

AFFORDABLE HOUSING SUMMIT TUCSON

Zoom Web Meetings
February 5th, 2021
9 am-12 pm



**Tucson Housing
Foundation**



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Affordable Housing Summit Tucson

Building a Housing Plan for Older Adults



Center for
Community Dialogue
& Training
A program of Our Family Services



**Photos provided by Joanna Marroquin



On behalf of our Summit Planning Committee, I would like to welcome you to our series of educational sessions. Culminating in an interactive event on Friday, February 5th, we hope to begin to develop a Housing Plan for Older Adults resulting in increased affordable, safe, housing options in Pima County.

Jim Murphy, President
Tucson Housing Foundation Board of Trustees & Summit Planning Committee Chair



Over four days in late January 2021, the Affordable Housing Summit provided community members with cutting-edge information about creating affordable, innovative and sustainable housing for older adults. The fifth and final session on Feb. 5 invited Summit attendees to re-gather for structured conversations about policies and innovations that can move the effort forward locally. Some 90 individuals participated in eight Dialogue Circles, including contractors, developers, public officials, researchers, educators, policymakers, and others deeply interested in creating better housing opportunities for older adults .

AHS Dialogue Circle Process

Rules & Intro

- Dialogue Circle logistics and guidelines were shared with the large group
- Individuals then were moved to breakout rooms for Dialogue Circles on the topics of their choice..

Reflection & Discussion

Skilled community facilitators guided Circle participants through a series of predetermined questions related to one of the five Summit housing topics, and scribed their responses.

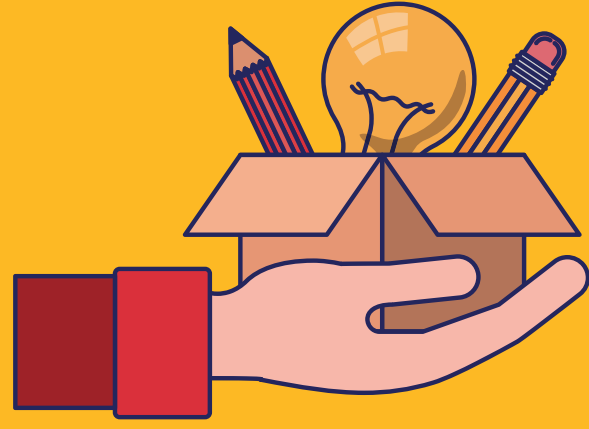
Report Out

Circle participants collaborated to identify their top two recommendations concerning their topic., then shared their recommendations when the large group reconvened.



GROUPS

Group A:

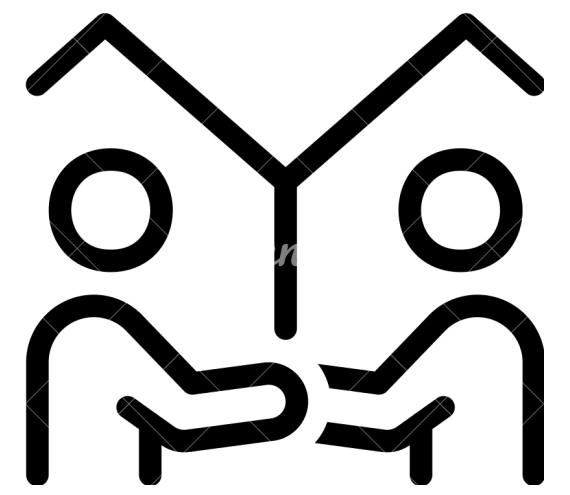


Exploring, Allowing
Creative/Innovative

Housing
Types

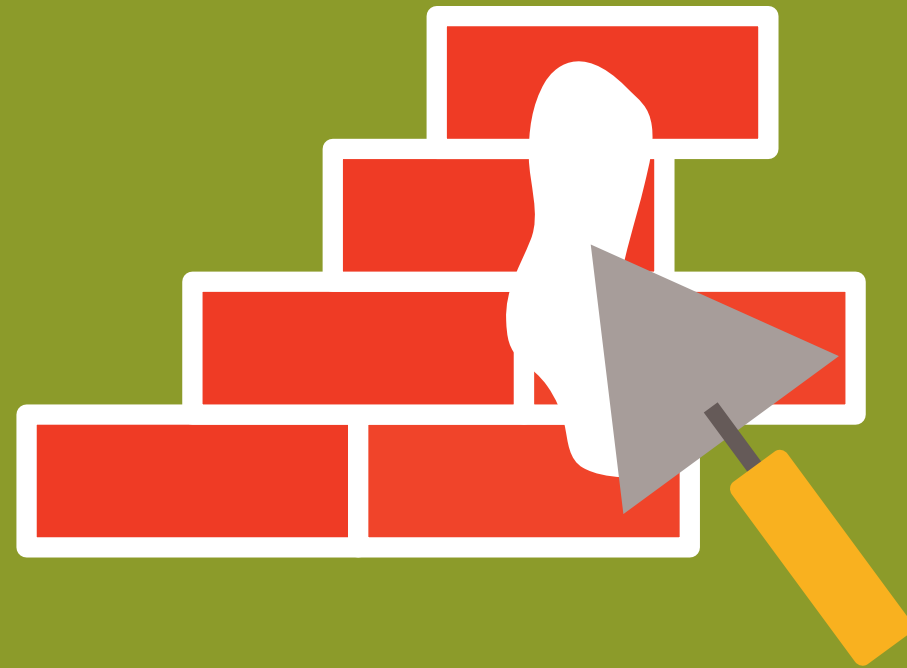
Group B:

Affordable
Cohousing
Project



Group E:

Redevelopment
Opportunities for
Affordable
Senior Housing



Group

C:



