

Housing Element

EXECUTIVE SUMMARY

The Housing element recommends ways to improve housing quality, variety and affordability in Phoenix. Although housing is relatively more affordable in Phoenix than many other Valley cities or major metropolitan areas, the cost of the median price of new housing increased 33 percent from 1995 to 2000. Little affordable housing is being built in the growth areas of the city.

Housing development: design all housing units and subdivisions and site plans in a quality manner to promote health, safety, functionality and attractiveness.

Housing choice: provide a sufficient choice of good housing to meet the needs of households of all socio-economic groups in all of the 14 Phoenix urban villages.

Special needs housing: encourage development of housing to serve households with special needs, such as the disabled, elderly, and homeless people.

Fair housing: prohibit unlawful discrimination in housing.

INTRODUCTION

Phoenix has grown phenomenally over the past decades and has experienced a phenomenal rate of housing construction. As Figure 1 below indicates, this rate of growth is expected to continue. It is projected that 661,000 households will be residing within Phoenix by the year 2020, an increase of 181,000 households from the year 2000. This growth will necessitate a housing plan that encourages innovation in housing design and production of quality housing that will meet the needs of the various populations that will call Phoenix home.

The bulk of the growth will be concentrated in developing urban villages. These villages contain relatively few households at present, and by 2020 many of the areas will have at least tripled the number of households they now host. These households will present a range of housing needs based upon family size, income, disability, housing preferences and other factors.

The developed urban villages will face the challenges of preventing the deterioration of existing, aging

housing, and rehabilitating housing that has fallen into disrepair. Those villages considered to be substantially developed must manage continued growth while maintaining or rehabilitating existing units. Figure 1 illustrates the impact the projected growth is expected to have on each urban village.

For all villages, the city and residents will be presented with the challenge of assuring decent housing for all, as indicated in the goals set forth below. Specifically, the Housing element contains the goals, policies and recommendations for improving housing quality, variety, and affordability; eliminating substandard housing conditions; and providing adequate and affordable housing sites throughout the community. The Housing element is designed to meet housing needs regardless of race, religion, color, sex, age, familial status, sexual orientation, disability or health. These goals should be reassessed periodically and revised as needed to be relevant to contemporary issues. Goals and policies that also affect housing are discussed in the Land Use element, Neighborhoods element and the Conservation, Rehabilitation and Redevelopment element.

GOAL 1 HOUSING DEVELOPMENT: ALL HOUSING SHOULD BE DEVELOPED AND CONSTRUCTED IN A QUALITY MANNER.

All housing, including affordable housing, should be designed and developed in a quality manner to ensure the health and safety of individuals and the long-term viability of neighborhoods. Quality housing development means: 1) utilizing durable construction materials that promote the health and safety of the residents, 2) constructing housing in accordance with building codes and the zoning ordinance to ensure a safe structure for the occupants, and 3) designing housing and subdivisions that are attractive, safe, functional, energy-efficient and allow for and promote a healthy living environment. Figure 2 shows housing under construction.

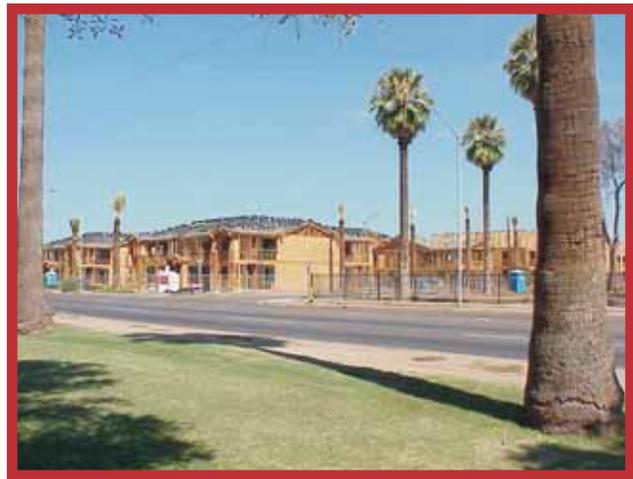


FIGURE 2 - Housing Under Construction

Policies:

1. Ensure that all new housing is constructed to standards that promote health and safety.

Recommendations:

- A. During the construction process, continue to monitor compliance with building codes and approved building plans.
- B. Continue to update building codes to reflect improvements in construction.

**FIGURE 1
PROJECTED TOTAL HOUSEHOLDS**

	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
DEVELOPED URBAN VILLAGES				
Alhambra	49,098	52,177	53,702	54,032
Camelback East	19,612	23,764	25,665	26,024
Central City	59,247	63,362	65,181	65,768
Encanto	24,045	26,455	26,965	27,172
North Mountain	66,680	69,428	70,332	70,764
Sub-Total	218,682	235,186	241,845	243,760
SUBSTANTIALLY DEVELOPED URBAN VILLAGES				
Ahwatukee Foothills	29,072	31,063	31,838	33,071
Deer Valley	56,589	68,937	72,281	72,582
Maryvale	52,583	61,351	63,974	64,187
Paradise Valley	65,417	70,290	70,991	71,282
Sub-Total	203,661	231,641	239,084	241,122
DEVELOPING URBAN VILLAGES				
Desert View	10,707	28,539	61,418	66,308
Estrella	9,543	25,280	33,041	40,248
Laveen	2,552	13,390	20,514	25,664
New Village	64	2,164	3,901	16,634
North Gateway	709	4,716	44,609	58,974
South Mountain	25,908	39,230	43,314	43,616
Undesignated	4,668	12,463	16,190	21,881
Sub-Total	54,151	125,782	222,987	273,325
TOTAL	476,494	592,609	703,916	758,207

- C. Continue to work with the homebuilding industry to encourage high-quality materials and construction standards for residential construction.
2. Encourage quality design of new housing and housing developments.

