

Overview of the City's Affordable Housing Efforts & the Housing Phoenix Plan

Neighborhood SYNERGY Conference
September 30, 2023



Housing Terminology

Affordable Dwelling



- Housing where household pays no more than 30% of monthly income for housing costs

Cost Burdened



- Households paying more than 30% of monthly income toward housing costs

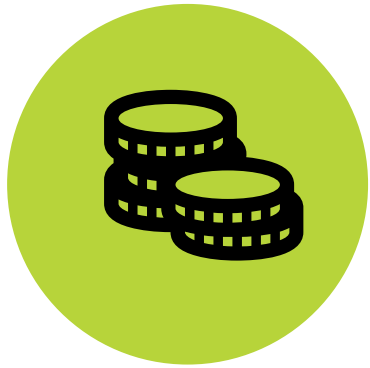
Affordable Housing



- Households earning 80% or less of area median income

Housing Terminology

Subsidized Housing



- Supplement or offset for housing costs
- Can include direct housing subsidy or public housing

Section 8







- Common name for Housing Choice Voucher Program

Workforce Housing



- Affordable to households earning 80% to 120% of area median income
- Market Driven

Area Median Income

Household Type	 Retiree on Fixed Income	 Service Industry Worker	 Single Parent with Two Children	 Family of 4 People
Number in Household	1	1	3	4
Household Income	\$19,650	\$32,750	\$67,350	\$118,800
% of Area Median Income	30%	50%	80%	120%
Max Rent They Can Afford	\$491	\$819	\$1,684	\$2,970
Median Phoenix Rent	\$1,457			

Housing Department Programs

**1,000
PUBLIC
HOUSING
UNITS**



**3,800
MULTIFAMILY
UNITS**



**7,400
HOUSING
CHOICE
VOUCHERS**



**300 UNITS
UNDERWAY**



**Public Housing
Authority (PHA)**

Affordable Properties

Affordable Housing Investment

HOME Investment Partnership Funding

- **Gap Financing**
 - 7,700 units
 - 125 projects
 - \$103M in HUD funding
- **Open Doors Down Payment Assistance**
 - 90 families assisted
 - \$1.5M underway