Financing Options

Group

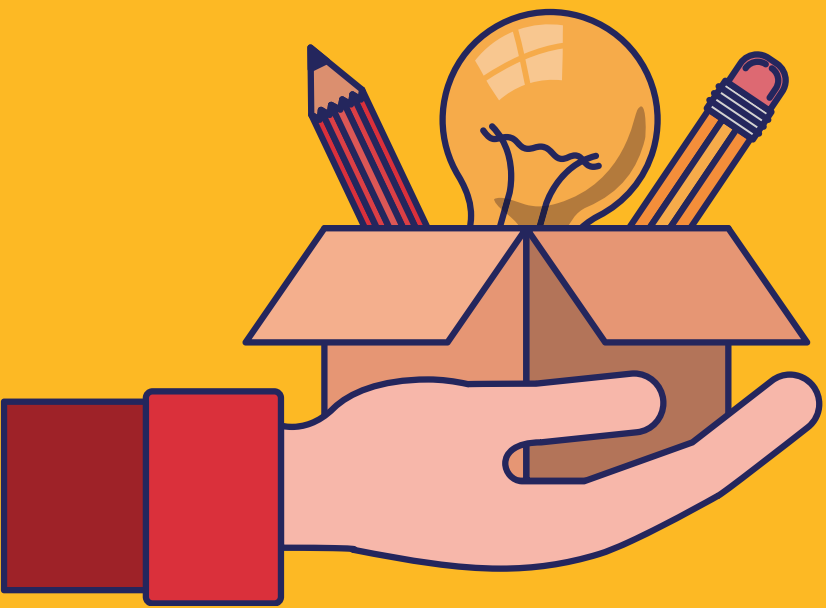
D:

Assisted living/
Aging-in-Place/Home
Sharing/Reverse
Mortgage



Report Out

Note: Report Out responses have been lightly edited for clarity but are in the participants' own words.]



Group A: Exploring, Allowing Creative/ Innovative Housing Types

Group A participants were assigned to Circles 1A, 2A or 3A, each with the same topic and questions.

Question: What are the top two innovative housing types that are a good fit for Tucson



Circle 1A Report Out:



1. ADUs
2. Repurposed Vacant Buildings

Note: Report Out responses have been lightly edited for clarity but are in the participants' own words.]

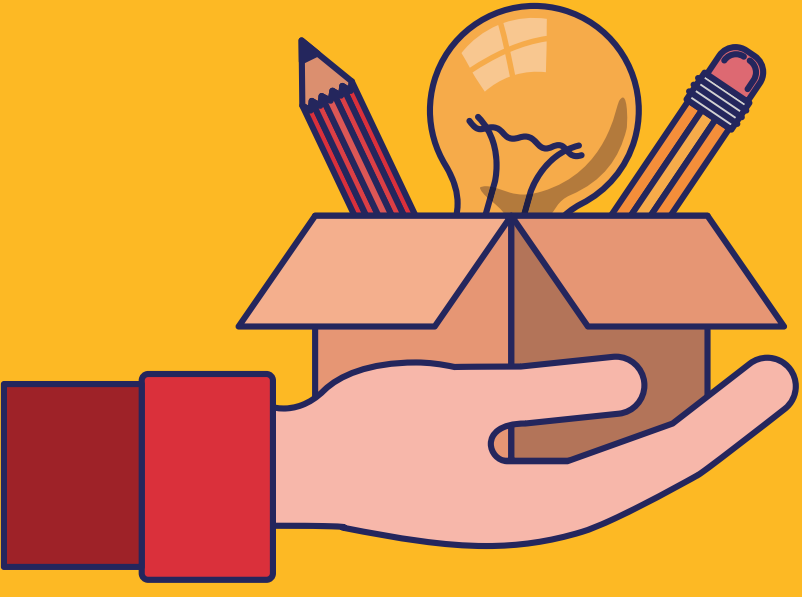
Circle 2A Report Out:

Question: What are the Top Two innovative housing types that are a good fit for Tucson & why?

1. Make changes in zoning in Tucson for accessory dwelling units and manufactured housing as infill projects. Incorporate manufactured housing and co-housing as a housing stock option within Tucson's HCD department.
2. Create a pilot project of tiny houses for people who are homeless or seniors. Projects can be cohousing. Successful projects make it easier to do the next one and demonstrate that it can be done successfully.
3. Create a pilot project refurbishing an existing unused school or other government-owned site featuring cohousing owners in relatively small, energy-efficient units, which includes mixed income (homeless through middle-income), mixed age, and commercial services (e.g., grocery store) on the same site.
4. Repurpose larger homes into cohousing and bring together seniors with younger people on the wait list for Section 8. This addresses the needs of elders who need assistance to remain in their homes, and younger people who are trying to come out of poverty. Make this a pilot project. An affordability issue to allow both groups to exist. Housing should be managed as an integrative approach.

Report Out

Note: Report Out responses have been lightly edited for clarity but are in the participants' own words.]



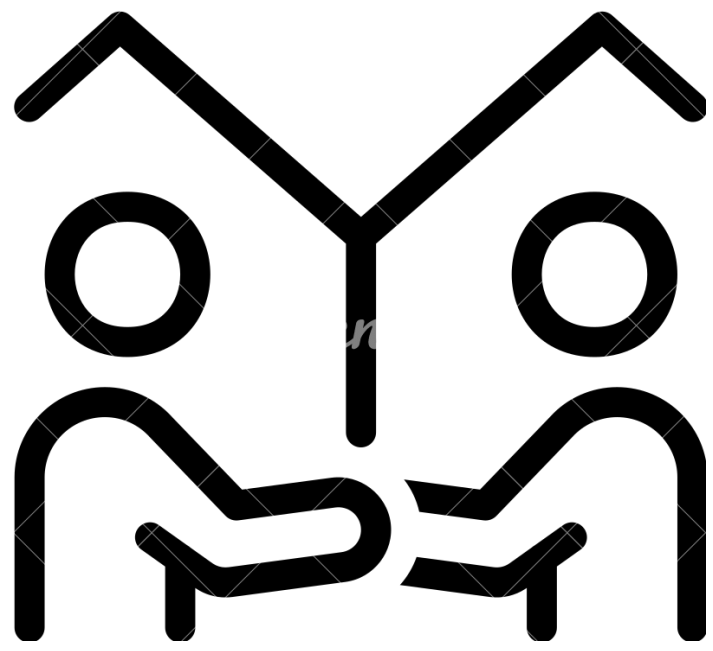
Circle 3A Report Out:

Question: What are Top Two innovative housing types that are a good fit for Tucson & why?