Recommendations:

- A. Continue to enforce the single-family design review process for most new home construction.
- B. Continue to promote quality design through the city site plan approval process.
- C. Continue to update zoning codes to reflect improvements in site and building design.
- D. Coordinate the promotion of quality and innovative housing development through better coordination among city departments and with various development interests.
- E. Develop specific design review guidelines for multifamily and single-family attached housing.
- F. Consider adopting a Crime Prevention Through Environmental Design (CPTED) policy, and an amendment to the Zoning Ordinance to include this policy in design review guidelines.
- G. Continue to encourage coordination of both subdivision and housing design in development of master-planned communities.
- H. Encourage alternative-energy technology and energy-efficient design in new housing and housing development.
- I. Amend the Zoning Ordinance to eliminate the need for each proposed manufactured housing unit in the same neighborhood to individually obtain

approval from the planning hearing officer in a public hearing.

- 3. Encourage innovative housing design.

Recommendations:

- A. Continue to refer to existing area plans as guides for design.
- B. Continue to encourage sustainable housing design that complements and protects the natural environment by preserving vegetation, utilizing the existing terrain and topography, and reflecting the desert climate.
- C. Continue to promote housing design consistent with the character of an area or village, through mechanisms such as design policies or guidelines, and Zoning Ordinance overlay districts.

GOAL 2 HOUSING CHOICE: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.

A mix of housing choices needs to be provided in each urban village to allow people to live near where they work, as well as to support each village's economic viability. Housing choice also provides greater economic and educational opportunities for lower-income households. Housing choice involves a mix of quality housing types, sizes, and prices for owners and renters.

Figure 3 illustrates the mix of dwelling unit types found within each urban village. A greater mix of housing types tends to occur as the urban villages develop more fully. Single-family housing is typically the first housing type to be developed and is the largest residential land use in the city.

In developing urban villages, the first step to ensuring a range of housing types is to designate them on the General Plan Map. Residential land use designations are addressed in the Land Use element.

Figures 4 and 5 illustrate by urban village the mix of prices of rental units and values of owner-occupied units, according to the 1990 census. The Central City and South Mountain urban villages contain

significantly higher percentages of lower-cost rental and owner-occupied units, when compared to the citywide average. The Maryvale, Estrella and Laveen urban villages also contain a significantly higher percentage of lower-cost owner-occupied units when compared to the citywide average. However, the Deer Valley and Paradise Valley urban villages contain significantly lower percentages of lower-cost rental and owner-occupied units.

Housing has been relatively affordable during the 1990s for the majority of Phoenix homebuyers and renters. In addition, for Phoenix homebuyers, home prices have been among the most affordable in the metropolitan area. As illustrated in Figure 6, the median price of a new home in Phoenix during the first quarter of 2000 was the 8th-lowest among 15 cities in Maricopa County. Only Tolleson had a lower median price of a resale home than Phoenix.

RECENT TRENDS IN HOUSING PRICES (Note: Charts will be updated when new data is available.)

Yet, there is an alarming trend occurring as the median price of a new single-family home in Phoenix increased 33 percent from 1995 to 2000 (2nd Quarter), and the median price of a resale home increased 46 percent (Phoenix Metropolitan Housing Study). Rental rates during the late 1990s also increased after an extended period of stable rents resulting from the overbuilt rental market of the 1980s.

The housing market has not been able to meet the need for affordable housing for those with lower incomes. Affordable rental housing is defined as gross housing costs (rent and utilities) totaling no more than 30 percent of a household's gross income. Basic housing affordability is most often evaluated by analyzing the rental market versus the cost of purchasing a home, because rental housing tends to be the least costly. This is not to diminish the importance of affordable homeownership opportunities. In the city of Phoenix General Plan Survey 2000, 404 randomly-selected respondents were asked to rate the importance of increasing homeownership opportunities. Seventy percent of the respondents indicated homeownership to be very important, the highest rated category. Figure 7 shows the need for more affordable housing for households earning less than 80 percent of median income.

The number of renter households earning 80 percent of median income or below and paying greater than 30 percent of their income towards housing costs, as a percentage of all renters, increased from 35.1 percent in 1980 to 37 percent in 1990, and then to 37.5 percent in 2000. The greatest impact was on those households earning below 50 percent of median income.

