
**CITY COUNCIL COMMITTEE OF THE WHOLE (COW)
New Item for Review and Consideration****Meeting Date: 12/01/2016
Agenda Item: 4B1**

Issue Description: Create tools and methods for Workforce Housing Opportunities

Presented by: Vice Mayor Arredondo-Savage, Councilmembers Keating and Navarro

What are you looking to accomplish? To provide housing opportunities for individuals and families who do not qualify for subsidized housing programs, but do not earn enough to attain market-rate housing.

Background Information: Workforce housing is often misinterpreted as affordable housing. At the August 12, 2016 Council Retreat, City Council clarified the terms used to describe the various housing categories using Annual Median Income (AMI):

1. Subsidized housing – This category consists of households earning less than 80% Annual Median Income (AMI). Multiple programs support members of this category for both rental housing and home ownership. These programs include Section 8, Low Income Housing Tax Credit Program, Community Assisted Mortgage Program (CAMP), Family Self Sufficiency, etc.
2. Workforce housing – This category consists of households with income between 80%-120% AMI. This group is typically limited in their housing options within their price point.
3. Market-rate housing – This category consists of households earning between 120%-250% AMI. Generally this group can afford to buy a market rate home in a location that is convenient to their place of employment.
4. Luxury housing – This category consists of households earning greater than 250% AMI or housing priced over \$350,000.

While there are many subsidies available from federal agencies for the subsidized housing bracket, the workforce housing group has generally been left largely unserved. Creating programs focused on workforce housing can have positive impacts such as increasing employee access to local housing and the ability to attract as well as retain workers. The cities of San Francisco, Baltimore, and San Antonio have workforce housing programs designed to meet their unique needs.

This proposed program is aligned with Council priorities #3 and #4.

What stakeholders should be engaged with this process? Human Services and Community Development

Anticipated Timeframe and Staff Resources: 12-15 hours

The Tempe City Council is committed to:

1. *Ensuring a safe and secure community through a commitment to public safety and justice.*
2. *Developing and maintaining a strong community connection by emphasizing the importance of open government, customer service and communication with community members.*
3. *Enhancing the quality of life for all Tempe residents and workers through investment in neighborhoods, parks, the arts, human services, and city amenities, with an emphasis on equity and diversity.*
4. *Implementing sustainable growth and development strategies, including improving Tempe's public transit system to meet future needs, by actively seeking innovative technologies and leading the way in creating a more sustainable community.*
5. *Maintaining long term financial stability and vitality by focusing on economic development, business retention and generating employment to create a robust and diverse economic base.*