

# FRAME/WORK

Creating a dynamic guide for Tuscaloosa

**2018 Comprehensive Plan & City Code Update**  
Housing Subcommittee Meeting 1

November 1, 2018

# Welcome

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# Agenda

1. Welcome
2. Process Overview
3. Group Discussion
  1. *Housing study*
  2. *Workforce Housing*
  3. *Student Housing*
4. Next Steps
5. Adjourn



# Process Overview

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# Job Description: Housing

## Housing

1. Examine the results of the Housing Study
2. General topics:
  - *Design*
  - *Density*
  - *Infrastructure*
3. Two broad categories:
  - *Workforce and Affordability*
  - *Student Rentals*

# Homework: Housing Outside of Steering Committee Meetings

1. Where are target areas of the community that can support future workforce and affordable housing?
2. How can community investment support revitalization that and retain neighborhood fabric and families in existing community?
3. How should student housing regulations be revised to better achieve community goals?
4. What forms of housing (types and density) should be encouraged and where? How can we support development of these types?

# Group Discussion

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# Group Discussion

Housing Study





# Housing Study Components

- 1. Housing Inventory & Conditions**
- 2. Policy Analysis** (from existing City plans)
- 3. Needs Analysis**

# Housing Study Key Findings

- 1. Tuscaloosa is growing and expected to grow faster than most places in Alabama**
- 2. Tuscaloosa is a regional center for jobs**
- 3. Housing prices are increasing and above 2008 levels**
- 4. Non-student rental market is tight and student housing distorts pricing**
- 5. Need to address aging housing stock and affordability**
- 6. Significant increase in seasonal, recreational, and occasional use homes is reducing housing stock available to renters and owners**
- 7. Poverty rates have been stable over time; children have the highest rate of poverty**
- 8. 5-year forecast shows demand will generally meet supply, but may not actually provide the units needed**
- 9. Future demographic shifts may put pressure on certain housing types**



# Group Discussion

Workforce Housing

# Workforce Housing

1. Desired Outcomes
2. Critical information needed

# Group Discussion

Student Housing



# Student Housing

1. Desired outcomes
2. Critical information needed

# Next Steps

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Thank you

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# Subcommittees

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