

# City of Apache Junction Affordable Housing Assessment & Strategic Plan 10 Years Later



Arizona  
Department  
of Housing



THE DRACHMAN INSTITUTE  
COLLEGE OF ARCHITECTURE AND LANDSCAPE ARCHITECTURE  
THE UNIVERSITY OF ARIZONA · TUCSON, ARIZONA



**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**

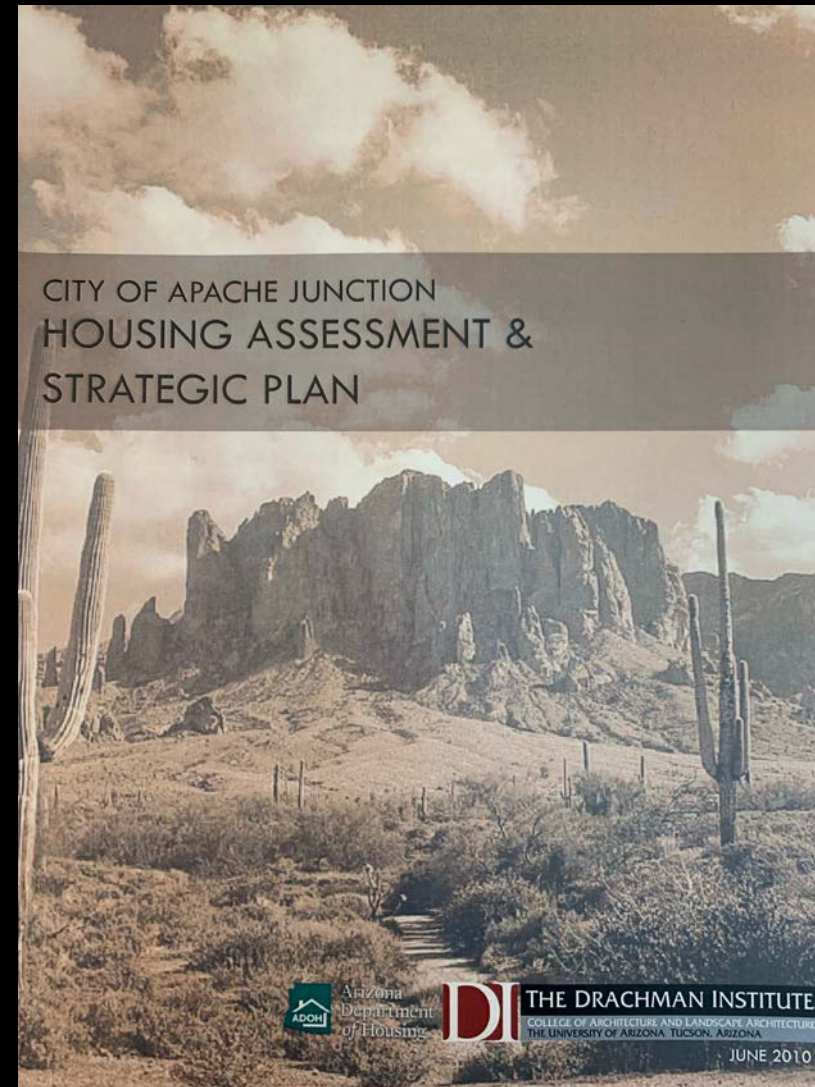
Apache Junction worked with the Drachman Institute and the Arizona Department of Housing to complete a comprehensive housing assessment for the city.

[Apache Junction Strategic Plan and Housing Assessment](#)

