



AFFORDABLE HOUSING ALLIANCE
for OLDER ADULTS

**Tucson Housing
Foundation**



HOUSING LISTENING SESSION CONSOLIDATED NOTES

FACILITATED BREAKOUT ROOMS

Guiding Question #1:

Do you feel the 'why' of creating an affordable action plan for older adults is accurate (reference list)? Are there any missing considerations? Are there items on the list that should not be?

CONTEXTUAL CONSIDERATIONS SPECIFIC TO OLDER ADULTS:

Accessibility and Assistance, Aging in Place, Stagnant Income Sources, Safety and Security, Social Interaction, Transportation

Answers for Question 1:

- Transportation many times overlooked
- Good transportation connects to other items on list like being able to get to places of socialization
- Disposable income shrinking due to inflation – cannot afford to pay for Uber, Ride Share – concentrating on rent first
- City managing COVID funds – top request was for rental assistance and second request was for transportation funds
- Important to provide constant communication and feedback with older adults
- Missing from list is the urban form approach – support redevelopment from all aspects
- Healthcare/Medical Needs are missing from the list (could be safety security, but could be added)
- Financial Needs - renting and homeownership - selling under pressure, eviction etc. (could be stagnant income sources /safety and security but could be added)
- General Vulnerability
- Under Safety & Security, think about people who face discrimination
- COVID has also now become a safety consideration
- Going back to the Generations slide, when looking at the Generation X in 10 years, more people will be identifying as LGBTQ – need to address LGBTQ issues
- There are nuances to this list that should be highlighted more intentionally. They might fall into 2 categories:

Geography – land use and how the older adult community accesses services

1. Access to services: grocery (food deserts and apartheid), transportation (or ideally walkable), *medical/clinical, social

2. Examples: Pima County developments downtown – several large projects, however, access to affordable food when downtown is a problem (high end small grocer, only); hospital care is not close
3. Instacart and other online grocery ordering options would be important in these situations, as in more remote/rural areas. Likewise connection with programs like Meals on Wheels
4. Medical transportation *Advocate for Van Tran to be more robust

Support network

1. Access to technology
2. Navigator or Case Worker for wrap around services
3. Caregiving and range of supports throughout the continuum of living situations from independent to more supportive
4. Resiliency and redundancy balance

Guiding Question #2:

Do you feel three actionable objectives are reasonable and relevant given what you heard today?

ACTION OBJECTIVES

Zoning/Land Use, Repurposing/Adapting, Funding

Answers for Question #2

ZONING AND LAND USE

- Find solid ways of communicating in an easy to understand manner for those not familiar with zoning language
- Density Discussion - this should be included in the discussion - Hung up on Units/Acre but what is the difference between studio apartment units and 3k sq. ft. homes
- Human Level Development Standards - Tied to Connectivity to Community
- Looking at other land use documents like the Major Streets and Routes Plan - and getting more specific regarding those plans and how they restrict housing.
- Definition of inclusionary zoning was discussed
- Zoning Map Atlas – compile zoning codes, regulations, etc. into an interactive web-based site in language we all understand.
 - a. Helps with advocacy for changes (*CT had a successful, instrumental project for promoting these ideas through student-based project)
 - b. Could work for multiple audiences (planners, residents, developers)
 - c. Drachman Institute might have an appetite for this
 - d. COT has a simple table spreadsheet with zoning info (hard to find and not very useful)
- Mixed generation housing – is this in code??
 - a. Benefits of two gen interactions
 - b. Form based codes vs USE – architecture in context (currently can't put a preschool near certain types of housing)

- Marana allows guest house on zoning code (no restrictions) BUT no teeth compared to CCRs which *override*
- Zoning changes involve neighbors: property values & NIMBYism make project difficult to implement and conversations contentious. Must balance the desire of neighbors and the needs of the larger community