As housing prices increase, more workers cannot afford to purchase a home or rent market-level housing. Figure 8 shows by household size,

**FIGURE 3
DWELLING UNITS BY TYPE - 2000 CENSUS**

	SF DETACHED		SF ATTACHED		2-4 UNITS		5+ UNITS		MOBILE HOME		TOTAL
	# units	% units	# units	% units	# units	% units	# units	% units	# units	% units	
DEVELOPED URBAN VILLAGES											
Alhambra	24,682	46.9%	3,624	6.9%	4,151	7.9%	19,094	36.3%	1,063	2.0%	52,614
Camelback East	27,186	41.3%	5,436	8.3%	5,205	7.9%	26,817	40.7%	1,234	1.9%	65,878
Central City	8,005	39.9%	1,279	6.4%	3,626	18.1%	6,433	32.1%	704	3.5%	20,047
Encanto	12,192	47.4%	1,034	4.0%	2,365	9.2%	9,609	37.4%	499	1.9%	25,699
North Mountain	37,147	53.6%	4,379	6.3%	4,588	6.6%	21,854	31.6%	1,277	1.8%	69,245
Sub-Total	109,212	46.8%	15,752	6.7%	19,935	8.5%	83,807	35.9%	4,777	2.0%	233,483
SUBSTANTIALLY DEVELOPED URBAN VILLAGES											
Ahwatukee Foothills	22,294	72.3%	1,070	3.5%	768	2.5%	6,687	21.7%	37	0.1%	30,856
Deer Valley	35,897	62.3%	2,357	4.1%	2,144	3.7%	11,951	20.7%	5,270	9.1%	57,6197
Maryvale	39,004	71.3%	2,079	3.8%	2,196	4.0%	10,742	19.6%	714	1.3%	54,735
Paradise Valley	46,542	66.0%	2,601	3.7%	2,211	3.1%	13,852	19.6%	5,353	7.6%	70,559
Sub-Total	143,737	67.2%	8,107	3.8%	7,319	3.4%	43,232	20.2%	11,374	5.3%	213,769
DEVELOPING URBAN VILLAGES											
Desert View	8,002	84.0%	162	1.7%	28	0.3%	570	6.0%	760	8.0%	9,522
Estrella	5,488	53.7%	433	4.2%	782	7.6%	862	8.4%	2,663	26.0%	10,228
Laveen	2,177	82.6%	29	1.1%	22	0.8%	0	0.0%	408	15.5%	2,636
New Village	13	26.5%	0	0.0%	3	6.1%	5	10.2%	28	57.1%	49
North Gateway	225	33.1%	0	0.0%	0	0.0%	0	0.0%	455	66.9%	680
South Mountain	17,210	63.1%	1,573	5.8%	2,114	7.8%	3,946	14.5%	2,428	8.9%	27,271
Sub-Total	33,115	65.7%	2,197	4.4%	2,949	5.9%	5,383	10.7%	6,742	13.4%	50,386
TOTAL	286,064	57.5%	26,056	5.2%	30,203	6.1%	132,422	26.6%	22,893	4.6%	497,638

FIGURE 4
2000 RENTAL AFFORDABILITY - NUMBER / PERCENTAGE OF UNITS

	UP to \$299		\$300 to \$499		\$500 to \$799		\$800 and ABOVE		No Cash Rent	Total Rental Units
	# units	% units	# units	% units	# units	% units	# units	% units		
DEVELOPED URBAN VILLAGES										
Alhambra	885	3.7%	6,509	26.9%	14,007	57.9%	2,266	9.4%	512	20,949
Camelback East	1,077	3.4%	6,592	20.9%	17,208	54.5%	5,969	18.9%	743	25,575
Central City	3,417	27.4%	5,097	40.9%	2,960	23.7%	678	5.4%	314	11,663
Encanto	621	5.0%	3,929	31.4%	5,725	45.7%	1,988	15.9%	267	10,905
North Mountain	768	2.8%	4,020	14.5%	16,165	58.2%	6,296	22.7%	538	24,542
Sub-Total	6,768	6.2%	26,147	24.1%	56,065	51.6%	17,197	15.8%	2,374	101,081
SUBSTANTIALLY DEVELOPED URBAN VILLAGES										
Ahwatukee Foothills	16	0.2%	60	0.7%	1,919	23.7%	5,928	73.1%	185	8,108
Deer Valley	26	1.6%	1,124	6.9%	9,505	58.2%	4,976	30.4%	480	16,345
Maryvale	1,109	6.3%	3,016	17.2%	10,186	58.1%	2,815	16.1%	408	17,534
Paradise Valley	477	2.6%	1,077	5.9%	8,174	45.0%	7,898	43.4%	553	18,179
Sub-Total	1,862	3.1%	5,277	8.8%	29,784	49.5%	21,617	35.9%	1,626	60,166
DEVELOPING URBAN VILLAGES										
Desert View	13	1.4%	22	2.4%	118	13.1%	701	77.6%	49	903
Estrella	229	6.3%	1,537	42.2%	1,468	40.3%	269	7.4%	136	3,639
Laveen	8	2.1%	89	23.4%	163	42.9%	15	3.9%	105	380
New Village	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	4
North Gateway	0	0.0%	0	0.0%	6	46.2%	0	0.0%	7	13
South Mountain	893	9.4%	2,140	22.6%	4,379	46.1%	1,657	17.5%	420	9,489
Sub-Total	1,143	7.9%	3,788	26.3%	6,134	42.5%	2,642	18.3%	721	14,428
Citywide	9,773	5.3%	35,212	19.2%	91,983	50.2%	41,456	22.6%	4,721	183,145

NOTES:

2000 Phoenix median household income is \$41,207.

2000 Phoenix median gross rent is \$622.

Rental units renting for up to \$299/month generally affordable to households earning up to 30% of 2000 median household income.

