

HAST POLICY INITIATIVES	Short <i>Less than 2 years</i>	Medium <i>2-5 years</i>	Ongoing <i>Over 5 years</i>
1. Transform Public Housing			
a. Create a repositioning plan to meet the objectives of increased affordable housing for PHA Board of Commissioners Approval	✓		
b. Submit first Rental Assistance Demonstration Application to HUD	✓		
2. Build Capacity in Tucson around Affordable Housing Development			
a. Create an HCD Development Arm	✓		
b. Support community partners in development			✓
3. Prioritize and Facilitate Affordable Housing in Areas of Opportunity			
a. Promote Housing in Key Revitalization Areas			✓
b. Create a Checklist	✓		
c. Update the local Fair Housing Ordinance	✓		
4. Expand Efforts to Preserve and Enhance Existing Housing			
a. Create a new rehabilitation program for multi-family rental buildings		✓	
b. Work with Arizona Department of Housing to identify and support continuing affordability terms of expiring projects			✓
c. Launch pilot Accessory Dwelling Units Improvement Program	✓		
d. Develop manufactured housing rehabilitation initiative to support affordable homeownership opportunities	✓		
5. Update Zoning Regulations to Encourage Affordable Housing			
a. Incorporate incentives into planning and overlay zoning on transit corridors	✓		
b. Promote high-quality, climate-adapted, and attractive design of new housing		✓	
c. Update development standards and create tools to incentivize affordable housing			✓

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6. Facilitate Development by Reducing Costs and through Innovation			
a. Streamline development review process for affordable housing projects	✓		
b. Evaluate expansion of the affordable housing impact fee program	✓		
c. Promote low-cost development methods such as modular homes, 3D-printed homes, etc.			✓
d. Incentivize ADU construction to add affordable rental units to the market		✓	
7. Develop Affordable and Mixed-Income Housing on City-Owned Properties			
a. Develop a phased development plan for existing city sites	✓		
b. Explore feasibility of city-sites on Sunshine Mile	✓		
c. Strategically acquire new properties to advance the city's affordable and mixed-income housing goals	✓		
d. Advance development on Phase 1 sites	✓		
8. Enhance Efforts Aimed at Housing Tucsonans Most Vulnerable to Housing Instability			
a. Support new Permanent Supportive Housing Projects			✓
b. Support Emerge to expand interim housing for individuals and families fleeing domestic abuse	✓		
c. Support the work of the Affordable Housing Alliance	✓		
d. Support small scale housing for youth and older adults	✓		
e. Rehabilitate the Tucson House		✓	
9. Pursue Additional and More Sustainable Funding Streams for Affordable Housing in the Region			
a. Reinstate the Tucson Housing Trust Fund	✓		
b. Advocate for more state and federal funding for housing			✓
c. Evaluate adding housing in a future bond or tax measure to go to voters		✓	
10. Expand Education, Outreach, and Research Efforts			
a. Housing Resource Connection Program	✓		
b. Expand housing education efforts			✓
c. Continue research into trends in the housing market			✓

IMMEDIATE MAYOR AND COUNCIL ACTIONS FOR CONSIDERATION

- 1. Direct HCD to return to Mayor and Council with resolution to adopt the Housing Affordability Strategy for Tucson, with the added direction and changes discussed.**

(Overall HAST Action)

- 2. Approve and adopt the geographical areas outlined in the Community Revitalization Areas map.**

(HAST Policy Initiative 3: Prioritize Affordable Housing in Areas of Opportunity)

- 3. Direct Planning and Development Services that is currently developing an amendment to the commercial parking code to include affordable housing projects as eligible projects to request a parking reduction.**

(HAST Policy Initiative 5: Update Zoning Regulations to Encourage Affordable Housing)

- 4. Direct staff to develop language to amend the affordable housing impact fee waiver program for any affordable housing project that meets affordability terms; subject to available funding.**

(HAST Policy Initiative 6: Facilitate Development by Reducing Costs and through Innovation)

- 5. Direct HCD to implement the CEHD recommendation to issue an annual funding process to develop at least one Permanent Supportive Housing project per year for the next five (5) years with a maximum of 50 Project Based Vouchers or \$500,000 in HOME Funds for such projects starting January 2022.**

(HAST Policy Initiative 8: Enhance Efforts Aimed at Housing Tucsonans Most Vulnerable to Housing Instability)

- 6. Support the inclusion of Affordable Housing and Homelessness Support in the 2022 City of Tucson State Legislative Agenda, including advocacy for more LIHTC funding allocated to Tucson projects and to remove the State's preemption against local adoption of inclusionary zoning.**

(HAST Policy Initiative 9: Pursue Additional and More Sustainable Funding Streams for Affordable Housing in the Region)