The Affordable Housing Alliance for Older Adults has an active leadership team and volunteers dedicated to the successful implementation of the elements in the initiative released in 2022. The Alliance continues to monitor activities of decision-making and advisory bodies of local governments in the region related to the provision of affordable housing. In addition, team members have engaged with elected and appointed officials and staff to share information and offer support and advocacy around affordable housing issues.

The following is a summary of accomplishments to date:

**LAND USE AND ZONING**

- In 2021, the city of Tucson amended its code to allow ADUs in all single-family residential zones.

- Tucson Mayor and Council approved expanded use of the Individual Parking Plan (IPP) for affordable housing developments in August of 2022.

- In March 2023 Tucson Mayor and Council approved reduced parking requirements for small multi-family residential developments.

- In March 2023 Tucson Mayor and Council approved code amendments to allow for more development of attached single family houses.

- In April 2023 AARP consultants conducted an audit of the City of Tucson Development Code. Following interviews with key city staff, a local architect and low-income housing developer, they recommended eleven specific code amendments which would provide more affordable, accessible housing for older adults. AARP consultants are now researching similar communities where the proposed code changes have been completed and their impact on affordability.

- In April 2023, following a Tucson Mayor and Council study session, planning staff were directed to consider code amendments that would allow for and encourage redevelopment of underused land in retail corridors with mixed uses including affordable housing. Staff are to report back with recommendations in early fall.

- In June 2023 Tucson was awarded an AARP challenge grant to help conduct a competition for pre-approved accessory dwelling unit designs. Ten winning designs will each be awarded $1000 prizes. The competition will be completed this fall.

- Several overlay districts are in effect in the City of Tucson that support higher density, mixed use, and diverse infrastructure including housing that is close to transportation and other amenities.

- City of Tucson planning staff have initiated a process to update the general plan, inviting broad public participation. Opportunities will be available to propose amendments to plan policies related to affordable housing.
REPURPOSING AND ADAPTIVE REUSE

• Conversations are in progress with city and Tucson Unified School District staff to determine whether unused school sites could be redeveloped with affordable housing for older adults.

• City of Tucson and Pima County staff are inventorying city and county properties that could be made available for development of affordable housing.

UNIVERSAL DESIGN & VISITABILITY

• AARP consultants are assessing the City of Tucson and Pima County building code provisions relating to universal design and accessibility for residential units. They will also advise city staff on establishing criteria to evaluate ADU designs submitted for the upcoming competition.

FUNDING

• The adopted 2024 Arizona State budget adds $150 million to the Housing Trust Fund.

• Both the City of Tucson and Pima County have used excess federal dollars to supplement funding for selected Low Income Housing Tax Credit (LIHTC) projects. Pima County intends to do the same next year, with up to $5 million made available annually. Pima County’s unexpended funds from this year will transfer to next year.

• In January 2023 Tucson’s Mayor and Council established El Pueblo Housing Development, a city run nonprofit, to facilitate the development of affordable housing. Several projects have subsequently been initiated by the nonprofit.

• In July 2023 it was announced the City of Tucson will receive $50 million in federal funding from HUD to create three new affordable housing developments while rehabilitating the Tucson House subsidized housing high-rise, totaling 550 new or rehabilitated housing units. The Tucson House will become a mixed income community for those 55 and older.

DATA COLLECTION & ANALYSIS

• The Board of Supervisors and the Regional Affordable Housing Commission have directed Pima County staff to develop a dashboard with affordable housing information that is continuously updated to assist in making recommendations and decisions related to affordable housing. A progress report on the dashboard’s status is expected at the August 2023 meeting of the commission.

ACTION STEPS

The Alliance will continue to advocate for best practices and innovative housing options, centering the needs and quality of life for older adults in our region. Current opportunities include:

• Identifying sustainable financial streams to support the city Housing Trust Fund.

• Streamlining current zoning processes and building requirements.

• Exploring the possibility of a bond initiative to support the development of more affordable housing.

AUGUST, 2023