Rental units renting for \$300/month to \$499/month generally affordable to households earning between 30% and 50% of 2000 median household income.

Rental units renting for \$500/month to \$799/month generally affordable to households earning between 50% and 80% of 2000 median household income.

Rental units renting for greater than \$800/month generally affordable to households earning greater than 80% of 2000 median household income.

FIGURE 5
2000 HOUSING VALUE - OWNER OCCUPIED UNITS

	Up to \$60,000		\$60,000 to \$90,000		\$90,000 to \$125,000		\$125,000 and Above		Total Units	
	# units	% units	# units	% units	# units	% units	# units	% units		
DEVELOPED URBAN VILLAGES										
Alhambra	8,426	33.4%	7,355	29.2%	5,032	20.0%	4,379	17.4%	25,192	
Camelback East	5,553	18.9%	4,747	16.1%	7,156	24.3%	11,938	40.6%	29,394	
Central City	3,719	68.6%	758	14.0%	496	9.1%	448	8.3%	5,421	
Encanto	3,564	33.3%	2,361	22.0%	2,791	26.0%	2,002	18.7%	10,718	
North Mountain	7,685	20.5%	9,941	26.6%	11,928	31.9%	7,869	21.0%	37,423	
Sub-Total	28,947	26.8%	25,162	23.3%	27,403	25.3%	26,636	24.6%	108,148	
SUBSTANTIALLY DEVELOPED URBAN VILLAGES										
Ahwatukee Foothills	252	1.2%	684	3.3%	5,848	28.0%	14,098	67.5%	20,882	
Deer Valley	6,619	17.2%	7,529	19.6%	16,983	44.3%	7,235	18.9%	38,366	
Maryvale	17,213	49.4%	12,257	35.1%	4,790	13.7%	613	1.8%	34,873	
Paradise Valley	6,194	12.7%	4,960	10.1%	14,151	29.0%	23,566	48.2%	48,871	
Sub-Total	30,278	21.2%	25,430	17.8%	41,772	29.2%	45,512	31.8%	142,992	
DEVELOPING URBAN VILLAGES										
Desert View	477	5.9%	122	1.5%	991	12.3%	6,452	80.2%	8,042	
Estrella	4,504	77.3%	803	13.8%	312	5.4%	206	3.5%	5,825	
Laveen	1,055	49.6%	153	7.2%	249	11.7%	668	31.4%	2,125	
New Village	28	71.8%	0	0.0%	2	5.1%	9	23.1%	39	
North Gateway	247	71.6%	14	4.1%	28	8.1%	56	16.2%	345	
South Mountain	9,119	56.4%	3,669	22.7%	1,816	11.2%	1,552	9.6%	16,156	
Sub-Total	15,430	47.4%	4,761	14.6%	3,398	10.4%	8,943	27.5%	32,532	
Citywide	74,655	26.3%	55,353	19.5%	72,573	25.6%	81,091	28.6%	283,672	

Notes:

2000 Phoenix median family income: \$46,467.

30 year term at 7% interest.

5% down payment.

30% of income for mortgage, taxes, and insurance.

Homes valued at up to \$79,999 generally affordable to households earning up to 60% of 2000 median family income.

Homes valued at up to \$80,000 and \$99,999 generally affordable to households earning between 60% and 80% of 2000 median family income.

Homes valued at up to \$100,000 and \$149,999 generally affordable to households earning between 80% and 115% of 2000 median family income.

Homes valued at up to \$150,000 generally affordable to households earning greater than 115% of 2000 median family income.

household income limits for financial assistance to obtain affordable housing. Many workers in critical positions have starting salaries that fall within those income levels of households that are having difficulty obtaining housing.

Policies:

1. Develop a range of housing types in each urban village.

Recommendations:

- A. Investigate and promote innovative housing types such as "granny flats" and live/work housing.
- B. Within each village, designate residential land use in at least four of the seven residential categories and designate at least one of those categories to be for 10 to 15 or 15+ dwelling units per acre (see Land Use element for more detail).

- C. Continue to implement the Downtown Housing Policy, which recommends a mix of housing types and prices in the policy area.

- D. Encourage a balance between rental and owner-occupied multi-family housing opportunities in each village.

2. Preserve and increase housing opportunities for low and moderate-income households within the villages and throughout the city.

Recommendations:

- A. Continue to utilize and leverage federal entitlement programs and other funding to produce more affordable housing.
- B. Continue to maintain public housing programs that serve low and very low-income households.

