# City of Apache Junction Affordable Housing Assessment &

Strategic Plan 10 Years Later







City of Apache Junction
City Council Meeting
November 17, 2020



## Purpose of Tonight's Presentation

- Report Summary, Content and Recommendations
- AJ's affordable housing efforts
- •2020 General Plan Goals
- •Next Steps?



## Report location

Evaluation of 2010 Drachman Institute Strategic Plan and Housing Assessment Recommendations

#### https://www.ajcity.net/933/Housing-Programs

#### **Housing Studies & Reports**

#### City of Apache Junction Strategic Plan and Housing Assessment

Apache Junction worked with the Drachman Institute and the Arizona Department of Housing to complete a comprehensive housing assessment for the city.

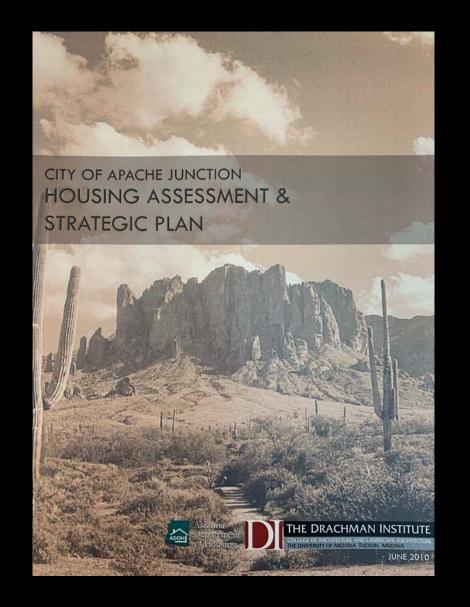
Apache Junction Strategic Plan and Housing Assessment

This is a large document and may take a long time to upload.



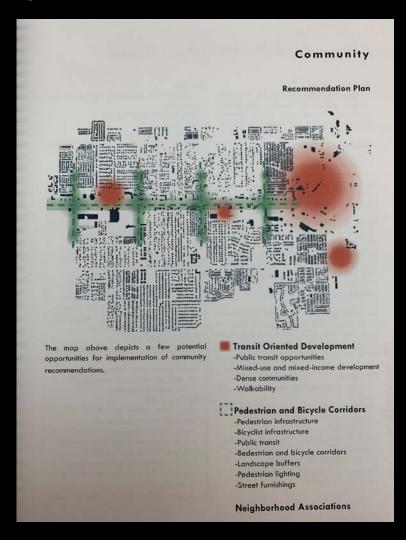
## Report Summary

- Arizona Department of Housing (ADOH) grant
- Drachman Institute
  - Assessed demographic and land use data
  - Identify issues for affordable housing





#### Report Format



- Data collection:
  - Physical
  - Statistical
  - Existing reports
- Findings
  - Varying conditions of affordable housing
- Recommendations
  - Housing Programs
  - Community Strategies



- Apache Junction's median income is lowest amongst Maricopa and Pinal Counties.
- Affordability of mobile homes defines a high percentage of Apache Junction's housing stock.
  - Aging housing stock
- There are no public transit options
- Recommendations to develop and explore <u>housing programs</u> and community strategies.



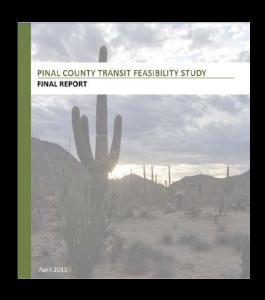
## Definition of Affordable Housing

- HUD specifies that housing costs should not exceed 30% of household gross income
- In 2008, 42% of AJ households could not afford to own a single-family home.
  - 30% of renter households have housing costs that are more than 30% or more of their income.