1. The Sonoran row house. Flexibility is important. The Sonoran row house model has a lot of flexibility. Environmental toxins affect our community. Need to make building materials competitive with building materials. Need to make rules that support the community that mix urban, retail, housing.
2. Accessory Dwelling Units. They can be attached, detached, different sizes can have more than one on a lot. It is already being looked at by the City so there is an opportunity. Even in suburban areas, there are opportunities on large-lot residences. This is a good place to focus to begin with, then move on to other.
3. Get rid of the zoning code and replace with form-based codes.

Report Out

Note: Report Out responses have been lightly edited for clarity but are in the participants' own words.]



Group B: Affordable Cohousing Project

Group B participants were assigned to Circles 1B and 2B with the same topic and questions

Question: What are Top Two strategies to better incorporate affordable-cohousing residents, or future residents, into the affordable housing planning process?

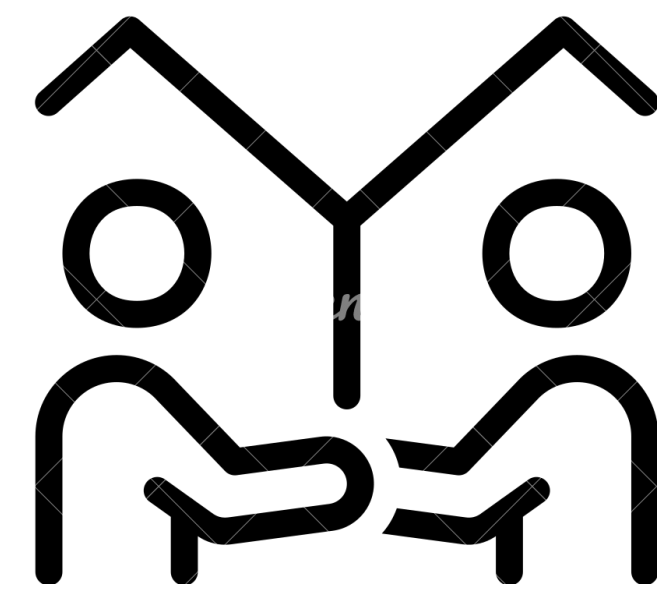
Circle 1B Report Out

1. Tap in through neighborhood associations.
 - a. Member advocates (in health plans) meet with members of the community to get their “voice and choice.”
 - b. Community outreach in familiar places; outreach to groups that are already forming organically.
2. Information and strategies can be passed on to non-profits.
 - a. The non-profits and volunteers that serve communities & people who are isolated (people who may be interested in these communities) could go directly to those people to get input.



Report Out

Note: Report Out responses have been lightly edited for clarity but are in the participants' own words.]



Circle 2B: Report Out

Question: What are Top Two strategies to better incorporate affordable-cohousing residents, or future residents, into the affordable housing planning process?

1. Believe in community voice, advocate for selves. To be effective, need info. Provide outreach, workshops, Citizen Advisory council, critical reflection. Planning, need info to do that. Silos, not a good plan. If housing challenged, maybe someone in finance can help. Address the issues that are not always spoken about. They are roadblocks. Gender, family size, orientation, sufficient funds. How the person presents can be a challenge.
2. Never plan for but rather with people. Organize 30 households, for example. Pull housing together for 100 homeless people. Make them part of the solution. Real faces, people. They need to be housed. Embrace it, then you have a project. Then, people will join a similar effort.
 - a. Get organized. Find a property, try to get it donated by the City.

Report Out

Note: Report Out responses have been lightly edited for clarity but are in the participants' own words.]



Group C: Financing Options

What are top Two trends in funding for housing projects, and how they might impact affordable housing in the future?

1. Tap people with experience, moving forward those conversations that might be in a silo. The Commission on Equitable Housing and Development has been recently established. First meeting, topic discussion on how do we ensure that funding is available.

2. Can a reverse mortgage be worked into some of these ideas? Is there a conversation in here. Can there be a benefit? Can be homeownership or multi-family.



Report Out



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A program of Our Family Services

Our Family Services
ourfamilyservices.org

Note: Report Out responses have been lightly edited for clarity but are in the participants' own words.]



Group D: Assisted living/ Aging-in place/Home Sharing/Reverse Mortgage

What are top Two affordable, innovative housing options for older adults?

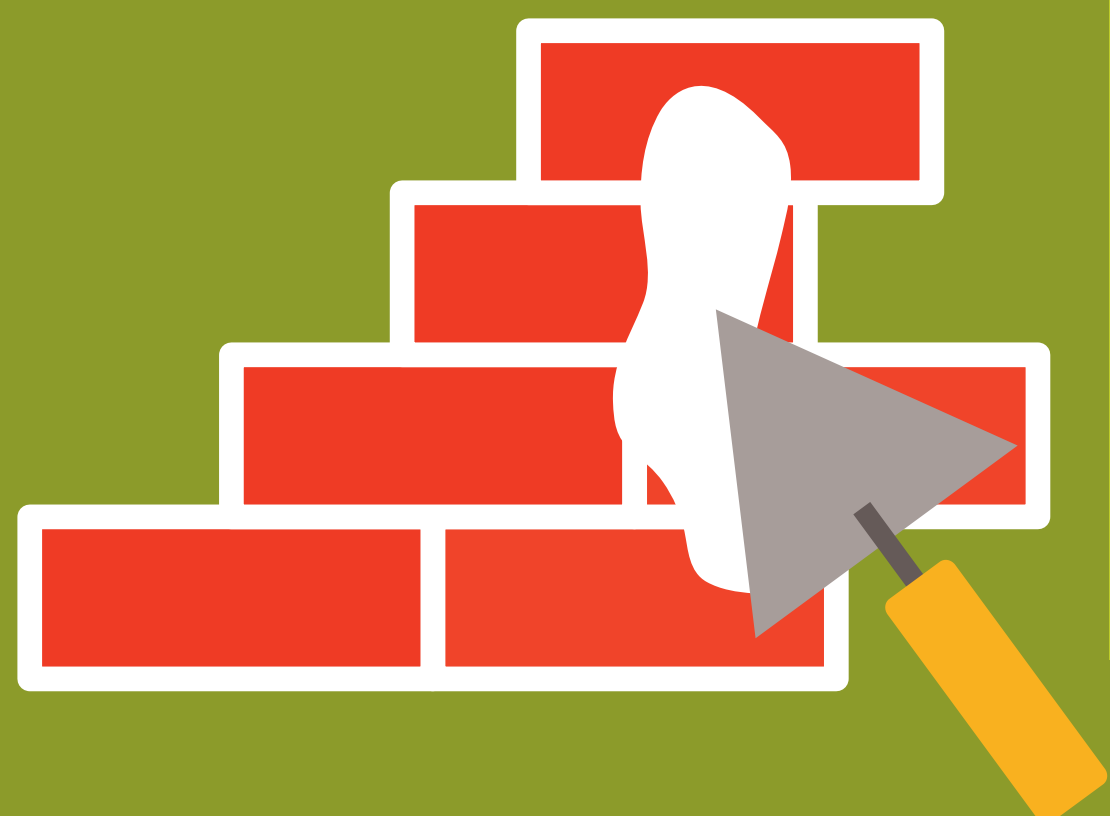
1. Depends since each aging in place entity is important and needed depending on the person and their level of needs and health.

