

Promising Housing Practices in Arizona: Addendum

Highlighting New Innovators and Creative Housing Solutions



October 2023 Since the initial “Promising Housing Practices in Arizona” report in March of 2023, more innovative leaders have shown initiatives to relieve the housing crisis throughout the United States. This report highlights some of them.

Introduction

The cost of housing is a burden for too many Arizona households. More than 48% of renters pay more than the recommended 30% of their monthly income on rent and utilities. The immediate and long-term consequences of rent-burdened households work against goals to create and sustain resilient communities.

48%

of renters pay more than the recommended 30% of their monthly income on rent and utilities.

**40,000–
270,000**

more units are needed to alleviate the current shortage of available housing.

A variety of reports estimate that the shortage of available housing ranges between 40,000 and 270,000 units. This lack of affordability forces families to prioritize housing as the major household budget item, leaving less funding for other crucial needs such as health care, transportation and education. This negatively impacts residents' livelihoods as well as opportunities for family stabilization.

The housing crisis we face today developed over decades during which policies, practices, procedures and requirements made it difficult for developers and cities to meet the housing needs of the growing population. With the clear understanding that more affordable housing is needed, we now have an opportunity to develop community-based solutions to fill the needs of neighborhoods throughout the state.

Since the initial “Promising Housing Practices in Arizona” report published in March of 2023, more innovative leaders have shown initiatives to relieve the housing crisis throughout the United States. Building on that initial report, this report highlights some additional businesses and organizations using new housing policies, practices and partnerships that show promise for increasing housing supply.

As in the previous report, the following case studies highlight a variety of housing initiatives, from expanded use of accessory dwelling units and other creative land units to mixed-use communities and the development of innovative building technologies. Project summaries include resources and contact information. All material is available at vitalysthealth.org/housing.

At Vitalyst Health Foundation, we believe that housing is health and has the power to improve health outcomes and enhance community well-being. Housing is also fundamentally linked to equitable economic development, community development, employment, education, social cohesion and so much more. We hope this expanded inventory of promising policies and practices sparks inspiration and action to create housing solutions for Arizonans throughout the state.



Interim Supportive Housing

DignityMoves

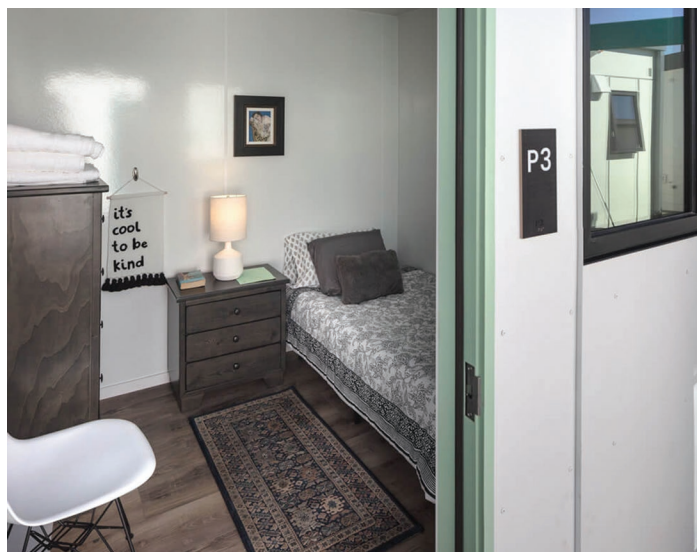
Location: Santa Barbara, California

Description: DignityMoves is an organization focused on providing Interim Supportive Housing, which is a place where people can come for an average stay of six to 24 months while they focus on productive steps forward to rebuild their lives. This organization also places a larger focus on supportive services, including providing daily meals, 24/7 staffing and wraparound services with intensive case management. Staff assists with obtaining documents, family reunification, housing and employment navigation, and connections to mental and behavioral health care.

What makes it different: This organization has designed temporary units through a panel-based system that enables them to make “pop-up” communities. This allows for easy relocations, avoids expensive utilities, and permits restructuring if needed. Dignity Moves has also prioritized privacy, with everyone having their own locked room, while keeping a community mindset through communal bathrooms, dining and living spaces.