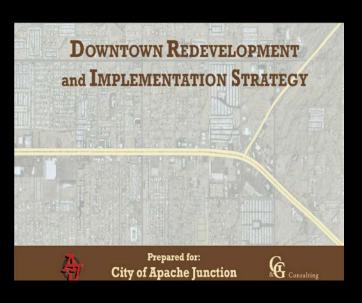


## **Existing Reports**

- Affordable housing is impacted by the lack of public transit:
  - Pinal County Transit Feasibility Study
  - Valley Metro Light Rail Extensions Map
  - Apache Junction Infill Incentive District (Redevelopment and Implementation Strategy)







- Recommendation: Repair and replacement program for mobile homes with manufactured homes.
- Achievement:
  - Ongoing rehab program for manufactured homes using federal dollars through ADOH, since 2005.
    - Approx. 11 homes per year
    - No replacement program
    - Forgivable loans
    - City program does not allow rehab on pre-HUD mobile homes.



- Achievement:
  - City completed a housing assessment for the entire community
  - Neighborhoods incorporated into the Strong Sustainable Communities Initiative (SSC)
  - Housing assessment updated in 2018-2019

#### "Sustaining Businesses"

The participation of local businesses in the SSC is crucial to the success of the community, surrounding neighborhoods and the Initiative.

Participation may include responding to the survey; providing neighborhood comments, concerns and suggestions as they relate to the business environment; and volunteers to help with the completion of projects. Financial participation may also help to promote the Initiative and make an impact in the

For ways on how your business can help, contact the City of Apache Junction's Economic Development Department at (480) 474-5076.



"Encouraging engagement between neighbors and the local businesses will enhance the sense of community within Apache Junction."

Bryant Powell, Assistant City Manager

#### Our Vision

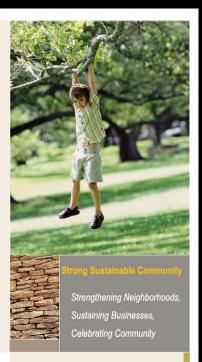
To create a viable city program that recognizes the importance of strong, sustainable neighborhoods that in turn support residents of Apache Junction and those businesses who serve our neighborhoods.

Contact us at 480-474-2635

www.ajcity.net/ssc

300 East Superstition Blvd. Apache Junction, Arizona 85119

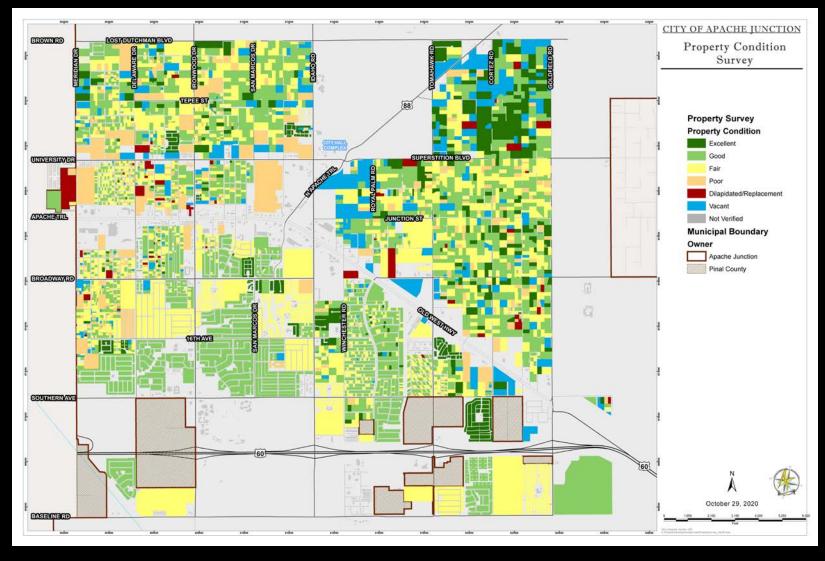
City of Apache Junctio







# Property Condition Survey



Achievement

• 2017 Apache Junction received CDBG funds from HUD to acquire 2 vacant lots and 1 lot with an old mobile home.

Collaboration with Habitat for Humanity built 3 homes on the 3

lots.



