

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Comprehensive Five-Year Affordable Housing Study

September 19, 2018 | Preview Presentation

Overview

- 1. Purpose and organization of study**
- 2. Key inputs**
- 3. What will be shared on Sept 26**



Purpose of 5-Year Affordable Housing Study

- Develop analytical foundations for housing component of Comp. Plan
 - *Inventory housing stock*
 - *Evaluate housing conditions*
 - *Identify key housing issues/trends*
 - *Prepare needs assessment and identify current and projected housing challenges to meet future demand*
- Assist with development of the city's next HUD required Consolidated Housing Plan

Organization of Housing Study

- 1. Community Profile**
- 2. Inventory & Conditions**
- 3. Policy Analysis**
- 4. Needs Assessment**
- 5. Housing Tools for Consideration**

1. Community Profile (preview shared Aug 8)

A. Growth rates

B. Sociodemographic profile (age, race, income)

C. Economic trends

2. Inventory and Conditions

- A. Housing Market Trends
- B. Characteristics of Units
- C. Potential Housing/Neighborhood Issues
- D. Relationship of Housing to Transit, Employment, and Services

3. Policy Analysis

- A. Protecting Neighborhood Character
- B. Promoting Housing Diversity
- C. Assisting Lower Income Households
- D. Serving Neighborhoods
- E. Future Policy Opportunities

4. Needs Analysis

- A. For Sale Single Family Housing
- B. Rental Market
- C. Key Demographic Drivers
- D. Housing Needs