Resources: 2022 DignityMoves Impact Report;
dignitymoves.org

Contact: Office, 707.652.9708



Cohousing

Aria Housing

Location: Denver, Colorado

Description: Originally erected for the Sisters of St. Francis, this 28-unit plot of land is now used as a multigenerational cohousing community. This project is part of Aria Denver’s housing development, which aims to create 550 mixed-income residences. Besides each of the types of individual homes, there are also shared spaces: a kitchen, dining room, living room, sunroom/library, outdoor patios and gardens, and much more. Nine out of the 28 homes in this community are permanently affordable, reserved for families making 80% AMI, or about \$87,360 for a family of four. This housing was built by transferring affordable housing requirements from a nearby development in which its funding was used to reduce the price of affordable units by \$100,000 each.

What makes it different: Aria values the health of its residents, so the community has community gardens, pocket parks and pathways integrated into the site of condos, apartments and townhomes.

Resources: ariacohousing.org

Contact: membershipteam@aria.cohousing.site



Co-location

The H.S. Lopez Family Foundation Center of Opportunity

Location: Tucson, Arizona

Description: In 2018, the H.S. Lopez Family Foundation purchased the former Holiday Inn Holidome with a vision to create a one-stop refuge that would provide holistic support for guests as they journey out of homelessness into self-sufficiency. The foundation transformed the 150,000-square-foot property into a combination of emergency and long-term housing, nutrition, job training, education, dental, medical, addiction recovery, government, legal, entertainment, faith and other community services all under one roof.

The foundation collaborates with Gospel Rescue Mission, El Rio Community Health Center, La Frontera Arizona, the Arizona Department of Economic Security, and many other nonprofit organizations.

What makes it different: At the center of opportunity, this project is committed to treating people with dignity and respect. Not only does the main property have 150 emergency shelter beds, but there are also additional shelters that can house 100 men, women and children.

Resources: centerofoportunity.org

Contact: info@centerofoportunity.org

Policy

Ordinance G-7086 – Source of Income Protection

Location: Phoenix, Arizona

Description: Similar to the Tucson City Council, the Phoenix City Council approved the Source of Income Discrimination Protection Ordinance (SOID) on March 1, 2023. The SOID makes it unlawful for landlords or property managers to reject a rental application solely based on the applicant's source of income, including rental assistance, such as the Housing Choice Voucher Program, Rapid Rehousing, and other federal, state or local assistance programs. Federal housing laws do not guarantee source-of-income protection.

What makes it different: The Phoenix City Council passed the local SOID Protection Ordinance, which makes it unlawful for landlords or property managers to reject a rental application solely based on the applicant's source of income. This ordinance has increasingly been approved at local levels all throughout Arizona.

Resources: localhousingolutions.org/housing-policy-library/source-of-income-laws

Contact: Office of Councilmember Laura Pastor, council.district.4@phoenix.gov; Office of Councilmember Betty Guardado, council.district.5@phoenix.gov



Creative Building Technologies

GigaCrete

Location: Las Vegas, Nevada

Description: GigaCrete manufactures high-speed house-building systems and ships them globally to many different countries needing housing and better high-impact/abuse-resistant coating solutions. These products are cost effective, and the company is willing to work on mass affordable housing needs with government officials by producing thousands of homes annually and creating massive onsite employment for unskilled workers.

This emerging market leader looks for innovative ways to make more durable and higher-performance construction products for builders, architects and contractors. The PlasterMax, launched in 2018, is the world's first interior abuse-resistant and fire-rated coating aimed squarely at the insulated concrete formwork industry as a replacement for gypsum board. Begun in 2012, their GigaHouse is a revolutionary way to build insulated homes faster at less cost with high-energy efficiencies yet retain time-tested steel-framed construction methods accepted globally.

What makes it different: This company is part of the next generation of “green tech” building materials that innovatively change methods of manufacturing and building. Using advances in industrial and construction ecology, GigaCrete is applying green technology to push the industry ahead and create new, higher standards in global housing and high-performance green coatings.