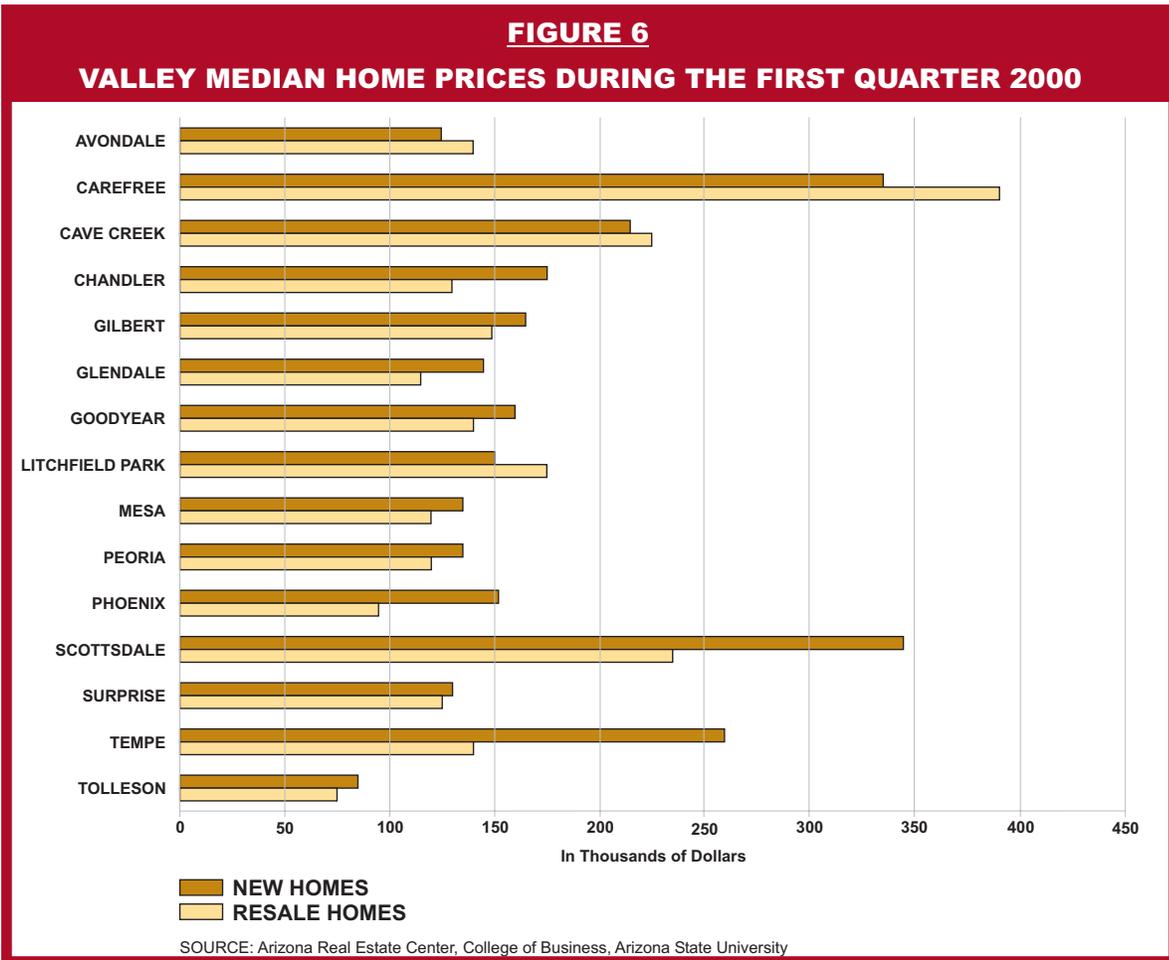


FIGURE 7
RENTER HOUSEHOLDS PAYING GREATER THAN 30%
OF THEIR GROSS INCOME FOR RENT AND UTILITIES

<u>Lower Income Renters Paying Greater Than 30%</u>	<u>CENSUS YEAR</u>		
	<u>1980</u>	<u>1990</u>	<u>2000</u>
Up to 50% of Median Income	21,560	42,000	36,802
Between 50% and 80% of Median Income	13,670	13,900	31,149
Total Lower Income Renters	35,230	55,900	67,951
(% of total renters)	(35.1%)	(37%)	(37.5%)
Total Renter Households (all incomes)	100,360	151,073	181,120

- C. Continue to identify, participate in and develop new programs that provide housing assistance to eligible residents.
- D. Continue to encourage housing developments to include housing for low and moderate-income households.
- E. Continue to support the development of housing for low and moderate income households in all villages.
- F. Encourage through mechanisms such as density bonuses, reduced lot sizes and reduced fees, homebuilders and developers to include affordable housing in their developments.
- G. Work with other jurisdictions to address regional low-income housing needs.
- H. Continue to educate the public about the availability of Affordable Housing Programs.

FIGURE 8
AFFORDABLE HOUSING INCOME LIMITS AND SELECTED STARTING SALARIES

<u>MARICOPA COUNTY INCOME LIMITS (HUD) FOR FUNDING ELIGIBILITY</u> <u>(BASED ON 2001 INCOME YEAR LEVELS)</u>				
<u>Income Level</u>	<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>
50% Median	19,200	21,950	24,700	27,450
80% Median	30,750	35,150	39,550	43,900

<u>JOB CATEGORIES AND STARTING SALARIES</u>	
<u>Career</u>	<u>Average Starting Salary</u>
Secretary	18,044
Accountant	22,724
Teacher	25,180
Mechanic	31,220
Firefighter	33,000
Police Officer	34,340

Source: Affordable Housing Report, Phoenix Commission on Housing and Neighborhoods. 50 percent substituted for 60 percent and both sets of income levels updated to reflect latest units per city of Phoenix Housing Department.