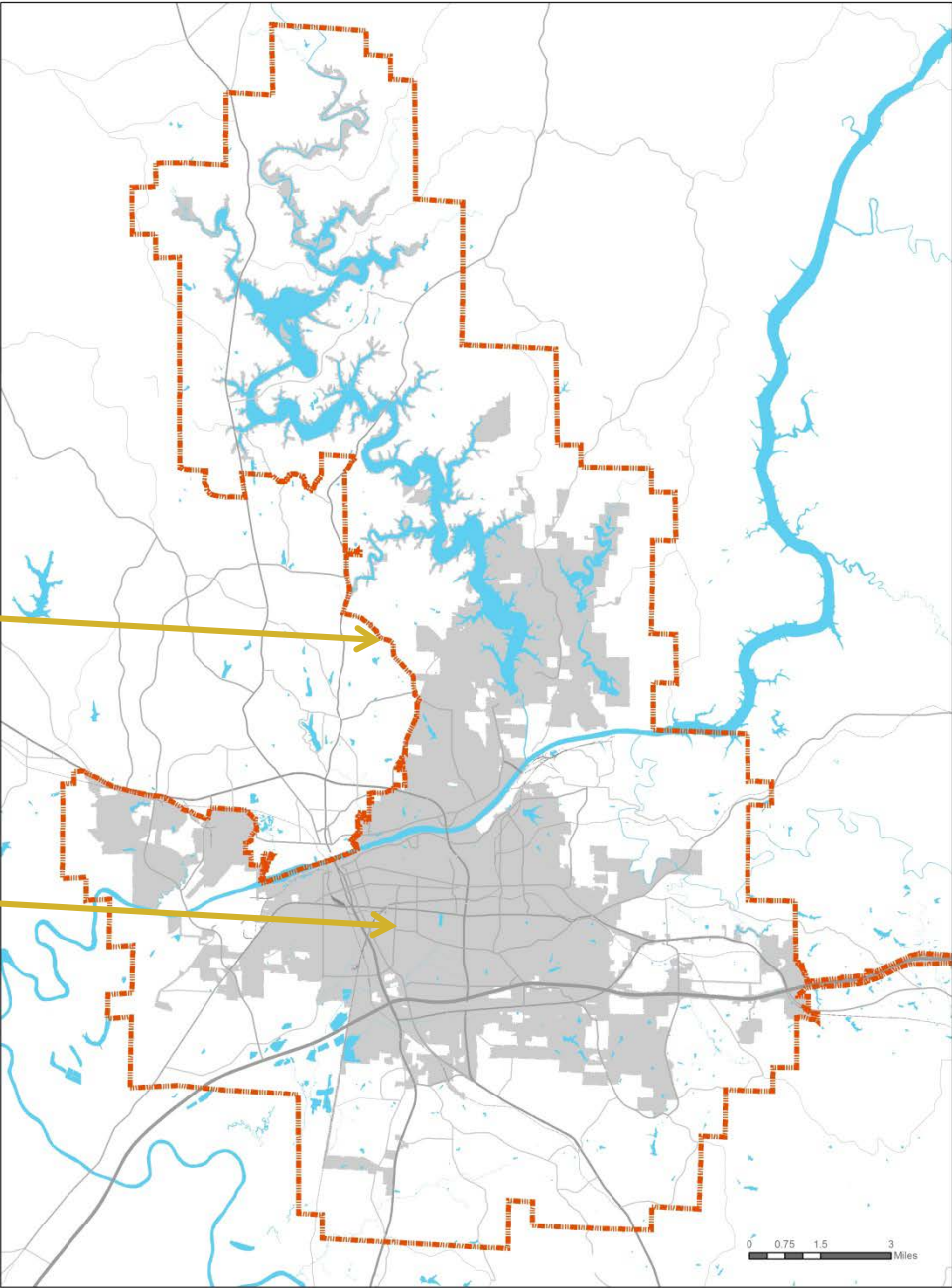
5. Housing Tools for Consideration

- A. Protecting Neighborhood Character
- B. Promoting Housing Diversity and Affordability
- C. Assisting Lower Income Households
- D. Serving Neighborhoods

Study Areas

Planning Area

City Limits



Stakeholders Interviewed

- City Council Members
- Planning Commissioners
- University of Alabama
- Tuscaloosa Housing Authority
- Neighborhood Representatives
- Landlords
- Chamber of Commerce
- Homebuilders, developers, realtors
- Mayor's Task Force
- City Staff

Key Stakeholder Interview Themes

Protecting Community Character

1. Protection of historic neighborhoods is critical
2. Concerns related to incompatibility of students living in neighborhoods
3. Changes in school enrollment zones will likely have impact on neighborhoods
4. Game day housing changes functional character of neighborhoods, but not too concerned

Key Stakeholder Interview Themes

Housing Needs

1. Workforce Housing in \$150-200k range is needed - housing for “real people with families”
2. Need to find creative strategies to meet Fair Housing Rules related to future location of replaced public housing units and housing assistance

Key Stakeholder Interview Themes

Housing Opportunities/Challenges

1. Future of student complexes outside of “the Box”
2. West Tuscaloosa redevelopment (proximity to downtown)
3. Alberta redevelopment (school enrollment zones and vacant land)
4. Blight removal / condemnation in critical situations

Key data inputs

- Demographics and Economic Base
 - *US Census 2000, 2010*
 - *American Community Survey (2012-2016)*
- Land Use and Development Trends
 - *Tuscaloosa County Tax Assessor*
 - *City of Tuscaloosa*
- Market Conditions and Demand
 - *MLS (local multiple listing service)*
 - *Federal Financial Institutions Examination Council data*
 - *ESRI*
 - *Center for Business and Economic Research (CBER)*

Plans Reviewed

1. HUD Annual Action Plan (2018)
2. Analysis of Impediments to Fair Housing Choice (2015)
3. 5-Year Consolidated Housing Plan (2015-2019)
4. Tuscaloosa Forward Strategic and Generational Plans (2011)
5. Update to Specific Plan for District 3 (2017)
6. Greater Downtown Plan (2010)
7. Future Land Use Plan (2009)
8. Specific Plans District 6 and 7 (2009)
9. Specific Plans – West Tuscaloosa and Greater Alberta Community (2007)
10. Urban Renewal (2005)
11. Specific Plan – University Area Neighborhood (2004)
12. Specific Plan – Forest Lake Neighborhood (2003)

Policy Highlights from Existing Plans

1. Strong focus on **protecting neighborhood character...**

- **Context sensitive compatibility** requirements for redevelopment in established and stable neighborhoods
- **Protection of green infrastructure** network in neighborhoods and encourage develop of parks and trails
- **Street designs that are compatible** with scale and function of neighborhood
- **Creating consistency of design and safety** within pedestrian realm

Policy Highlights from Existing Plans

1. Strong focus on **housing diversity**...

- Creating neighborhoods that **offer a variety of housing** types proximate to services and transit
- **Protection of neighborhood compatibility** through zoning that allows for character transitions and flexibility for “gentle density” in established neighborhoods
- Exploring regulatory opportunities to **remove barriers to missing middle housing**

Policy Highlights from Existing Plans

1. Strong focus on **assisting lower income households...**

- **Reducing concentrations** of lower income households
- **Reducing poverty** through economic development and provision of affordable housing
- Leveraging partnerships to **reduce homelessness**
- **Increasing interagency coordination** to reduce foreclosure and evictions
- **Furthering fair housing** through education on rights of renters and homebuyers
- **Building affordable housing units** on blighted and vacant properties

Policy Highlights from Existing Plans

1. Strong focus on **serving neighborhoods...**

- **Coordination of transit and future affordable housing** sites to better serve lower income households and protect affordability
- **Strategic economic development approaches** to invest in lower income neighborhoods and increase job opportunities
- Pursue **storm-resistant building designs** for homes
- **Rebuild neighborhoods in storm-affected areas** to eliminate barriers to connectivity
- Develop and **enhance multi-modal** transportation system
- Develop **public facilities to serve as anchors** for neighborhoods

To share on September 26

Overall key findings

- *Housing Inventory & Conditions Highlights*
- *Needs Analysis Highlights*