



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)



Convenings | Research | Best Practices | Education



Arizona

ULI AZ HOUSING, HEALTH, AND EQUITY TASK FORCE



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.

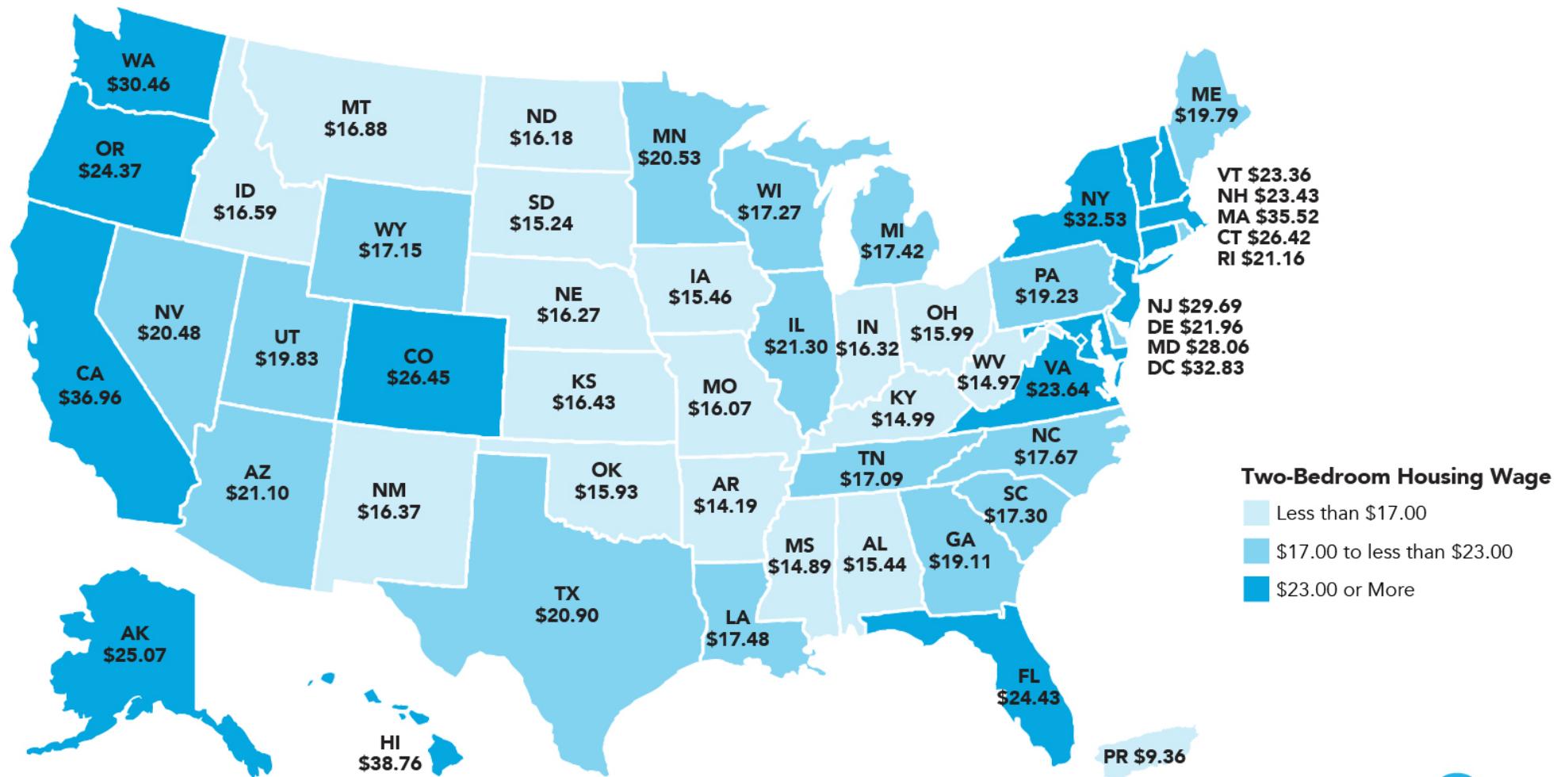
– national ULI grant, funded by the Robert Wood Johnson Foundation. ULI AZ was also supported with a matching grant from Vitalyst Health Foundation.