- I. To leverage city funds, seek lending assistance from private institutions.
- J. Support alternative mechanisms for creating affordable housing, such as Sweat Equity Construction and Employer-Sponsored Housing Programs.
- K. Establish a goal to have 10 percent of all new housing units completed within a year in Phoenix be affordable to low-income families (those with adjusted household incomes at 50 percent of the county median income limit or less, and not paying more than 30 percent of their income for housing). Affordable housing for this recommendation refers to workforce housing, not housing for seniors or special needs groups. (Based on housing completions in Phoenix in 1998, 1999, and 2000 as shown in Figure 9, this could mean a goal of approximately 736 to 1153 units.) Meeting this goal would include counting the total number of units completed under all public, nonprofit, and private programs. The 10 percent goal does not mean that each development should provide 10 percent of its units as affordable.
- L. Continue to work with nonprofits and other groups to acquire vacant sites or vacant or occupied buildings for development of low-income housing. Give priority to locations in villages lacking in low-income housing.
- M. Once criteria for the areas are developed, establish housing development areas where appropriate to provide for mixed-income projects. (Housing development areas allow market and mixed-income housing to receive financing at the city's borrowing rates and provide cities with other tools.)
- N. Investigate amending the Phoenix Zoning Ordinance to allow an appropriate density bonus for provision of some affordable single-family units in suitable locations. (The ordinance currently provides for density bonuses for affordable housing only in mixed-income rental projects subject to city approval.)
- O. Consider waiving development impact fees if acceptable and legal ways can be found to reimburse the fees.



FIGURE 9 - Collage of Housing Types

- P. Review city-owned or sponsored public projects for their ability to contribute to affordable housing.

Figure 11 illustrates the primary housing programs used to produce affordable housing within Phoenix.

There are over 16,000 affordable rental housing units in Phoenix. The federal government is the primary source for providing affordable housing. Other sources are beginning to supplement federal dollars, including general obligation bond funds approved by Phoenix voters for affordable housing purposes.

- 3. Disperse lower-income housing units throughout the city.

Recommendations:

- A. Continue and enhance efforts to disperse low and moderate-income housing within developments and throughout the city through programs or policies such as the city's Affordable Housing Dispersion Policy and Inclusionary Zoning.
- B. Review city policies related to the percentage of assisted housing recommended in new family housing of 25 units or more, for their impact on providing housing choices, and also review any other policies that could affect affordable housing. Among evaluation criteria to be developed, consider the concentration of low-income units within the proposed census tract, the need for units in the village as a whole, and the desire to achieve citywide goals.

GOAL 3 SPECIAL NEEDS HOUSING: THE CITY SHOULD ENCOURAGE DEVELOPMENT OF HOUSING UNITS SUITABLE TO RESIDENTS WITH SPECIAL NEEDS SUCH AS, BUT NOT LIMITED TO, THE DISABLED, ELDERLY, AND HOMELESS PERSONS.

Persons with special needs often have a difficult time finding suitable housing. Special-needs populations are primarily those persons needing some level of supportive housing and services that enable the person/household to live as independently as possible.

In the City of Phoenix General Plan Survey 2000, 404 randomly-selected respondents were asked to rate the importance of providing housing assistance to the various special-needs groups. Seventy-three percent felt that it was very important to ensure that special-needs populations have suitable housing, the highest category of importance.

In the last five years, the city of Phoenix has received requests to assist in the development of housing for special needs populations. These groups included, in no particular order: victims of domestic violence, elderly, seriously mentally ill, developmentally disabled, physically disabled, substance abusers, persons living with HIV/AIDS, and homeless persons. Each of these types of special needs populations, and the severity of their illness or situation, has dictated the type and size of the housing being provided.

For example, victims of domestic violence need immediate, secure shelter for themselves and their children. The shelter needs to be able to provide various counseling and support services for the household. In addition, the households may need transitional housing to allow for long-term solutions.

**FIGURE 10
NUMBER OF HOUSING UNITS COMPLETED IN PHOENIX**

<u>Year</u>	<u>Total Units</u>	<u>Single-Family</u>	<u>Townhouse/ Condominium</u>	<u>Apartment</u>	<u>Mobile Home</u>
1998	7,355	5,023	94	2,237	1
1999	11,531	5,375	129	6,027	0
2000	8,341	4,331	40	3,962	8
2001	7,417	4,433	30	2,954	0
2002	9,503	5,945	154	3,403	1

Elderly persons often need financial assistance to meet the basic housing expenses and utility costs in order to remain independent, whether in their own homes or in independent living facilities. Frail elderly, on the other hand, have supportive housing needs that may include access to home health care, casework assistance and, often, help in locating appropriate and affordable nursing home care.

The housing needs of developmentally disabled persons are very complicated, and mere shelter is not their only concern. Many of these persons are capable of living independently and are either working or in job training programs. However, they typically earn extremely low wages. In addition, they generally need housing facilities that can accommodate on-site services and 24-hour management. Group homes may be the one housing type to accommodate this population.

