An Exploration in Design and Ownership Models

University of Arizona Employer-Assisted Housing

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Renter-Occupied Housing

University Area Renter-Occupied Housing
(percentage by neighborhood)

CITY OF TUCSON: 46.60%

DATA SOURCE: 2000 US Census
Finger County GCT

Map: Daniel Eyzenbach, Drachman Institute
March 2005
Contents

- Project overview
- 3 Sites
  - Site analyses
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- Recommended ownership models
The University of Arizona is interested in implementing an affordable housing program for faculty and staff on land outside their expansion boundaries.
Understanding between U of A & neighborhoods

- Planning boundary established to control U of A growth
- U of A property outside boundary needs to be relinquished at some future time
- U of A & Neighborhoods desire owner-occupied dwellings
Employer Assisted Housing

An employer-provided benefit that helps employees become homeowners
Employer Assisted Housing Benefits

- Recruitment
- Retention
- Recognition
- Revitalization
- Relations
- Reduced commuting

Source: Fannie Mae
3 Project Sites
Site 1: 8th/Highland
Site 1: 8th/Highland

Rincon Heights Neighborhood

Map of Rincon Heights Neighborhood with 6th Street, Broadway, and Park Place highlighted, indicating the project site located near 6th Street and Broadway.
Site 1: 8th/Highland

Key Demographics

1 mile radius

- 85.39% renter occupied
- 36.3% under age 19
- 5.3% over age 65
- 45% earn less than $20,000 per year

Source: City of Tucson [www.gisplanning.net/tucson](http://www.gisplanning.net/tucson), 2004
U.S. Census 2000, Pima County DOT
Site 1: 8th/Highland

Neighborhood Context

- Mansfield Middle School
- Recreational Center
- University House
- Public Land
- Residential

Location:
- Broadway
- Euclid
- Mansfield
- Community Center
- 6th Street
- 7th Street

Map:
- Site 1: 8th/Highland
- Site 6th Street
- Site Mansfield
- Site Community Center
- Site University House
- Site Recreational Center
- Site Public Land
- Site Residential
Parcel Size

50,700 s.f. = 1.16 acres
The site is zoned R-2.
Site 1: 8th/Highland

Sensory

Views looking Southeast from Northwest of site
Site 1: 8th/Highland

Sensory View looking North from South of site
Site 1: 8th/Highland

Sensory

View looking West from East of site
Site Plan

Driveway

Mountain

Highland

8th Street
Single Family Detached Residence
Site 2: Fremont/Adams
Site 2: Fremont/Adams

North University Neighborhood

[Map showing the location of Project Site, Speedway, Park, and Mountain]
Site 2: Fremont/Adams

Key Demographics

within a 1 mile radius

- 92.34% renter occupied
- 34.3% under age 19
- 6.1% over age 65
- 42% earn less than $20,000 per year

Source: City of Tucson [www.gisplanning.net/tucson](http://www.gisplanning.net/tucson), 2004
U.S. Census 2000, Pima County DOT
Site 2: Fremont/Adams

Current Use

Health Related Professions Facility
(Former children's hospital)

Adams

Education Annex

Park
Site 2: Fremont/Adams

Site walk through
Site 2: Fremont/Adams

Zoning

- R-1
- R-2
- R-3
- C-2

Project Site

Site (R-2)
Site 2: Fremont/Adams

Parcel Size

60,000 s.f. = 1.38 acres

12,000 s.f. = .28 acres
Site 2: Fremont/Adams

Alternative #1
Alternative #1

31 Rowhouses
- 14 @ ~1,500 sq ft
- 16 @ ~1,200 sq ft

13,000 sq ft of open space & community room

Site 2: Fremont/Adams
Site 2: Fremont/Adams

Alternative #2

- 3 story units with internal and external stairs
- Stairwells can be locked off

Source: Avi Friedman’s “flexible design” from Planning the New Suburbia, 2002
Site 3: 6<sup>th</sup> Street/Granada
Site 3: 6th Street/Granada

Neighborhood Context
Site 3: 6th Street/Granada

Zoning

- R-2
- R-3
- C-1
- C-2
- C-3
- I-1
- HC-3
- HR-2
- HO-3
- Project Site

Map of zoning areas in the Site 3: 6th Street/Granada area.
Site 3: 6th Street/Granada

Lot Size

U of A: 98,000 s.f. = 2.25 acres

City of Tucson: 7,597 s.f. = 17 acres
Ownership Model

Objectives

- Ensures long-term affordability
- Creates ownership
- Builds sense of community
- No long-term subsidies

Very well  Somewhat  Not at all
Possible Ownership Models

- Limited-Equity Cooperative
- Community Land Trust
- Shared Ownership
Key Terms

- Equity
- Cooperative
Key Term: Equity

Net amount of money that homeowners receive when their house is sold

1. Principal paid
2. Increase in market value
3. Value of improvements

Source: The Encyclopedia of Housing, 1998
Key term: Cooperative

Democratically governed non-profit corporation whose resident shareholders jointly own a multi-unit property

Source: The Encyclopedia of Housing, 1998
Key term: Cooperative

- Residents buy shares of a corporation
- Owning shares entitles one to live in the cooperative
- When a member sells, they receive full market value for their shares
Limited-Equity Cooperative

Limits the amount homeowners can receive when selling shares of the corporation
Limited-Equity Cooperative

- Ensures long-term affordability
- Creates ownership & equity
- Builds sense of community
- No long-term subsidies
a non-profit corporation created to acquire and hold land to provide affordable housing ensuring continued access to the land
Community Land Trust

- Separates land ownership from home ownership
- Keeps housing affordable by removing land from the speculative market
- Owner pays mortgage on the house & rent on the land
Ownership Model #2 continued

Case Study: UC Irvine

- University land leased to faculty and staff
- Administered by a nonprofit organization (ICHA)
- Residents own home
- Residents pay property taxes and ground lease

Source: University of California Irvine  http://icha.uci.edu
Case Study: UC Irvine

- Offer condos, townhomes, paired homes, single family detached homes
- Range from 800-2900 square feet
- Prices range from $100,000 to $500,000
- 2004 median home price in Irvine was $710,000

Source: University of California Irvine www.icha.uci.edu
orangecoastrealestate.com
Community Land Trust

- Ensures long-term affordability
- Creates ownership & equity
- Builds sense of community
- No long term subsidies
Ownership Model #3

Shared Ownership

The home buyer purchases a share of property and pays rent to a nonprofit on the remaining share.

Gradually, the owner may purchase further shares and eventually own the home outright.

Source: Housing Corporation www.housingcorp.gov.uk
Shared Ownership

- The homeowner purchases a portion of a house, typically 50%
- The remaining share is rented from the housing association at below market rate
- Uncommon in the U.S.
Ownership Model #3 continued

Shared Ownership

- Ensures long-term affordability
- Creates ownership & equity
- Builds sense of community
- No long-term subsidies
Our Next Steps:

- Site designs for 6th Street/Granada
- Further research
  - housing models
  - needs of the Tucson and University communities