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?
Represents the hourly wage that a full-time worker must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a TWO-BEDROOM RENTAL HOME, without paying more than 30% of income.
<table>
<thead>
<tr>
<th>Occupation</th>
<th>Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-Bedroom Housing Wage</td>
<td>$23.96</td>
</tr>
<tr>
<td>One-Bedroom Housing Wage</td>
<td>$19.56</td>
</tr>
<tr>
<td>Secretaries and Administrative Assistants</td>
<td>$19.55</td>
</tr>
<tr>
<td>Motor Vehicle Operators</td>
<td>$18.90</td>
</tr>
<tr>
<td>Financial Clerks</td>
<td>$18.89</td>
</tr>
<tr>
<td>Other Production Occupations</td>
<td>$17.46</td>
</tr>
<tr>
<td>Other Office and Administrative Support Workers</td>
<td>$17.01</td>
</tr>
<tr>
<td>Information and Record Clerks</td>
<td>$16.70</td>
</tr>
<tr>
<td>Material Movers</td>
<td>$14.25</td>
</tr>
<tr>
<td>Building Cleaning and Pest Control Workers</td>
<td>$13.04</td>
</tr>
<tr>
<td>Home Health and Personal Care Aides; and Nursing Assistants, Orderlies, and Psychiatric Aides</td>
<td>$12.94</td>
</tr>
<tr>
<td>Cooks and Food Preparation Workers</td>
<td>$12.70</td>
</tr>
<tr>
<td>Retail Sales Workers</td>
<td>$12.08</td>
</tr>
<tr>
<td>Food and Beverage Serving Workers</td>
<td>$11.24</td>
</tr>
</tbody>
</table>

Noteworthy Arizona Efforts Addressing Housing Affordability

- Phoenix Community Alliance
- Arizona Housing Fund
- Arizona Medicaid Waiver
- Arcteris Opportunity Zone Fund
- Housing Trust Fund Restoration
- Arizona Community Foundation Pre-dev. Loan Fund
- Greater Phoenix Leadership
- City of Phoenix Affordable Housing Initiative
- City of Tempe Housing Plan
- State Low Income Housing Tax Credit
- Home Matters to Arizona

ULI Arizona Task Force on Health, Housing & Equity
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
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

Study Workforce Housing Solutions

ULI Arizona Task Force on Health, Housing & Equity
- Revitalization without Displacement
  - Community Benefits Agreements
  - Local CDCs and Housing Task Forces

- Planning & Regulation
  - Reduced Regulatory Barriers
  - Zoning Code Incentives

- Land & Location
  - Community Land Trusts
  - Land Banks

- Finance & Capital
  - Diversity, Local Options
  - Educate Mixed Income

- Partnerships
  - Public Private Partnerships
  - Engage New Partners

- Design
  - Off-Site Construction
  - Sustainable, Healthy Design
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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