2. Home sharing, companionship, community

Report Out



Note: Report Out responses have been lightly edited for clarity but are in the participants' own words.]



Group E: Redevelopment Opportunities for Affordable Senior Housing

What are top two concerns or obstacles around repurposing structures for affordable senior housing, & top two ways to address those concerns?

CONCERN 1: Zoning limitations...requirements for parking etc.

- How to Address this Concern: There needs to be increased flexibility on behalf of the government and acceptance of that flexibility from the community.

CONCERN 2: Location of housing...

- How to Address this Concern: Addressing accessibility: Work with transportation, provide basic necessities, access to fresh foods, parks, etc.

Survey & Feedback

Q1: What stands out to you from today's community forum?
(what we should keep, what you liked)

- Great participation by stakeholders
- The speaking circle kept everything organized and provided everyone the opportunity to contribute.
- Very heavy process discussion, but not much productive talk about how to address affordable housing. This may be appropriate for where we are, but I had been hoping for more.
- It was a very valuable conversation that needs to continue since we ran out of time.
- Love the passion and expertise that people brought to the table
- The chance to listen to each person's share and what is important to them. Great networking.
- Some commitment from government to push these ideas toward policy
- Many areas of expertise, coming together. Good info!
- Willingness to help
- Good comments.
- Excellent discussion and facilitated dialogue
- Open access to anyone who is interested - it drew interesting folx from a variety of perspectives/experiences.
- After the end of the breakout session. I think you should expand the top two topics to top 3.
- The ability to discuss key areas of concern and learn from those already doing the work.
- Learned a lot. Group worked well and were respectful of each other.
- Diversity of the participants was fantastic. Taking circle was a good idea.
- The number of participants
- I enjoyed the questions asked and circle dialogue
- Keep having meetings and gatherings...
- Mechanics of Zoom got in the way a bit.
- The necessity for a participatory action approach to mobilize political will, funding initiatives, and the inclusion of particularly marginalized populations.
- The conversation we had was really vibrant and interesting...didn't seem to come through very well in the final reporting. I think more time for you all to assess notes and summarize findings would be useful

Survey & Feedback

Q1: What stands out to you from today's community forum? (what we should keep, what you liked (Continued))

- The community, the representation yet still lack of the many voices of those with the "housing" to hear from the advocates and vice versa of pros/cons
- Format worked very well - too bad the technology wasn't up to par, but the process worked...I think!!
- Good Discussion.
- Good mixture of community and professional and government sectors
- The diverse groups that have come together
- How invested people were and their remarkable knowledge and thoughts
- Focus on what can be implemented now, e.g. City approving ADUs
- The experts were amazing.
- All participants had an opportunity to speak and share their thoughts
- I liked the format presented to accomplish goals
- liked small groups.
- New ideas from folks I didn't know.
- We all see the need of affordable housing for older adults and the community in general. The ideas are great.
- All participants had an opportunity to speak and share their thoughts
- I loved talking to different people from different areas. All input was good.
- Need for Task Force, and community outreach.
- Great input, need for continued outreach and discussion and grateful for so many organizations represented.
- Co-housing between an elder who lives in a higher income community and a younger adult on Section 8 to help elders with needs and pull a younger adult out of poverty.
- Appreciated hearing from people with experience in the field That Tucson is primed to take action on the current housing challenges.

Survey & Feedback

Q2: What comments or suggestions do you have? (ways we can improve)

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- More time, better trained volunteers
- Setting time limit expectations by the facilitators so we can complete the questions in the allotted time.
- Keep up the good work... we will make progress on all of this.
- More time to process, we had a slow scribe, so we ran out of time, but captured most of what was probably needed.
- Didn't have enough time to work through all the questions
- Zoom is all new to us all. You all did a great job organizing.
- It is ok as is
- Smoother technical issues.
- Zoom difficulties could be ironed out more ahead of time, perhaps.
- It was very productive but I think the talking stick added a bit of time to the sessions.
- Not enough time to really focus on key areas, because of time you needed to stay high level.
- Tedious bits when writing was clarified because it took extra time. But I recognize it was important to clarify what people meant.
- Time wasted getting into groups.
- Keep the conversation going
- I would like to hear more about the Summit's plans for the
- information they received today and what their ideas are for putting action forward.
- Allow for more time (more hours seem to be needed)...
- Plan a little early time to get breakout areas settled.
- Ask Equitable Housing Commission to consider research based approach
- Increase youth young adult participation
- Get the technology up to the task



Survey & Feedback

Q2: What comments or suggestions do you have? (ways we can improve)(Continued)

- Better naming of groups so we can keep track on the final presentations
- Since this was an antagonistic group, the extra efforts to assure every could contribute were perhaps more than needed.
- That we are accountable with points that came forward
- More time
- Expand this work to include disabled of all ages
- Affordable Housing for Seniors and Disabled Individuals (mental or physical)
- No suggestions
- Probably more instruction in advance of the session about how things would work
- More time on each subject
- Scribe and leader should be different
- Perhaps have folks sign up with preferred group before the actual final session. Wonderful program days!
- Let's keep the momentum going!
- Probably more instruction in advance of the session about how things would work
- Making it easy for us to choose was nice, but giving the instruction for those that didn't get how to do it would be good to do next time.
- Develop a handout which places like AARP information center can give members.
- Please continue. Great meeting, thank you!
- I hope we continue the conversation to come up with specific solutions.
- I think more time for you all to assess notes and summarize findings would be useful...maybe a summary of the discussions should happen a day later...or perhaps at least after an hour lunch or something.
- To be inclusive in engaging all community voices to work together in tackling this issue. Take holistic approaches to strengthen the housing in our community, and all major challenges for that matter - housing is connected to workforce, education, resources and last but not least accessibility.

