

Housing Element: Proposed Goals and Policies

Existing GOAL HN1: *The supply of affordable home ownership, rental, and special needs housing units affordable to low- and moderate-income households will be increased.*

Suggested GOAL 1:

- A. The supply of affordable home ownership, rental, and special needs housing units **targeted** ~~affordable to~~ for low- and moderate-income households will be increased. **(Staff)**
- B. Increase the supply of affordable home ownership, rental and special needs housing units, or;
- C. Ensure ~~a variety of~~ housing options for all income levels.

Working Group's GOAL 1:

Existing POLICY HN 1.1: *Evaluate and Adjust Housing Policies and Strategies*

Suggested Policy:

- A. REMOVE (staff)

CAC comment: Agree, remove.

Working Group's Policy:

Existing POLICY HN 1.2: *Support the Creation of Public/Private Partnerships for Housing*

Suggested Policy:

- A. Support on-going funding for community housing non-profit organizations which provide housing services, further the development of housing stock and promote innovative solutions to attainable housing needs. (Staff)

CAC Comment: "Great."

Working Group's Policy:

SUGGESTED POLICIES TO INCLUDE FROM TUCSON HOUSING ELEMENT:

- 1. Suggested Policy:** Promote housing that is decent, safe and sanitary. (Policy 1)

Working Group Policy:

- 2. Suggested Policy:** Promote home ownership opportunities for all economic sectors of the population. (Policy 5)

Working Group Policy:

- 3. Suggested Policy:** Maximize existing housing resources in the community. (Policy 2)

Working Group Policy:

- 4. Suggested Policy:** Strive to eliminate substandard housing units by conserving and upgrading the existing housing stock. (Policy 2.2)

Working Group Policy:

- 5. Suggested Policy:** Encourage the continuation and expansion of programs that provide funds, labor, and/or materials for the upgrade of deteriorating housing units and for the maintenance of units at risk for deterioration. (Policy 2.2.c)

Working Group Policy:

- 6. Suggested Policy:** Maintain and expand the City's consortium relationship with Coconino County. (Policy 4.3)

Working Group Policy:

Existing Goal HN2: *New neighborhoods will be built and support will be given to existing neighborhoods that integrate a variety of housing types and densities with amenities, services, and retail to ensure opportunities for a variety of household income levels.*

Suggested GOAL 2: Support and assistance will be given to all new and existing neighborhoods that integrate: a variety of housing types and densities; public amenities and services; and, retail and offices uses. (Staff)

CAC Comment: “I agree with this in principle but am concerned that it is unenforceable once approval to build is given (note Pine Canyon). Retired contractor/developer Bill Packard, who is very concerned about the marginalized in Flagstaff, says that it is very difficult to persuade investors to put any money into homes for low-income, disabled, etc. They feel it's too risky and besides, the margin is so much better on expensive homes. Can something be put in a contract form that is enforceable?”

Existing POLICY HN 2.1: *Promote Development of Mixed-Use Neighborhoods*

Working Group's Policy:

Existing POLICY HN 2.2: *Establish Interconnected Neighborhood Street and Sidewalk Patterns*

Suggested policy: MOVE to Comm. Character

CAC Comment: Fine.

Working Group's Policy:

Existing POLICY HN 2.3: *Encourage Accessory Dwelling Units*

Suggested policy: No change required. Keep as is. (County needs to resolve/confirm question)

Working Group's Policy:

Existing POLICY HN 2.4: Restrict Development of Gated Communities

Suggested Policy: MOVE to Comm. Character

CAC Comment: “Gated communities indeed appear unfriendly and un-neighborly. However, some of us live on roads accessed through USFS land and our permits require these dratted gates. Could there be a different term used to define these places? It seems the real issue is the exclusivity and lack of neighborliness implied by walls and gates. One of the problems with Pine Canyon is that they apparently reneged on their commitment to allow public access. Could this kind of snooty defiance be addressed in an enforceable agreement?”

Working Group’s Policy:

Existing POLICY HN 2.5: Preserve and Enhance Existing Neighborhoods within Districts

Suggested Policy: Preserve, enhance and revitalize existing Neighborhoods (Staff)

CAC Comment: “These revisions look good to me.”

Working Group’s Policy:

PROPOSED POLICIES TO INCLUDE FROM TUCSON HOUSING ELEMENT:

1. **Suggested Policy:** Provide appropriate incentives for infill development.

Working Group’s Policy:

2. **Suggested Policy:** Continue to coordinate plans for the provision of a variety of types of quality housing and related services that include neighborhood revitalization, owner-occupied rehabilitation, home buyer opportunities, rental housing, transitional housing, and emergency housing.

Working Group’s Policy:

3. **Suggested Policy:** Promote increased housing density and compatible residential infill in a range of prices and housing products to accommodate changing family arrangements, market conditions, and demographics.

Working Group’s Policy:

Existing GOAL HN3: *Development patterns designed to maintain the open character of rural areas, protect open lands, and to protect and maintain sensitive environmental areas will be promoted.*

Existing Policy HN 3.1: Encourage Cluster Development

New Goal: Address homelessness, transitional housing?

Suggested Goal:

CAC Suggested Goal: Emphasize collaboration with other agencies and organizations to address homelessness and the need for transitional housing.