Workforce Housing Solutions ULI ARIZONA HOUSING, HEALTH, AND EQUITY TASK FORCE

NOVEMBER 2020



URBAN LAND INSTITUTE

Mission: Provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide

Membership: Over 45,000 members globally; 1,100 in Arizona comprised of land use professionals (developers, designers, financial services, public sector)







ULI District Councils in Arizona, Chicago, Sacramento, and Tampa organized member-led task forces to explore solutions to local policy and practice barriers to promote healthier and more equitable communities.

– national ULI grant, funded by the Robert Wood Johnson Foundation. ULI AZ was also supported with a matching grant from Vitalyst Health Foundation.

ULI Arizona Task Force focused on the question:

Are **market solutions available for workforce housing** (60 – 120% AMI) that are feasible and scalable, especially in transit accessible neighborhoods with more equitable and health promoting opportunities?



2020 TWO-BEDROOM RENTAL HOUSING WAGES



OUTof

HE HIGH COST OF HOUSING

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TWELVE OF THE TWENTY LARGEST OCCUPATIONS IN THE UNITED STATES PAY LESS THAN THE HOUSING WAGE





Source: Occupational wages from May 2019 Occupational Employment Statistics, BLS, adjusted to 2020 dollars. Housing wages based on HUD fair market rents.

 NATIONAL LOW INCOME HOUSING COALITION
 WWW.Nlihc.org/oor
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Noteworthy Arizona Efforts Addressing Housing Affordability





Task Force Goal to Increase Housing Affordability Opportunities



Study practices and strategies to increase options for healthy, equitable workforce housing





Identify creative solutions and exchange knowledge with community and industry leaders





Study Workforce Housing Solutions

Community investment without displacement policies

- Benefits
- Viability/Improvements
- Challenges/Barriers
- Feasibility Ranking
- Workforce housing tools and typologies
 - Best practices
 - National examples
- **O**E
 - Extensive resource compilation

Articles, news, reports, case studies





















Tempe.



Housing Inventory and Affordability Analysis

City of Tempe

bae urban economics

DRAFT DEVELOPMENT BONUS PROGRAM URBAN CODE DISTRICT AND URBAN CORE MASTER PLAN

Memorandum

Community Development Department, City of Tempe, AZ
 From: Aaron Barker and Sherry Okuri-Rudnak, BAE Urban Economics
 Data: November 25, 2019
 Extended Code District Voluntary Development Bonus Program

This Memorandum (memo) provides an overview of the 0ty of Tempe Uhan Code District (UOD) Voluntary Development Groux Program (DBF) for Uhan Code (UIZ) conse. Several municipalities in Arizona use voluntary DBFs to encourage the incorporation of community benefits such as such table development. If diridally-work for busing and gravitational developments. Under a DBF, Ottas provide developes the opportunity to earn additoral project value in activating for development affordably-workford the construction and provide sevelopes the opportunity to earn additoral project value in activating for development contributions that result in community benefits. If the value of these contributions is less than the additional value created by the borus for the development the development like value of turner.

The City of Tempe has engaged BAE Urban Economics (BAE) to evaluate and assist in the development of a voluntary DBP that incentivizes developers to provide onsite, off-site or inlieu funds towards community benefits.

This memo provides a draft of the structure of the DBP requirements for participating in the program, the participation process, and the substance of an associated Transfer of Development Rights (TDR) program applicable only for Hatoric Peservation. This program is being preased concurrently with the adoption process of the Urban Codo Datrici (UCI) and Urban Cobe Master Plan (UCMP) efforts to encourage developer participation when UCD and UCMP are implemented.

1. Structure of the DBP Program

The DBP as a volumbary oragram available within the UCD that would allow developers to achieve additional building heights and aromitatise in exchanges for a defined at of community benefits (Borus Bernems), including affordable and workforce housing sustainability elements, historic preservation assurance (when applicable), and/or cubbic gabraing agae and connections. The orgain mergine developers to provide a last once adages of community benefits or connectivity orable. Developers can them use an Affordable Housing In-Ler Feo make up any gap required to achieve the minimum deginated points required to the rest orable and any gap required to achieve the minimum.

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TEMPE PARTNERSHIP

- Progressive partner and Valley leader
- Explore Tempe's new strategies and further expand using Task Force expertise
- Engage as a Case Study for policies, best practices, and transferable ideas





Key Opportunities

- Create a regional housing strategy
- Develop an interactive, web clearinghouse for housing affordability resources
- Encourage more mixed-income developments that can leverage affordability
- Assemble vacant private and city-owned land to increase supply
- Surplus land dispositions and donations
- Anchor institution-assisted housing options
- Pre-approved plans/designs/builders
- Neighborhood pilot projects demonstrating inclusive redevelopment strategies











What housing practices and policies do you think would be successful in AZ?



Who should be engaged in the ULI AZ Task Force outreach moving forward?





A CATALYST FOR COMMUNITY HEALTH

https://arizona.uli.org/get-involved/housinghealth-equity-task-force/

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