- Recommendation: Partner with Arizona Community Action
   Association or the Community Action Human Resources Agency
   (CAHRA) to assist low-income residents in weatherization repairs.
- Outcome:
  - CAHRA has a waiting list for weatherization
  - The City included weatherization in its rehab program





- Recommendation: Administer a homeowner workshop to assist and inform residents on improving their housing conditions.
- Achievements:
  - Developed a homeowner budget seminar for first time home buyers.
    - City would need more staff to continue this program.
    - Established a monthly/quarterly newsletter with homeowner maintenance tips.

# Newsletter Fall 2020 Volume: 13 Issue: 1 LOUSING Programs & Services

#### Prepare for Emergencie

September is National Preparedness Month. It is your responsibility to prepare for an emergency and to be self reliant during times of disruption. The Federal Emergency Management Agency (FEMA) at www.fema.gov has many checklists for disaster preparedness.

FEMA recommends that you make a disaster plan. Decide where your family will meet in case of an emergency. Designate at least two meeting locations. The meeting location may be right outside your home or at the local library or place of worship. Practice escape routes from your home and neighborhood. Make sure each family member has an emergency contact card and keep the card in a wallet, purse, or backpack.

Second, get an emergency kit. This is sometimes called a 72- Hour Kit or a "Bug Out Bag." After an emergency, you may need to survive on your own for three days.

Electricity, water, and gas utilities may be unavailable for days. Your emergency kit should include:

One gallon of water per person for at least three days – also water purification tablets are good to have in case the duration of your "Bug Out" exceeds the time you have allotted water:

- Non-perishable food for at least three days – a good choice here are Mainstay bars both 2400 and 3600 calorie size. The ability to cook may not be an option depending on where you end up.
- keep/emergency/ index.html for ideas on food preparedness;
- First aid kit;
   Set of extra clothes per person;
- Cash and credit cards;
   Flashlight and extra batteries:
- Battery operated AM/FM radio with extra batteries;
   Personal hygiene items: soap, toothbrush, toothpaste, medication, etc.;
- Copies of personal documents; and
   Whistle to signal for help.

For additional information and checklists for building an emergency supply kit, visit www.ready.gov/. Residents are encouraged to

visit Pinal County Local Emergency Planning Committee: www.pinalcountyaz.gov/ EmergencyManagement/ LEPC/Pages/Home.aspx for information on how to be

ready if disaster strikes.
Stay on top of the news for information concerning weather events, natural disasters, and other emergency situations. A well-informed public that is prepared will make everyone a lot safer and much more able to cope in an emergency.

#### Busy Bee Home Maintenance Tips

on't be a drip - fix that leak!

Leaky faucets can waste thousands of gallons of water each year, like money down the drain. Repairing or replacing old or damaged fixtures can be a valuable investment that can save money for years down the road. To check for leaks in your home, first take a look at your water usage during a colder month, such as January or February. If a family of four exceeds 12,000 gallons per month, there are serious leaks. Second, check your water meter before and after a two-hour period when no water is being used. If the meter changes at all, you probably have a leak. Third, identify toilet leaks by placing a drop of food coloring in the toilet tank. If any color shows up in the bowl after 15 minutes, you have a leak. (Be sure to flush immediately after the experiment to avoid staining the tank.) Finally, examine faucet gaskets and pipe fittings for any water on the outside of the pipe to check for surface leaks.

#### Shower power!

A full bathtub requires about / O gallons of water, but taking a fiveminute shower saves water by using 10 to 25 gallons. Put a little timer or clock near your shower so you can see how fast you are. Save even more water, and money by installing a water-efficient showerhead. For other tips on how to conserve water check out the EPA website at https://www3.epa.gov/region1/eco/ dnnkwater/

water conservation residents.ht





 Recommendation: Expand supply of affordable housing rentals through incentives and inclusive zoning.