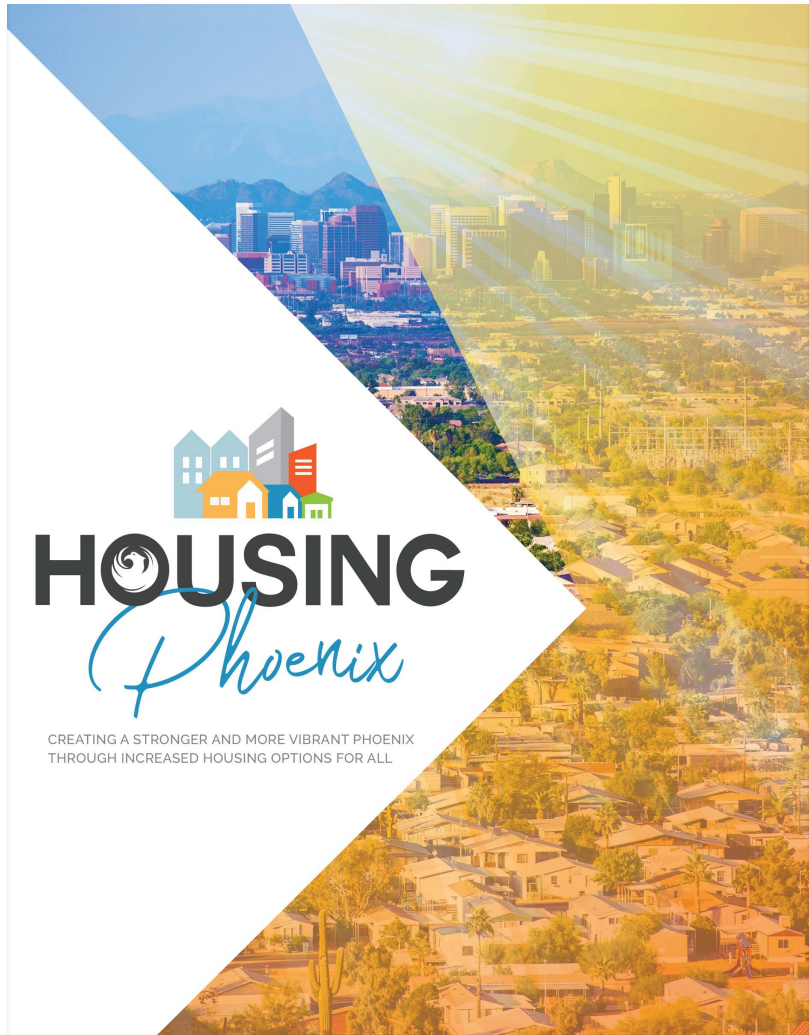


Housing Phoenix Plan



1. Prioritize New Housing in Areas of Opportunity
2. Amend Current Zoning Ordinance
3. Redevelop City-Owned Land
4. Enhance Public-Private Partnerships and Increase Funding
5. Building Innovations and Cost Saving Practices
6. Increase Affordable Housing Developer Representation
7. Expand Efforts to Preserve Existing Housing Stock
8. Support Affordable Housing Legislation
9. Education Campaign

Housing Phoenix Plan



31,360
Created or Preserved Units
through June 2023

Housing Phoenix Plan – Initiative Updates

Initiative 1

- **Prioritize New Housing in Areas of Opportunity**
 - Collaboration on language for General Plan update

Initiative 2

- **Amend Current Zoning Ordinance**
 - Mobile homes
 - Accessory dwelling units
 - Strategic density
 - Affordable housing incentive framework



Housing Phoenix Plan – Initiative Updates

Initiative 3

- **Redevelop City-Owned Land with Affordable Housing**
 - List of parcels approved
 - Helen Drake Co-Location project awarded in June 2023
 - Due diligence for additional releases underway



Housing Phoenix Plan – Initiative Updates

Initiative 4

- **ARPA Affordable Housing Gap Financing Program**
 - \$6 million in funding for affordable housing projects
 - 4 projects awarded in June 2023



Housing Phoenix Plan – Initiative Updates

Initiative 5

- **Infrastructure Program**
 - Pilot for unanticipated off-site infrastructure launched
 - First project awarded in June 2023
- **Reduced Permitting Fees**
 - Compiled fees for recent projects
 - Exploring feasibility of waiver program for plan review and permit fees



Housing Phoenix Plan – Initiative Updates

Initiative 7

- **Community Land Trust Program**
 - \$5 million in ARPA funds
 - Program administrator (Newtown CDC) authorized in June 2023
 - Target of 25+ new homeownership opportunities



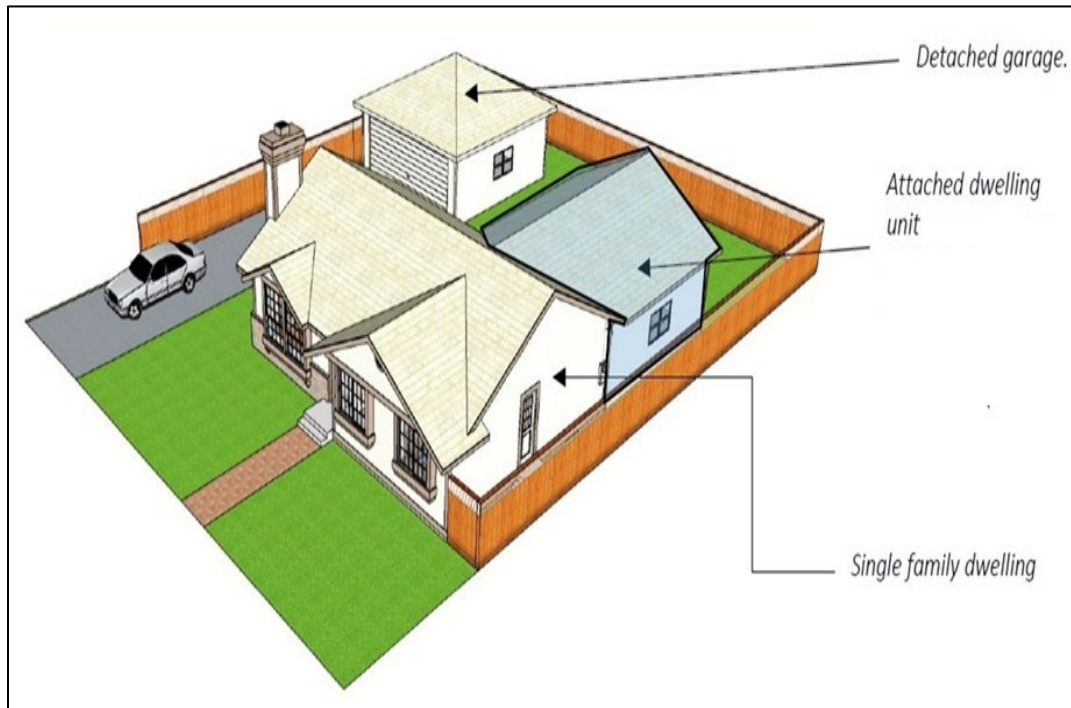
Increasing Housing Options through Zoning Ordinance Text Amendments