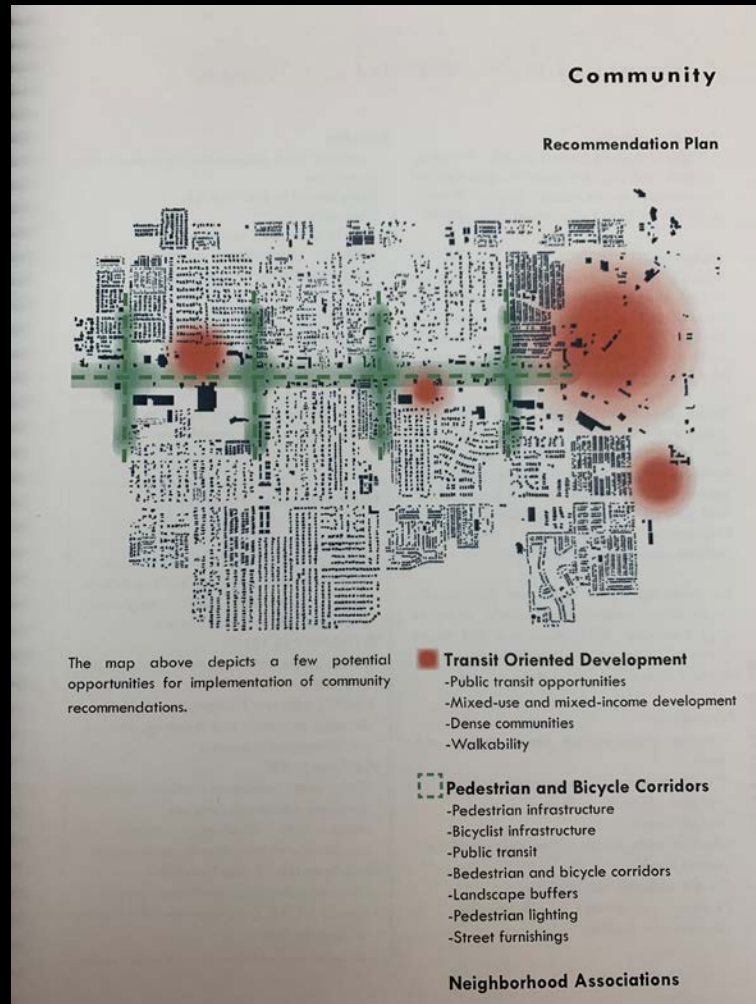
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# Report Summary

- 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

# Findings

- 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 housing programs and community strategies.





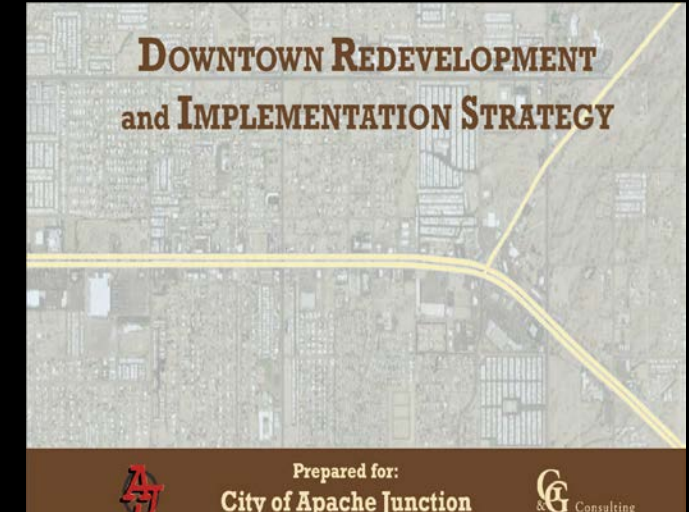
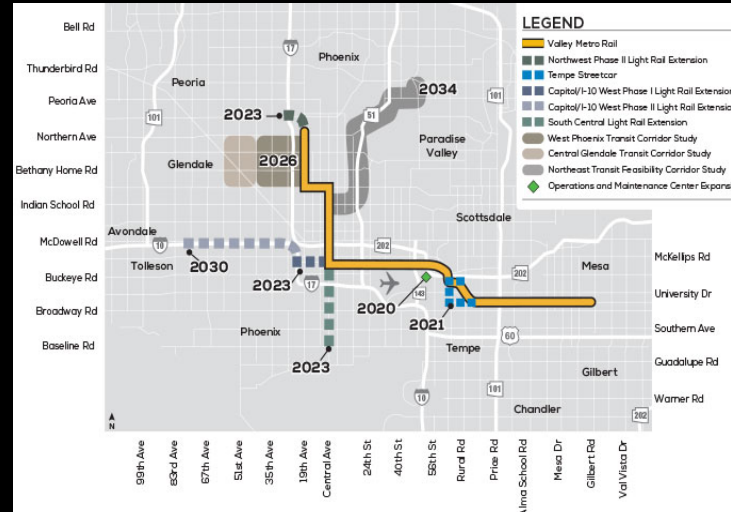
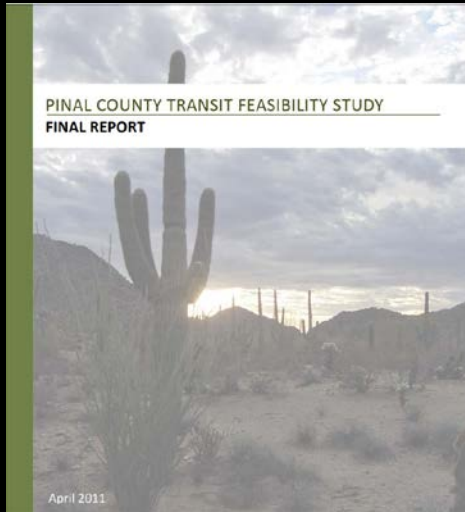