ULI Arizona Task Force focused on the question:

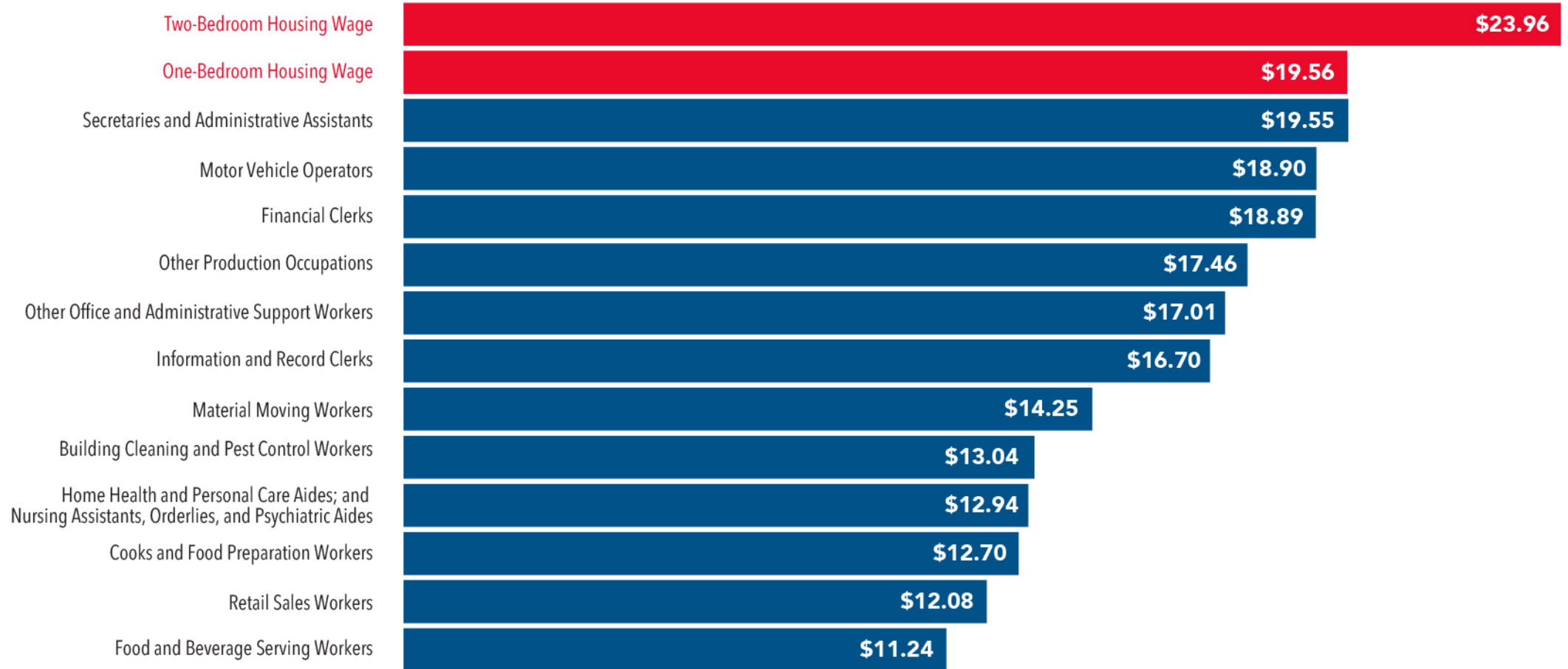
Are **market solutions available for workforce housing** (60 – 120% AMI) that are feasible and scalable, especially in transit accessible neighborhoods with more equitable and health promoting opportunities?