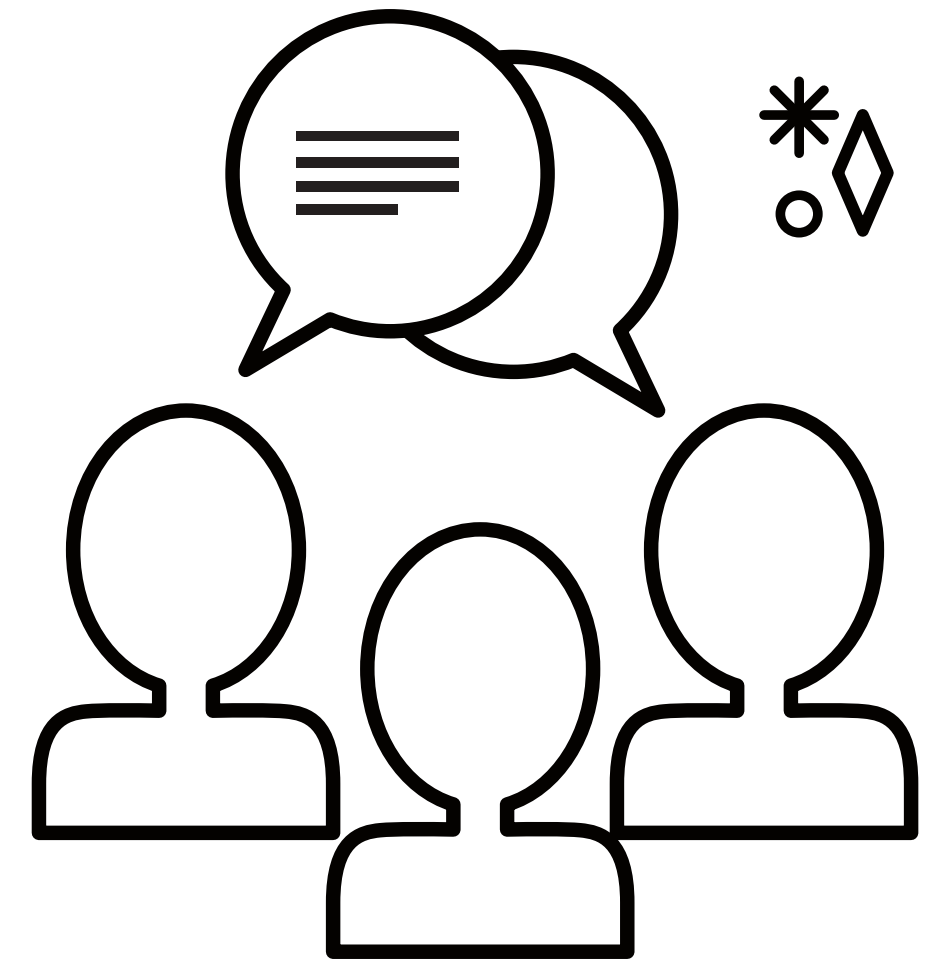
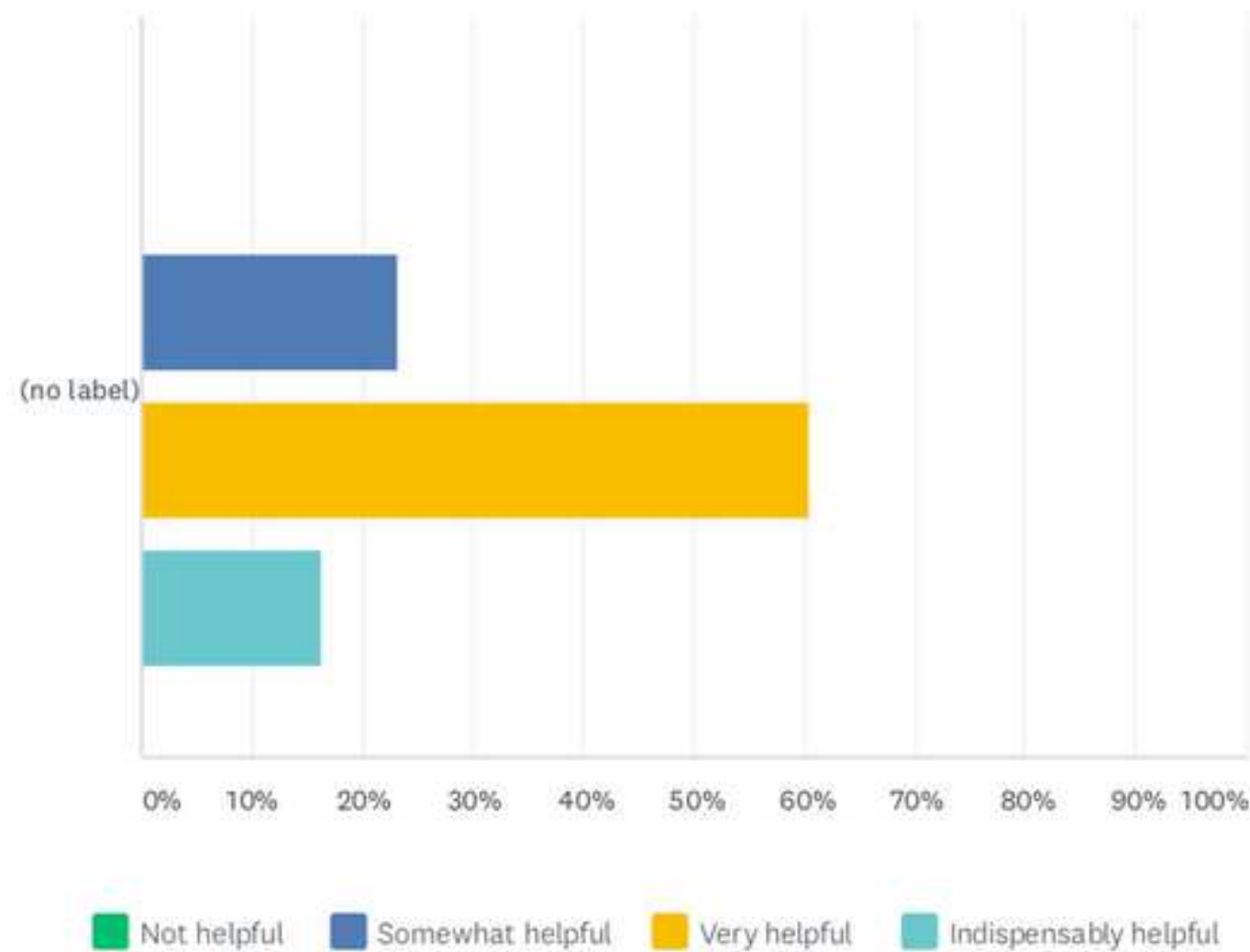