REPURPOSE/ADAPT

- Agreed that repurposing needs to be a focus
 - Too many empty properties that need to be explored
 - Look at empty buildings that will be cost effective to repurpose like schools that might be only one level buildings
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- Make sure it connects back to Zoning - due to being able to actually reuse these sites in an efficient way
 - Community owned units- resident owned communities - right of first refusal for apartment renters to purchase and take ownership of apartment communities
 - Tenancy and Common Title model for sharing wealth in housing
 - Repurposing schools is a nice building typology that can easily accommodate mixed use – inter-generational living, community activities, arts, farming, etc. – i.e. Curly school as a model
 - Look at current City and County facilities – there could be construction above existing public facilities that are one level like libraries
 - Schools, warehouses, big box stores, etc.
 1. Dovetails with zoning – complicated. Corky Poster did feasibility study of repurposing TUSD facilities. Primary issue is all currently zoned R1 (requires rezoning, neighborhood input) and challenging building code perspective
 2. Schools and hotels convert well – larger square footage structures like malls are not as feasible
 3. Advocating for the return of Section 202 projects would be great. Pairing with housing funds from the city is required because the federal funding will not cover entire projects. Also IDA, grants funds, etc. Layered funding is need but adds to the complexity.
 4. Infill Incentive District (IID) downtown – being re-examined (sunsets January 2023). Specific boundary with historical neighborhoods. Outreach and engagement kicking off soon which presents an opportunity for advocacy *SEE ADDITIONAL NOTES/RESOURCES BELOW
 5. Anti-displacement: Other midtown areas with NO overlays, incentives to develop could be an opportunity
 6. Managed care/health plan financially subsidized or initiated projects should be pursued.

FUNDING

- Be sure to include small scale redevelopment of properties. Owners that have properties that need funding to redevelop
- How do we assist smaller scale developments like duplexes that developers are not interested in developing
- Impact Fees and Bonds
- Financial return and expedited process incentives to make these sorts of projects lucrative in the eyes of developers.
- Are historic or underutilized churches or industrial buildings another typology that could be repurposed?
- Advocacy for extending Low-income Housing tax Credits beyond the current 15 year requirement...
- Need reliable access to public, private, or government money to supplement raising market rate values that can incentivize new building owners to maintain and offer affordable units for section 8 residents through time as buildings are bought and sold.
- Look at what other states are doing to bring to Arizona
- Social Loans at 2%
- National HMO – providing dollars for affordable housing
- Affordable and supportive housing for special populations – not uncommon for large scale projects to have multiple layers of funding
- Underutilized ARPA funding through COT may be able to support and fill gaps
- 4% state tax credits (paired with other state resources)
- Federal funds are heavy with restrictions
- City of Tucson HCD Team can be helpful

Guiding Question #3:

Are there other specific actionable items that should be included?

Elements:

Rental Increase limits, Transportation Oriented Design, Complete Streets, Universal Design and Visibility Code, Data Collection and Analysis

ADDITIONAL ELEMENTS

All Listening Sessions:

- Rent Controls missing - under "other"
- Add to list the topic of home technology for older adults
- Include public health, eating healthy, addressing food deserts
- Clear channels for linking up folks in need with available housing in a timely manner that is for them to easy to navigate.
- We need to reframe the conversation around housing density and educate the public about the realities of how density affects community.
- Data collection is problematic, once it's published it quickly becomes inaccurate – to keep it relevant it needs resources to ensure the information collection and analysis is ongoing.

- Data Collection – establish a place where all information on housing for older adults is housed – make sure it is sustainable to include new information and best practices
- Determine the higher relative need in the community for seniors, then include in the plan

Resources Shared by Attendees:

Two current planning efforts include opportunities to address affordable housing and are both in early stages of collecting public input. The City of Tucson Planning and Development Services is leading the Infill Incentive District update. Please see project website and summary information below:

Planning and Development Services: Infill Incentive District Update

<https://iidupdate.tucsonaz.gov/>

The Downtown Infill Incentive District (IID) is a valuable tool for guiding downtown development and has helped bring over 1,000 new housing units as well as new jobs and businesses downtown and along the streetcar route. A public engagement process will inform a review and update to the IID before its current sunset date of January 2023.

Department of Transportation and Mobility: Tucson Norte – Sur <https://www.tucsonnorte-sur.com/>

Tucson Norte-Sur is a plan that will work with Tucson communities to identify opportunities for equitable reinvestment and access along a future 15-mile long North-South High Capacity Transit (HCT) corridor connecting the Tucson Mall on the northside to downtown Tucson and to the Tucson Airport on the southside.

Human Scale Development for Older Adults [Housing Issues Forum - "Housing for Seniors"](#)

Urban Guild, Inner-Block Urbanism [Live at the Guild: Design Matters webinar with Thomas Dougherty](#)