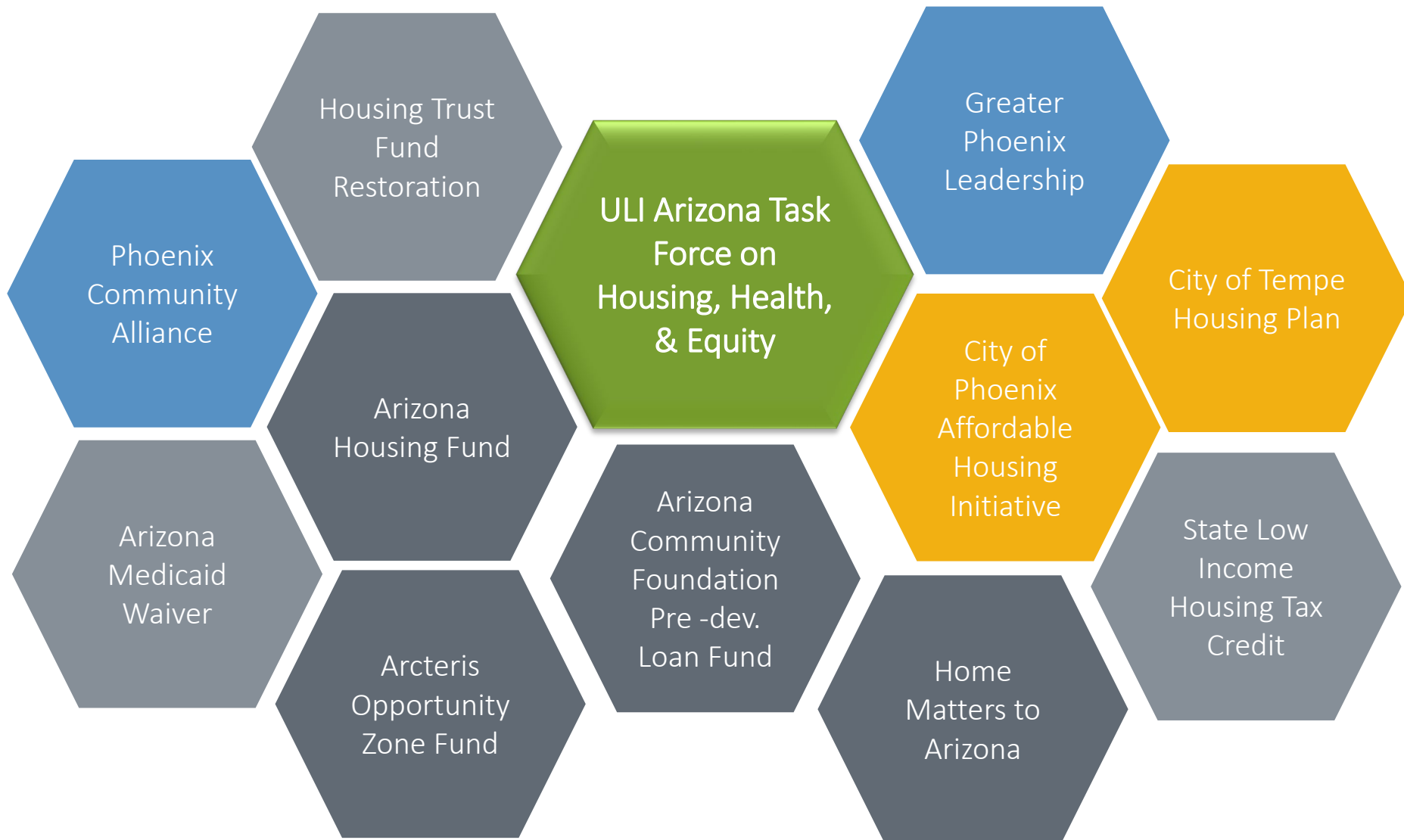
2020 TWO-BEDROOM RENTAL HOUSING WAGES



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



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



Convene multi-sector partners to evaluate challenges and opportunities



Identify creative solutions and exchange knowledge with community and industry leaders