There are many types and ranges of disabilities. A disabled person could be confined to a wheelchair, visually or hearing impaired, or seriously mentally ill. The housing needs of these persons vary dramatically, ranging from making simple home modifications to accommodate their specific disability, to needing long-term supportive treatment and services.

It is very difficult to find housing for persons who are addicted to alcohol or drugs, once they have become homeless. There is a tremendous need for housing that can provide ongoing supportive services and treatment programs. It is also important that facilities be developed that can accommodate families with children while a parent is undergoing treatment. After treatment, services need to be available to help keep the abuser from losing his/her housing again.

Persons living with HIV/AIDS may quickly find themselves in need of affordable housing due to the loss of a job, medical expenses and the loss of support. Many people infected with AIDS are in imminent danger of becoming homeless, and need supportive housing. A few of the housing types used to accommodate this population include affordable rental or group homes that provide supportive services.

There are many reasons why people are homeless. Persons and families that are homeless may also have other special needs that require attention. Regardless of their other difficulties, the lack of basic needs (housing, food, clothing, medical care) are common to all homeless people. Some homeless

FIGURE 11
PRIMARY AFFORDABLE HOUSING PROGRAMS / RESOURCES

	# Units	Funding Source
RENTAL SUBSIDY PROGRAMS		
Conventional Public Housing & Elderly Handicapped Units	2,412	Federal subsidy thru City
Conventional Scattered Sites	448	Federal subsidy thru City
Section 8 Certificates/Vouchers	4,554	Federal subsidy thru City
Housing Opportunities for Persons With AIDS (HOPWA)	144	Federal subsidy thru City
RENTAL HOUSING PRODUCTION PROGRAMS		
General Obligation Bond Program	934	City of Phoenix
Phoenix Industrial Development Authority Capital Fund	30	Phoenix Industrial Development Authority
Phoenix Industrial Development Authority Multifamily Mortgage Revenue Bond	2,695	Phoenix Industrial Development Authority
HOME Investment Partnerships (HOME)	1,596	Federal subsidy thru City
Community Development Block Grant (CDBG)	391	Federal subsidy thru City
Supportive Housing for Persons With Disabilities	117	Federal
Supportive Housing of the Elderly	1,989	Federal
Single Room Occupancy for Homeless Individuals	166	Federal subsidy thru City
Low Income Housing Tax Credit Program	794	Federal subsidy thru State
Federal Home Loan Bank Affordable Housing Program		Federal Home Loan Bank
State Housing Trust Fund		State of Arizona
HOMEOWNERSHIP ASSISTANCE PROGRAMS		
Phoenix Industrial Development Authority Single Family Mortgage Revenue Bond	2,161	Phoenix Industrial Development Authority
Mortgage Credit Certificate	801	Phoenix Industrial Development Authority
HOME Investment Partnerships (HOME)	610	Federal subsidy thru City
Community Development Block Grant (CDBG)	650	Federal subsidy thru City
Federal Home Loan Bank Affordable Housing Program		Federal Home Loan Bank
State housing Trust Fund		State of Arizona

NOTE: Numbers are not totaled due to overlap. Many housing developments have been funded by more than one source. Data is as of 1/5/01.

people require limited assistance in order to regain permanent housing and self-sufficiency. Others, especially those with physical or mental disabilities or drug addictions, require extensive and long-term support. Emergency shelters, transitional housing with appropriate services, and permanent, supportive housing are necessary to meet the needs of this population.

The City of Phoenix's Consolidated Plan (available from the Housing Department), a federally-required affordable housing and community development planning document, provides more information on the various special-needs populations and the extent of their housing needs. Efforts must be taken to develop housing for these populations and other persons with special needs, and this housing must be as integrated as possible throughout the region.

The city of Phoenix has contributed significantly toward meeting the regional housing needs of the homeless and persons with special needs. Examples of these efforts include the city's focus on providing housing for victims of domestic violence. In the 1999-00 fiscal year, the city of Phoenix provided five agencies with close to \$2,900,000 to create 294 emergency and transitional beds for victims of domestic violence. This focus was part of a community-wide campaign to provide safe and affordable housing options to individuals or families that are in abusive relationships. The facilities assisted by the city of Phoenix were developed in Phoenix, Glendale and Goodyear.

During that same fiscal year, the city of Phoenix provided close to \$2,600,000 to four nonprofit agencies for use in developing housing for homeless persons and families. The city's efforts resulted in the creation of 60 additional beds to add to the countywide inventory of facilities serving the homeless.

Despite these successes, additional efforts must be taken to develop housing for these populations and other persons with special needs. This goal addresses the need for helping special-needs populations remain independent, and also promotes the city's participation in the development of a countywide system for funding and coordinating housing and supportive services needed to alleviate homelessness. The system currently used in Maricopa County is called a continuum of care. The continuum of care addresses:

- ❑ The prevention of homelessness
- ❑ Outreach to bring people on the streets into housing and services
- ❑ Emergency shelters to stop crises
- ❑ Transitional housing to give homeless people resources to work on long-term issues
- ❑ Permanent supportive housing for disabled populations
- ❑ The varied and often complex issues faced by homeless people, including serious mental illnesses, alcohol and/or drug abuse, and lack of preparation for living in our community when people are released from correctional systems



FIGURE 12 - Example of Special Needs Housing

Policies:

1. Assist in addressing the service and housing needs of victims of domestic violence, elderly, developmentally disabled, seriously mentally ill, physically disabled, substance abusers, persons living with HIV/AIDS, and other special-needs populations.