Demographics

Demographics are based on the 43 people that filled out the survey out of the 91 people that attended overall.

Q3 Did participating in this forum help you to share your perspective and understand other viewpoints?

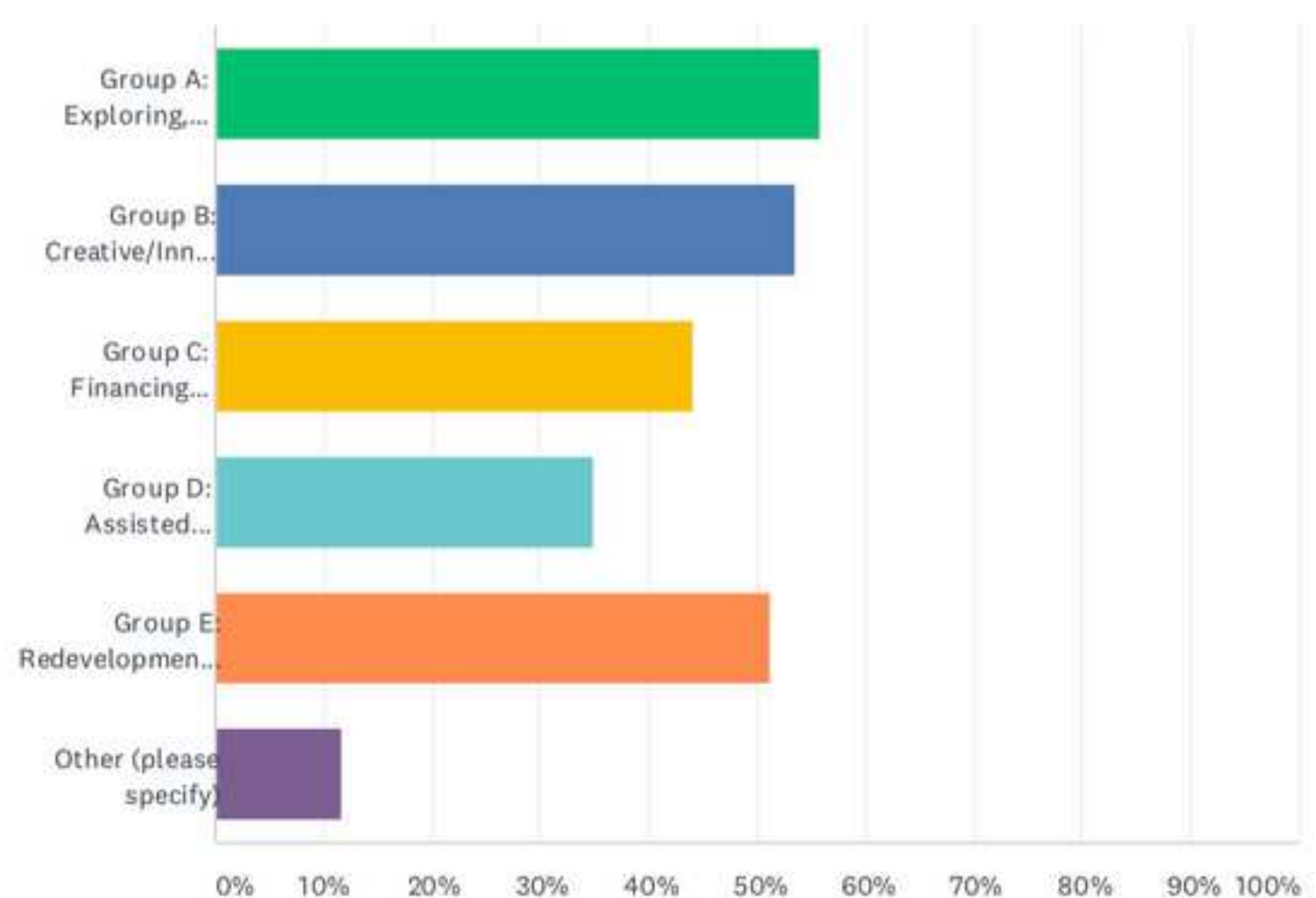
Answered: 43 Skipped: 0



	NOT HELPFUL	SOMEWHAT HELPFUL	VERY HELPFUL	INDISPENSABLY HELPFUL	TOTAL	WEIGHTED AVERAGE
(no label)	0.00%	23.26%	60.47%	16.28%	43	2.93
	0	10	26	7		

Q4 Would you be interested in working or providing expertise on the following topics in the future? Please check all that apply.