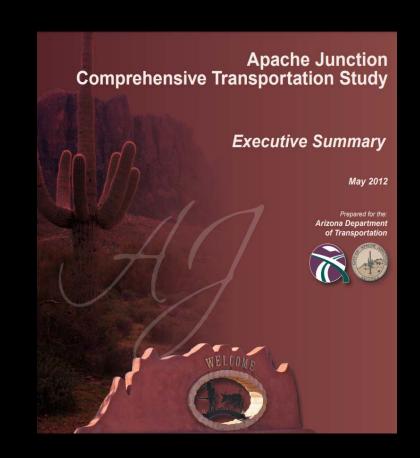


- Achievements:
  - Recent Developer Projects (Low Income Housing Tax Credits "LIHTC") City participation low interest loan.
    - Apache Junction Town Homes (89 Units)
    - AJ Villas (52 units)
- Financial incentives are difficult for the City





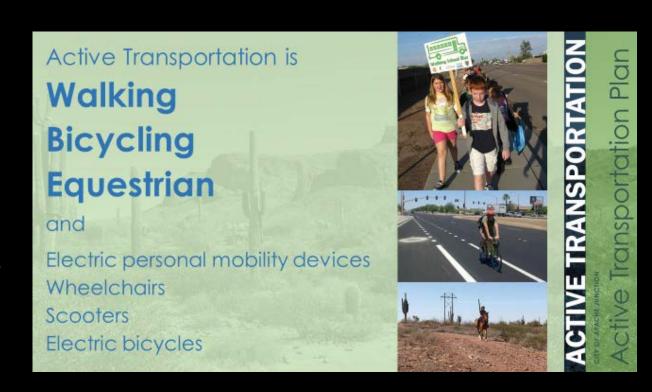
- Recommendation: Plan for incentives and develop partnerships for transit oriented development (TOD).
- Update:
  - "Proposal" for transit route along Brown from Sossaman to Ironwood into the city (2018/2019).
    - MAG funds to buy buses but no operating assistance.
    - Low density development cannot support transit.
  - June 2012 Apache Junction Transit Feasibility Study Update.





## Community Recommendations and Achievements

- Recommendation: Improve streets and increase connectivity for other transit modes.
  - Achievement: City adopted Active Transportation Plan in 2019 that provides more "Complete Streets".





- Recommendation: Encourage governmental public participation and forming neighborhood associations.
- Achievement:
  - Strong Sustainable
     Community Initiative
  - Make a Difference Day



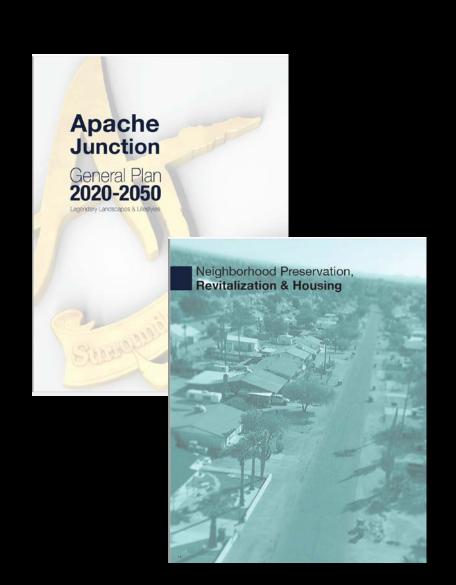
Make a Difference Day: October 10, 2019



## Advancing Affordable Housing Initiatives in AJ

#### 2020 General Plan Housing Goals, Objectives

- Creating policies regarding manufactured and mobile home use and redevelopment
- Diversifying housing stock and neighborhoods
- Maintain and attract a quality housing stock
- Incorporate sustainable practices in all housing developments



#### Summary

- City has made great strides for using its available resources
  - Strong Sustainable Community Initiative
  - Housing rehabilitation program
  - Use of CDBG funds for neighborhood improvements
  - Reenergizing AJ Community Development Corporation
    - Make a Difference Day
    - Property clean-ups
  - Updating the housing quality conditions survey in 2019

#### Summary Cont.

- 2020 General Plan goals
- ASU Project Cities Mobile Home Parks, RV Parks & the Future of Affordable Housing
- ASU Project Cities Understanding Homelessness
- The City needs to update the Apache Trail Redevelopment Plan in 2021

#### Discussion and Questions?

- •Next steps?
  - What should the city focus on:
    - Transit Feasibility-local circulator
    - Researching the number of single family homes and rental units needed to meet affordable housing needs
    - General Plan goals and recommendations