Recommendations:

- A. Continue to provide city funding for the development of housing serving households with special needs.
- B. Continue to participate in establishing and funding an array of services and

housing for all special-needs populations.

- C. Continue to encourage regional participation in the development of housing for all special-needs populations.
- D. Encourage the state legislature to adequately fund housing and services for the seriously mentally ill and substance abusers.
- E. Encourage homeless shelters to locate in diverse areas of the city and region.
- F. Encourage group homes to locate in diverse areas of the city.

- 2. Encourage the development and modification of housing units throughout the city to accommodate households with special needs.

Recommendations:

- A. Continue to monitor housing development for the Americans with Disabilities Act (ADA) and Fair Housing Law Compliance through the city's development review process.
- B. Continue programs to assist with adaptations modifications.
- C. Initiate inter-agency and inter-department coordination to review and enforce ADA and fair housing laws.
- D. Investigate changes to the Building Code to allow greater accessibility to all types of housing units.
- E. Encourage new housing developments to adapt their floor plan options to allow accessibility.
- F. Investigate the feasibility of creating smoke-free housing accommodations within Phoenix.

- 3. Address the service and housing needs of homeless people through actions that support the regional effort.

Recommendations:

- A. Continue to work with other jurisdictions (local, county and state) and the private sector to take part and leverage all resources in the regional homeless continuum of care effort and other regional efforts to address special-needs populations.
 - B. Continue funding to develop and operate homeless shelters and other supportive housing developments serving homeless persons.
 - C. Improve the access for homeless people into emergency shelter, transitional housing, and permanent housing.
 - D. Encourage maintaining the current number of shelter beds and supportive housing units located in Phoenix dedicated to homeless people, and encourage fair share accommodation of similar facilities in other cities.
 - E. Provide rental assistance and mortgage assistance when needed to prevent homelessness.
- 4. Educate the public on the special needs of various target populations and their housing needs.

GOAL 4 FAIR HOUSING: ALL MEMBERS OF THE COMMUNITY SHOULD NOT BE DENIED OR LIMITED IN THEIR CHOICE OF HOUSING BECAUSE OF UNLAWFUL DISCRIMINATION.

The City of Phoenix Fair Housing Ordinance prohibits housing discrimination on the basis of race, color, religion, sex, national origin, familial status, and disability. The City of Phoenix Equal Opportunity Department enforces this ordinance. Although there has been a decrease in the total number of fair housing complaints filed over the past five years, the number of complaints filed on the basis of disability

has actually increased. A significant number of apartments and other housing units remain inaccessible to individuals with disabilities. Housing discrimination continues to be an issue in our community, especially in the area of disability.

Policies:

1. Vigorously enforce the City of Phoenix Fair Housing Ordinance and anti-discrimination laws.

Recommendations:

- A. Continue to receive and investigate complaints of housing discrimination.
 - B. Continue to prosecute fair housing violations where warranted.
2. Support new equal housing opportunity and anti-discrimination legislation, where appropriate.

Recommendations:

- A. Continue to keep abreast of changes to federal and state Fair Housing Laws and make recommendations for corresponding changes to the City of Phoenix Fair Housing Ordinance where appropriate.
 - B. Continue to initiate changes to any areas of the Fair Housing Ordinance that provide less protection than the federal law.
3. Ensure that the City of Phoenix Fair Housing Ordinance provides the highest level of protection for the greatest number of affected individuals for all of its residents.

Recommendations:

- A. Continue to maintain an effective outreach plan that educates individuals of their rights, and housing providers of their obligations, under the Fair Housing law.

GOAL 5 HOUSING CONDITIONS: ALL HOUSING IN THE COMMUNITY SHOULD BE MAINTAINED IN A DECENT, SAFE, AND SANITARY CONDITION FOR ITS USEFUL LIFE.

The policies and recommendations related to this goal are contained within the Conservation, Rehabilitation, and Redevelopment element under Goal 2, Property Preservation. This goal is also stated in the Housing element because of the importance of maintaining decent, safe and sanitary housing conditions throughout the city.

GOAL 6 HOUSING DEVELOPMENT AND COMMUNITY CHARACTER: HOUSING DEVELOPMENT OF ALL TYPES AND PRICES IN EACH URBAN VILLAGE SHOULD ENHANCE THE CHARACTER OF THE URBAN VILLAGE AND FACILITATE ORDERLY NEIGHBORHOOD AND COMMUNITY DEVELOPMENT.

The policies and recommendations related to this goal are contained within the Land Use element under Goal 12, Village Character, and within the Neighborhood element under Goal 4, Character and Identity. This goal is also stated in the Housing element because development of individual housing units should reflect and enhance the character of those communities.