Resources: gigacrete.com

Contact: Office, 702.643.6363



Perfect Fit Housing

Location: Arizona

Description: Perfect Fit Housing is an affordable housing solution offering emergency, temporary and permanent housing options. Each unit is built to protect owners from harsh weather conditions, such as snow and extreme heat, with steel frames, doors and windows and other materials. Standard units include a kitchen sink and cabinets, a full bathroom, an HVAC system and a water heater. Prices start at \$16,700 per unit.

What makes it different: It brings a housing solution to owners through a 120-day lead-time commitment, despite global supply delays, with installation through a network of certified installers.

Resources: perfectfithousing.com

Contact: Office, 855.971.3300



Transitional Housing

Ozanam Manor II

Location: Phoenix, Arizona

Description: Description: St. Vincent de Paul has launched its second Ozanam Manor transitional housing facility that offers 100 beds for unhoused seniors, veterans and adults with disabilities on the nonprofit's main campus. The \$20 million project was made possible due to city, county and state funding as well as some private donations. The nonprofit hopes this project continues their efforts to permanently rehouse individuals experiencing homelessness, as it has already done for 526 individuals through its transitional housing programs.

What makes it different: The new 50,000-square-foot building will bring added services, including a new companion animal clinic and dedicated space for workforce readiness programming.

Resources: stvincentdepaul.net/our-work/shelter-and-transitional-housing

Contact: info@svdpaz.org



Affordable Housing

Paloma Village

Location: Chino Valley, Arizona

Description: Paloma Village is a 25-unit manufactured home community being built on four acres in Chino Valley. This project can house up to 60 people at an affordable rate of \$500-\$900 a month. The village is planned to have a range of one-, two-, and three-bedroom options for a variety of tenants.

Paloma Village will be a \$5 million project that will take three to five years to complete. Dorn Homes and more than 50 local contractors have partnered to build lodges and started construction in 2020. Lodges are six-bedroom homes that have a private entrance to give each unit an apartment feel, but they still share common areas. Utilities are included in the rent, and consistent rent helps tenants gain positive rental history and habits to sustain housing.

What makes it different: Although the project started with only lodges, the village has now grown to 25 units of affordable housing in RVs, mobiles, standard residential homes, lodges and cottages. Each tenant also has access to wraparound services, and a maintenance team maintains the community.

Resources: yavapaiccj.org/paloma-village

Contact: Office, 928.445.8382



Greenlight Communities

Location: Arizona

Description: Greenlight Communities aims to provide attainable housing for renters who have a range of incomes. Greenlight's Cabana apartment brand provides studio, one-bedroom and two-bedroom units in communities throughout Metro Phoenix. The brand features vibrant exteriors, sustainable landscaping, community art and more, providing high-quality housing without the high cost.

One of Greenlight's newest upcoming projects, Streamliner 67, plans provide 292 units of affordable housing with a rent of around \$1,250. They are working with their in-house general contracting and civil engineering department to make the process less wasteful and more affordable. The project is set to be finished in March of 2024 and will be served by the next phase of Phoenix's light rail expansion. Greenlight is also building new units in Goodyear, Mesa and Tucson.

What makes it different: Greenlight identifies real estate opportunities for underutilized land in highly desirable areas. And they employ sustainable and resourceful development practices to create attainable, modern housing at rental rates community members can afford.

Resources: livegreenlight.com

Contact: info@livegreenlight.com



Accessory Dwelling Units

Accessory Dwelling Unit Design Competition

Location: Tucson, Arizona

Description: The City of Tucson has been awarded an AARP 2023 Community Challenge grant to launch an accessory dwelling unit design competition. It was first announced in a newsletter from Ward 1 Councilwoman Lane Santa Cruz. Selected designs are featured in Tucson's Casita Model Plan Catalog. Santa Cruz said the grant represents a significant milestone to bolster accessory dwelling units and specifically address the needs of older adults and multigenerational families.

Resources: casitas-in-tucson-cotgis.hub.arcgis.com/pages/casita-model-plan-competition

Contact: Dan Bursuck, daniel.bursuck@tucsonaz.gov



Authors: Rebeca Salas, Vitalyst Health Foundation Summer 2023 Program Fellow and undergraduate student, Physiology and Public Health; Contributor, Gabriel Jaramillo, Director of Healthy Communities, Vitalyst Health Foundation