# Definition of Affordable Housing

- 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)







# Housing Recommendations and Achievements

- 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.

# Housing Recommendations and Achievements Cont.

- 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 community.

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

### 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](http://www.ajcity.net/ssc)

### Strong Sustainable Community


Strengthening Neighborhoods,  
Sustaining Businesses,  
Celebrating Community

"Encouraging engagement between neighbors and the local businesses will enhance the sense of community within Apache Junction."  
Bryant Powell, Assistant City Manager

300 East Superstition Blvd.  
Apache Junction, Arizona 85119

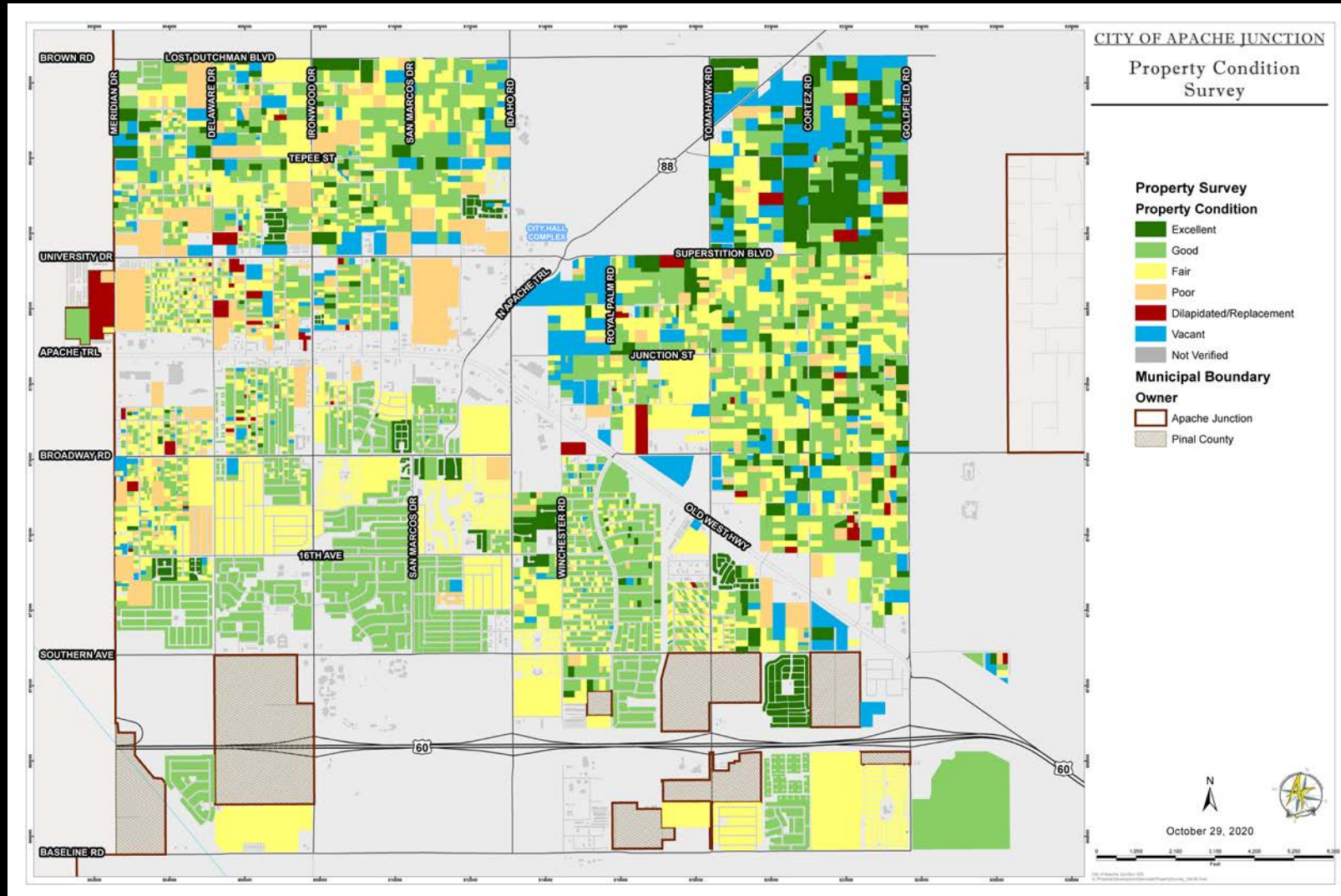


City of Apache Junction



City of Apache Junction

# Property Condition Survey





# Housing Recommendations and Achievements Cont.

- 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.

626 South Lawson



Credited: Heather Patel  
the City's former Program  
and Resource Manager





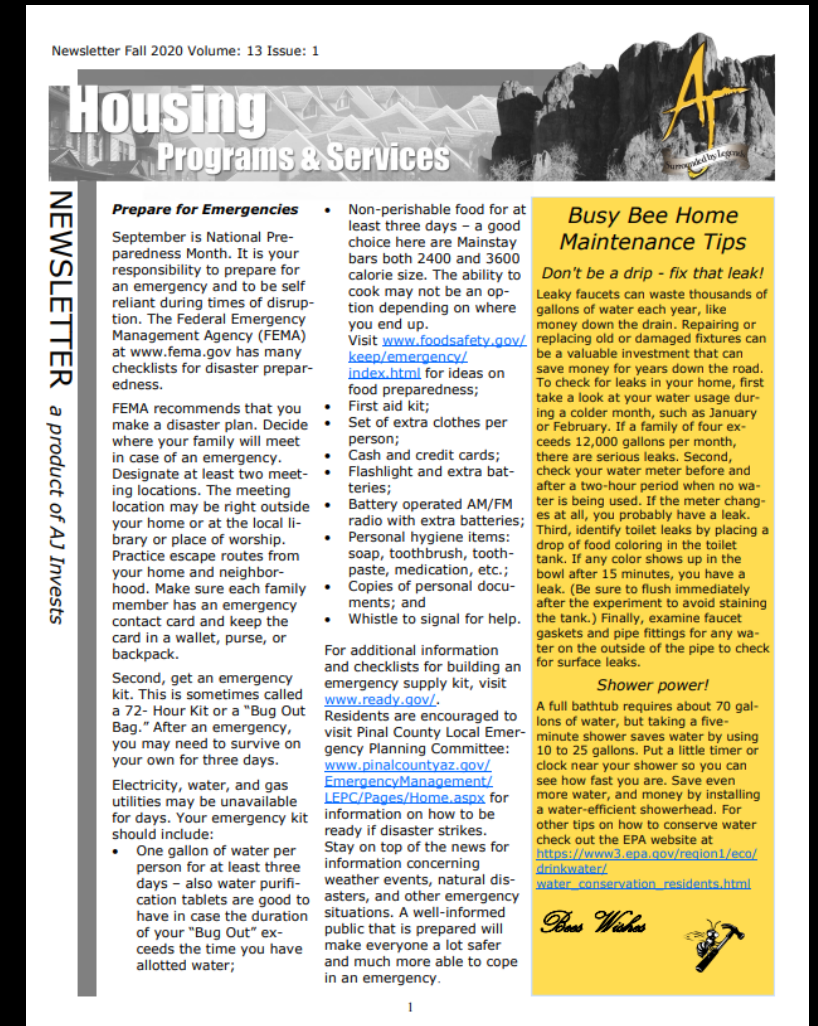
# Housing Recommendations and Achievements Cont.

- 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



# Housing Recommendations and Achievements Cont.

- 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.