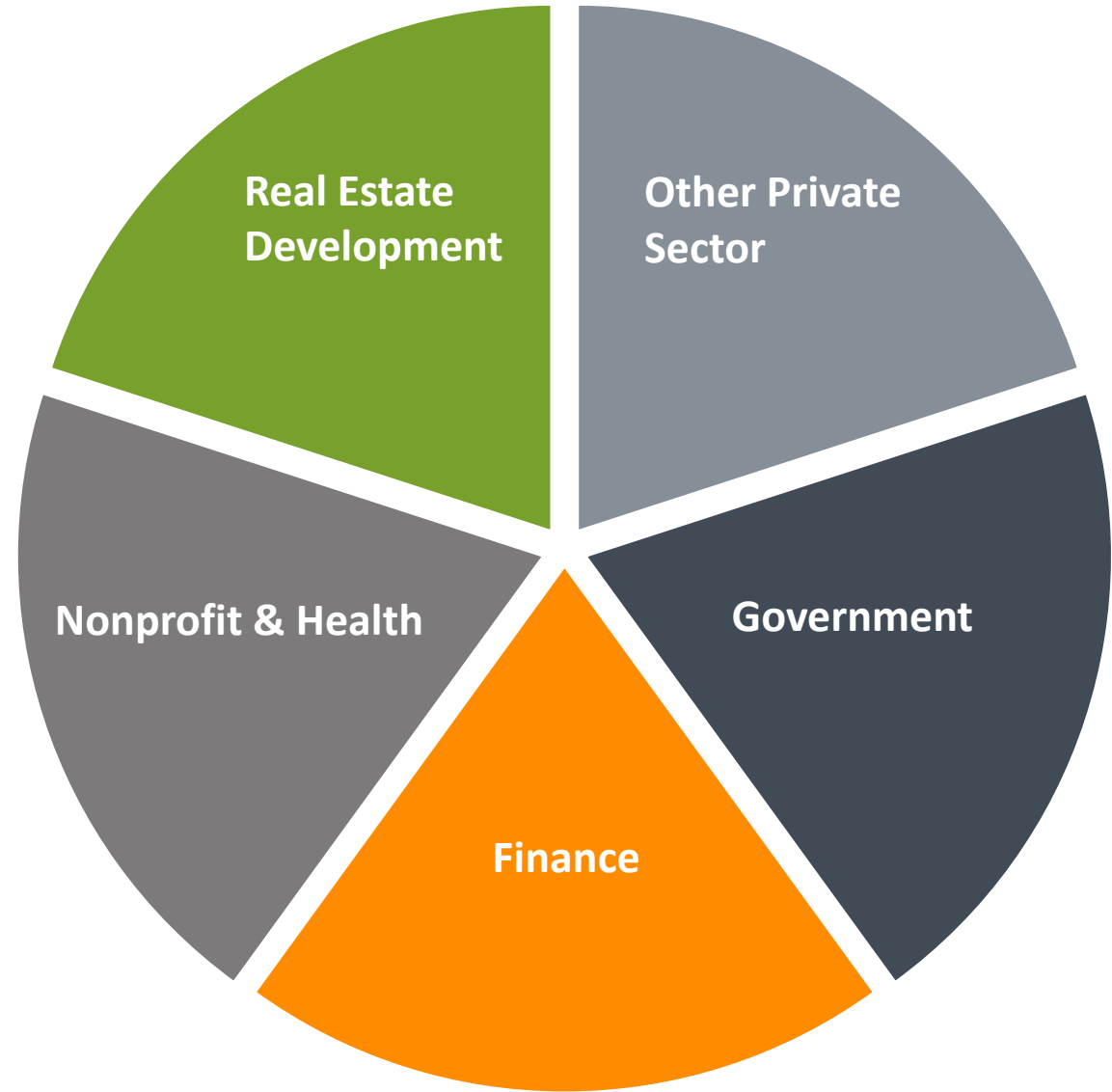


Study Workforce Housing Solutions

- Community investment without displacement policies
 - Benefits
 - Viability/Improvements
 - Challenges/Barriers
 - Feasibility Ranking
- Workforce housing tools and typologies
 - Best practices
 - National examples
- Extensive resource compilation
 - Articles, news, reports, case studies