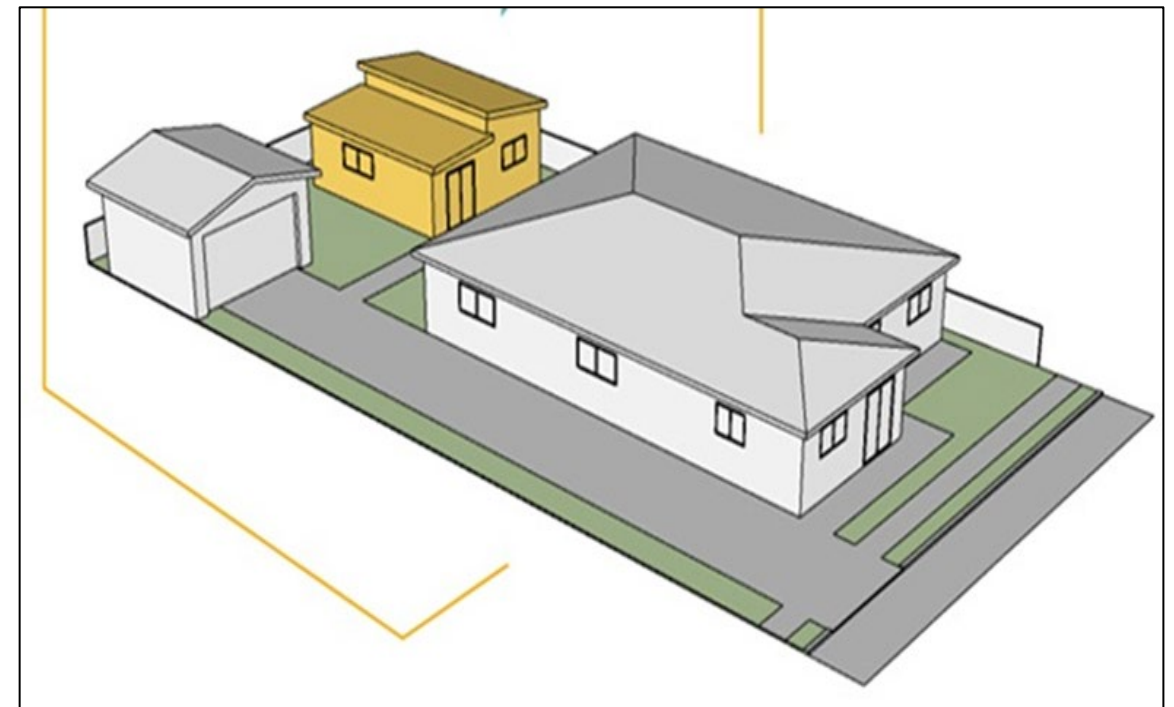
PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD** 

ACCESSORY DWELLING UNITS

- Allows one ADU per lot in addition to a primary single-family detached dwelling unit
- Increases lot coverage for an ADU in most districts
- Prohibits use of the ADU as a short-term rental (< 31 days)