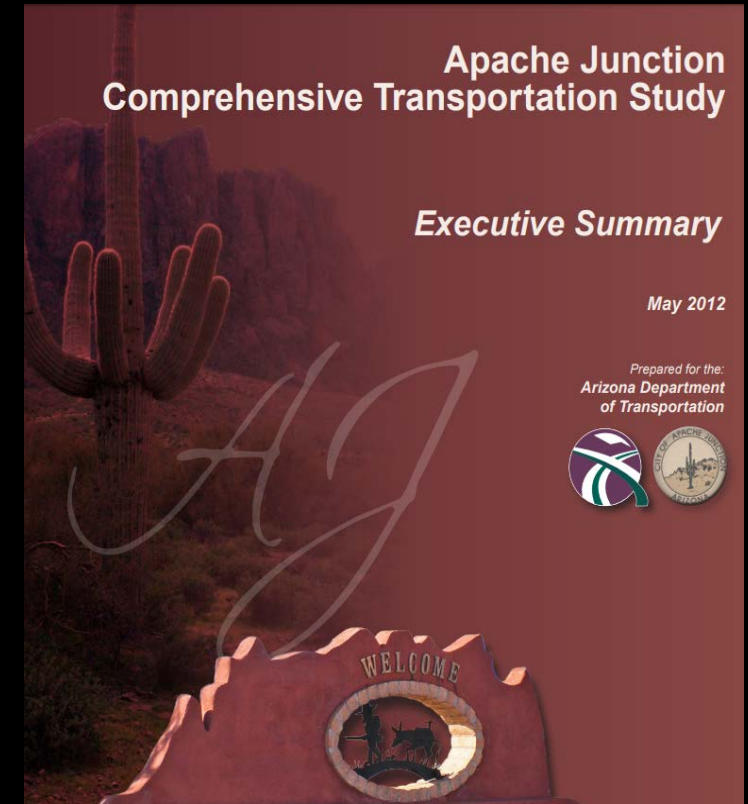
# Housing Recommendations and Achievements Cont.

- 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



# Community Recommendations and Achievements

- 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”.



# Community Recommendations and Achievements

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



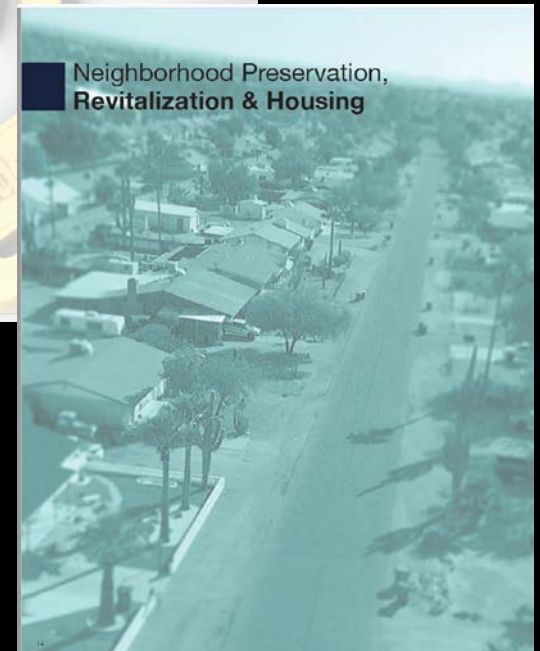
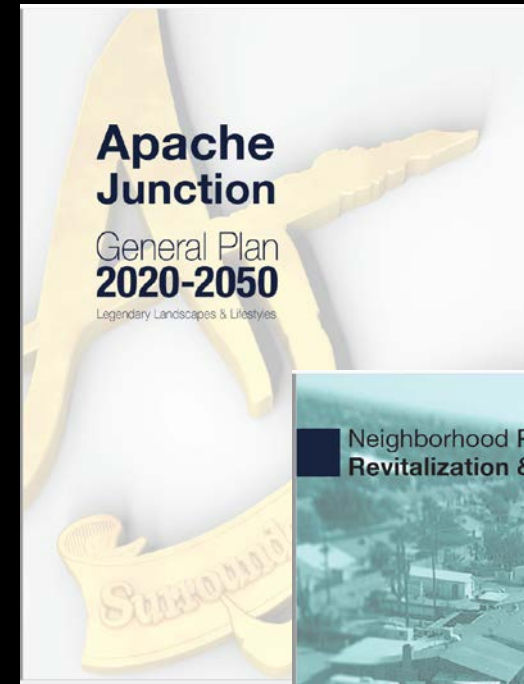
Make a Difference Day: October 10, 2019



# 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