Answered: 43 Skipped: 0

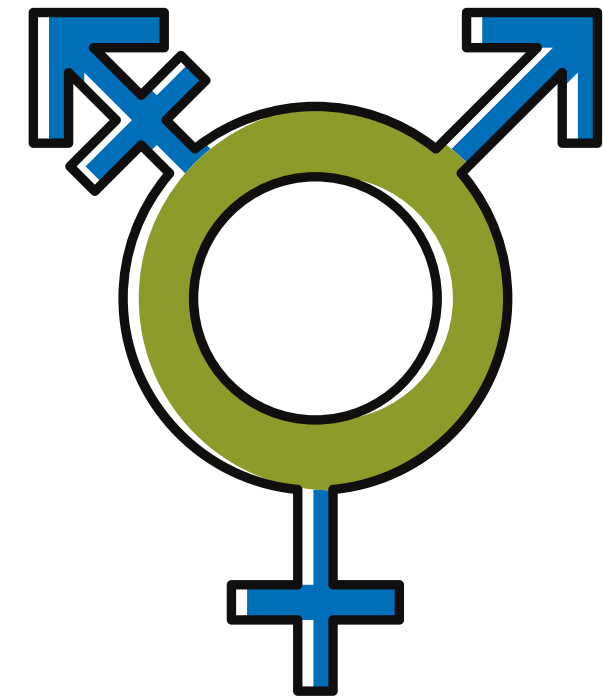
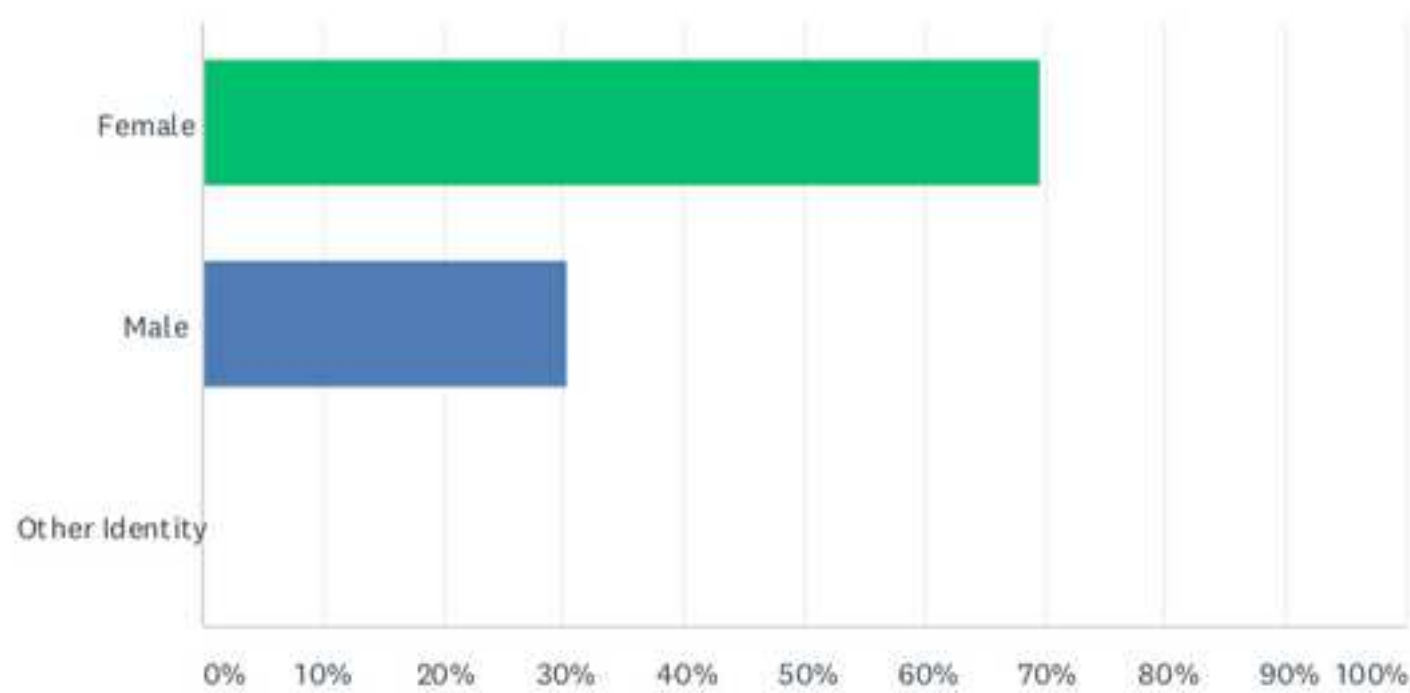


ANSWER CHOICES	RESPONSES
Group A: Exploring, Allowing Creative/Innovative Housing Types in the Tucson Area	55.81% 24
Group B: Creative/Innovative Housing Options–Co-Housing	53.49% 23
Group C: Financing Options, Current and New	44.19% 19
Group D: Assisted living/Aging-in-place/Home Sharing/Reverse Mortgage	34.88% 15
Group E: Redevelopment Opportunities for Affordable Senior Housing	51.16% 22
Other (please specify)	11.63% 5

Demographics

Q6 Gender:

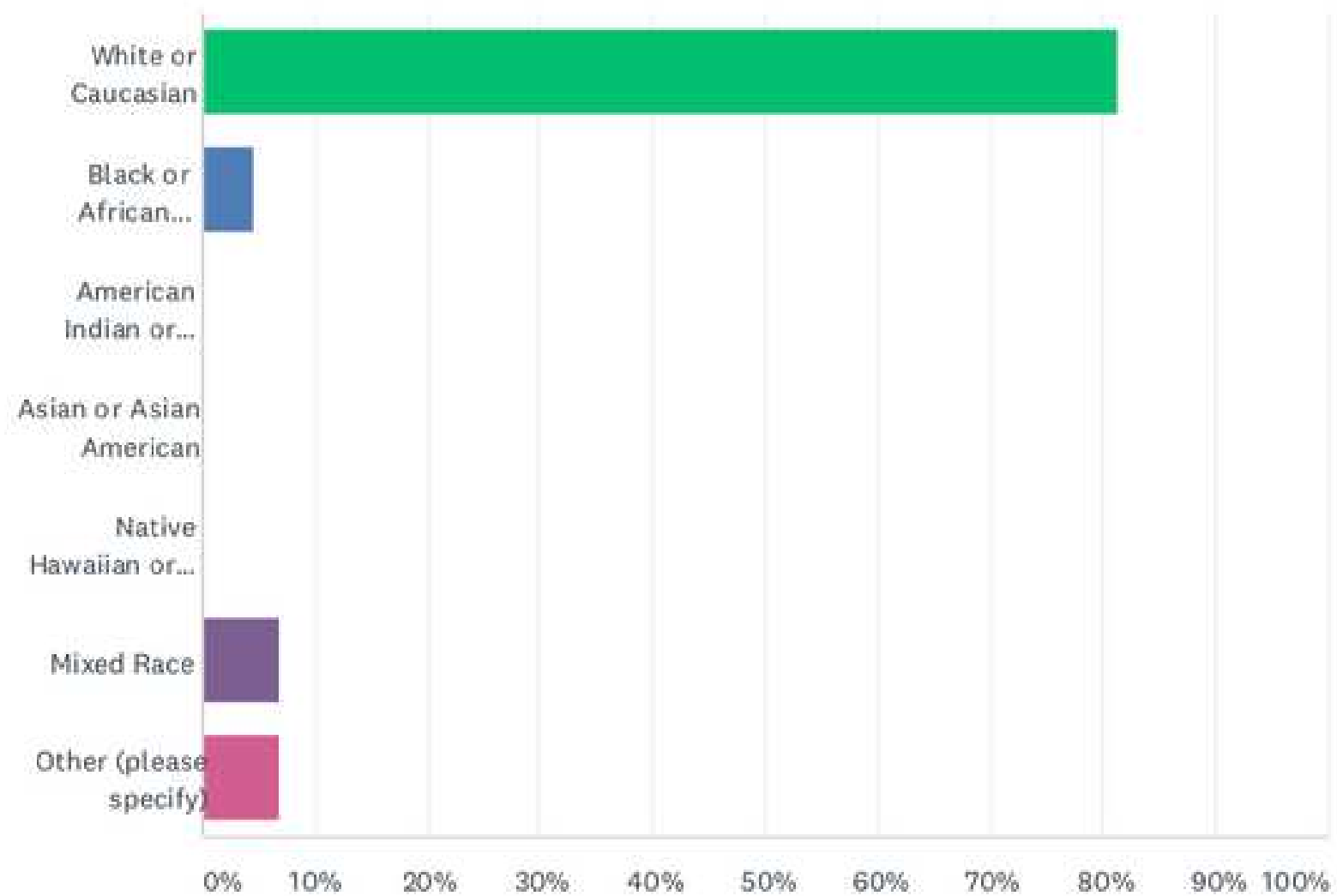
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
Female	69.77%	30
Male	30.23%	13
Other Identity	0.00%	0
TOTAL		43

Q7 Race: Please check all that apply

Answered: 43 Skipped: 0



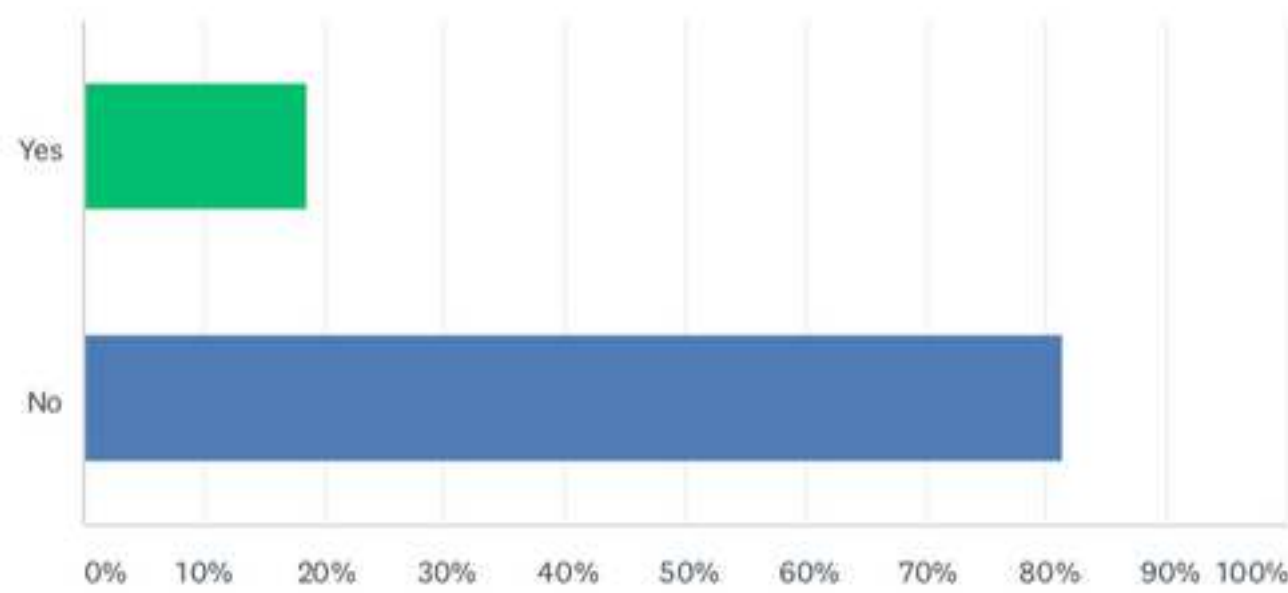
ANSWER CHOICES	RESPONSES	
White or Caucasian	81.40%	35
Black or African American	4.65%	2
American Indian or Alaska Native	0.00%	0
Asian or Asian American	0.00%	0
Native Hawaiian or other Pacific Islander	0.00%	0
Mixed Race	6.98%	3
Other (please specify)	6.98%	3
Total Respondents: 43		

Demographics



Q8 Hispanic/Latinx

Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	18.60%	8
No	81.40%	35
TOTAL		43

Q9 What is your age? (By participant report)

- 28
- 55
- 69
- 29
- 57
- 70
- 35 (2)
- 58
- 71
- 39
- 59
- 72
- 40
- 60
- 73
- 44
- 61
- 74
- 47
- 63
- 75
- 48
- 64 (2)
- 78
- 49
- 65 (2)
- 79
- 50
- 66
- 81
- 51
- 68
- 83
- 54 (2)