Attached Accessory Dwelling Unit

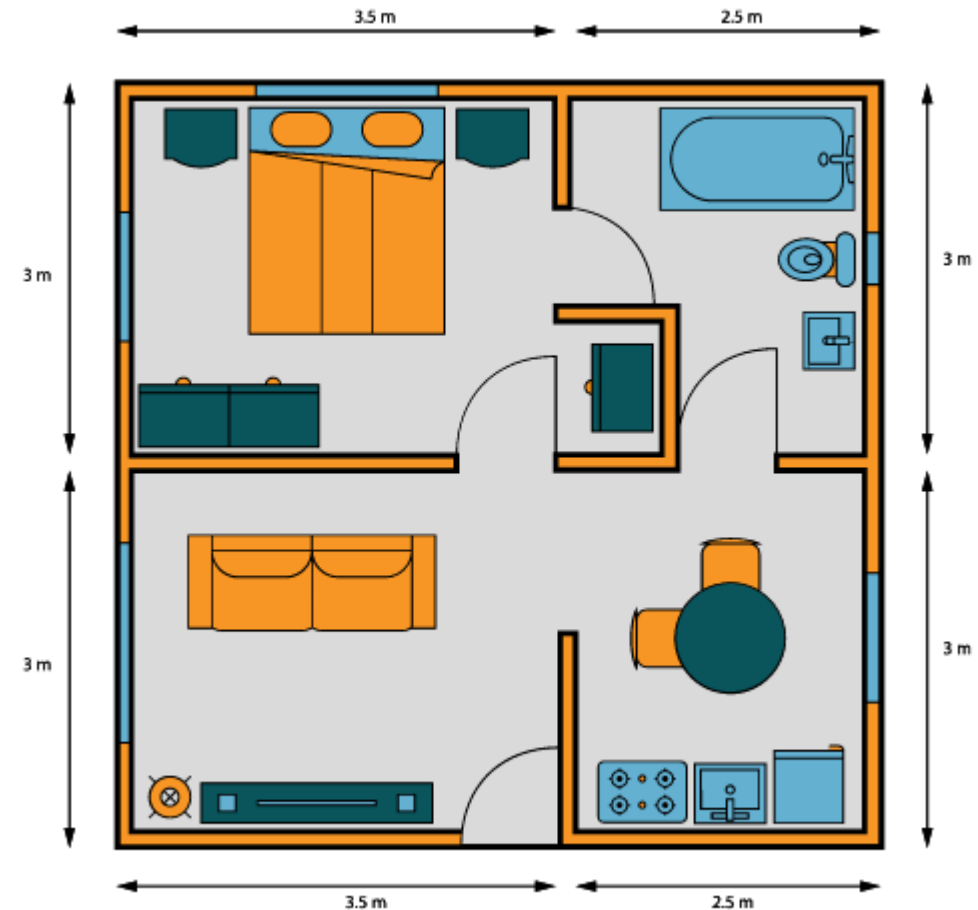


Detached Accessory Dwelling Unit

ACCESSORY DWELLING UNITS

Size and Dimensions:

- (All lots) Maximum 75% of size of primary dwelling.
- Maximum 1,000 sf if lot 10,000 sf or less.
- Maximum 3,000 sf if lot greater than 10,000 sf, or 10% of the net lot area, whichever is less.
- Maximum height 15' if in required rear yard setback (unless use permit obtained).
- Maximum height same as primary dwelling if outside of required setbacks.
- Additional parking is not required.



HOUSING PHOENIX PLAN

- Revisit development standards for residential development
- Incentive framework for affordable housing
- Accessory Dwelling units
- Dwelling unit density in Village Cores



VACANT STOREFRONT ACTIVATION

- Expanded Permit Use List: Emphasis on active uses
- Special Permit & Use-Permits: Tattoos, Massage Therapy as examples
- Parking: Added flexibility; use-permit vs. variance
- Multi-family Development: Additional density + performance measures





HOUSING

Phoenix

<https://www.phoenix.gov/housing/plan/status>

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