Convene Partners





Themes

Revitalization without Displacement

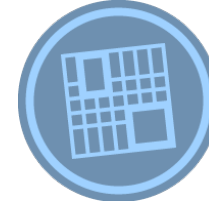
Planning & Regulation

Land & Location

Finance & Capital

Partnerships

Design



- Community Benefits Agreements
- Local CDCs and Housing Task Forces

- Reduced Regulatory Barriers
- Zoning Code Incentives

- Community Land Trusts
- Land Banks

- Diversity, Local Options
- Educate Mixed Income

- Public Private Partnerships
- Engage New Partners

- Off-Site Construction
- Sustainable, Healthy Design

Strategies



Solutions

Additional Workforce Housing Concepts

Missing Middle
Housing

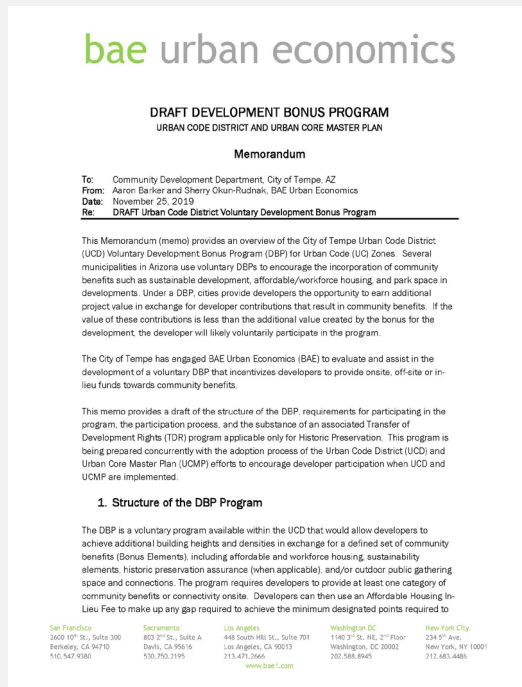
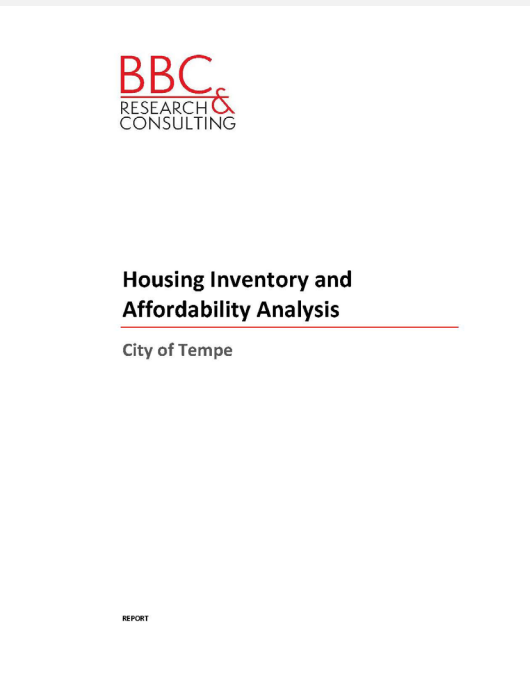
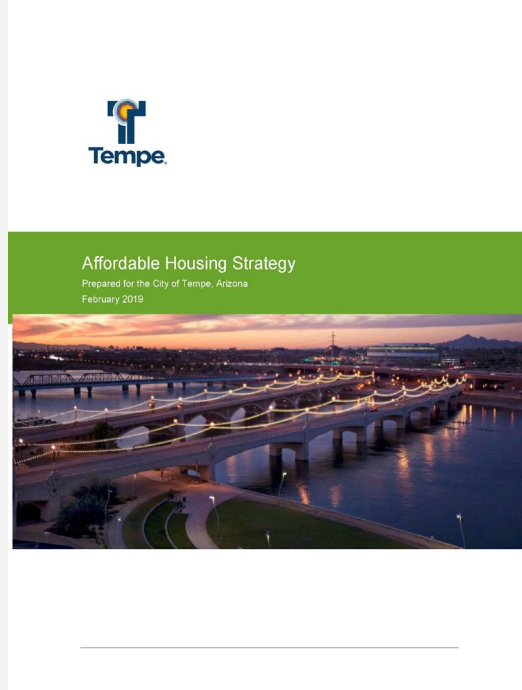
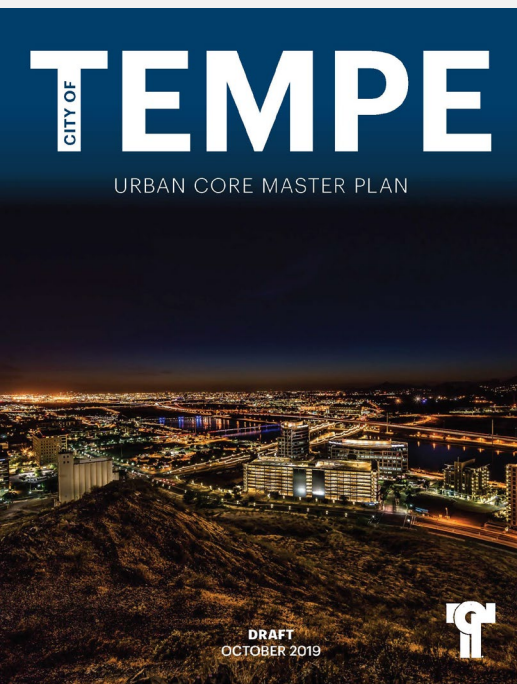
Co-Located
Housing and
Community
Facilities

Accessory
Dwelling Units
(ADUs)

Co-Housing

Co-Living
(ex. artists' live-
work)





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?

<https://arizona.uli.org/get-involved/housing-health-equity-task-force/>

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Arizona