



CITY OF SIERRA VISTA
NEIGHBORHOOD COMMISSION

HOUSING AND NEIGHBORHOODS



HOUSING – EXISTING GOALS

1. Promote quality affordable rental housing.
2. Promote quality affordable owner-occupied housing
3. Improve understanding of property management and maintenance of homeowners and renters.
4. Continue enforcing the Neighborhood Enhancement Property Maintenance Program to encourage the quality, safety, and livability of neighborhoods.
5. Revitalize targeted areas
6. Build strong neighborhoods
3. Safeguard the condition and quality of the housing stock in order to maintain attractive and livable neighborhoods.

HOUSING – PROPOSED GOALS & STRATEGIES

CONSERVE AND IMPROVE EXISTING NEIGHBORHOODS AND ENSURE THE PROVISION OF ADEQUATE, AFFORDABLE, AND SAFE HOUSING FOR EXISTING AND FUTURE RESIDENTS OF THE CITY OF SIERRA VISTA.

- **Definition of Affordable Housing:** “Affordable” shall mean that monthly mortgage payments or rents do not exceed thirty-percent of the median annual household income, provided, however, that the City shall continue to evaluate this definition based upon actions taken by Federal and State government authorities.
- **Definition of Qualifying Income:** “Qualifying income” shall be the annual household income needed to qualify for a mortgage (under prevailing financing terms) assuming that thirty-percent of the annual income is the housing expenditure, provided, however, that the City shall continue to evaluate this definition based upon actions taken by the Federal and State government authorities.
- **Assessment of Affordable Housing Stock:** The City shall assess the affordability of its housing stock every five years as a component of the Five-Year CDBG Consolidated Planning Process using the best available information.

HOUSING – PROPOSED GOALS & STRATEGIES

- **Maintain Active Code Enforcement.** The City shall maintain an active code enforcement program to identify housing accommodations and non-residential structures that fail to comply with minimum specifications governing building construction, electrical facilities, water and wastewater systems, construction, fire protection, flood prevention, and housing. Where structures fail to meet minimum standard specifications, the City shall duly notice the violation and stipulate conditions for bringing the structure into compliance.
- **Compatibility of New Residential Development.** The City shall continue to ensure compatibility of proposed development with adjacent and surrounding residential uses through recognition of existing neighborhoods and minimizing impacts created by new development through the City's Development Code regulations.
- **Supportive Facilities and Services for Quality Neighborhoods.** The City shall ensure that sufficient public facilities and services supportive to quality residential environment have been planned, designed, and implemented where possible.

HOUSING – PROPOSED GOALS & STRATEGIES

- **Permitting Process.** The City shall expedite permitting to private and not-for-profit builders for low and moderate-income housing developments.
- **Coordination with Housing Providers and the Private Sector.** The City shall coordinate as appropriate with housing providers and the private sector in order to identify and mitigate regulatory barriers to the provision of affordable housing. The City shall also engage in intergovernmental coordination with Federal and State agencies of pertinent jurisdiction.
- **Coordinating Housing Type and Location with Transportation Programs and Plans.** Land use and transportation shall be coordinated to assure that affordable housing, higher density housing, and housing for special groups are accessible to transit.

HOUSING – PROPOSED GOALS & STRATEGIES

- **Ensure Land Use and Zoning Districts Provide for sufficient densities for all present and future residents of the City to purchase or rent housing.** The City shall periodically review the Development Code to ensure provisions for the following:
 - a) Residential districts with small lot sizes*
 - b) Residential districts with less restrictive setbacks*
 - c) Residential districts providing for a mix of residential uses*
 - d) Providing for second floor residential uses over ground floor commercial or office space*
 - e) Mixed use districts*
 - f) Residential districts with cluster development*
 - g) Residential districts with the use of manufactured housing*
 - h) Accessory dwellings*
 - i) Live/work and home-based businesses*

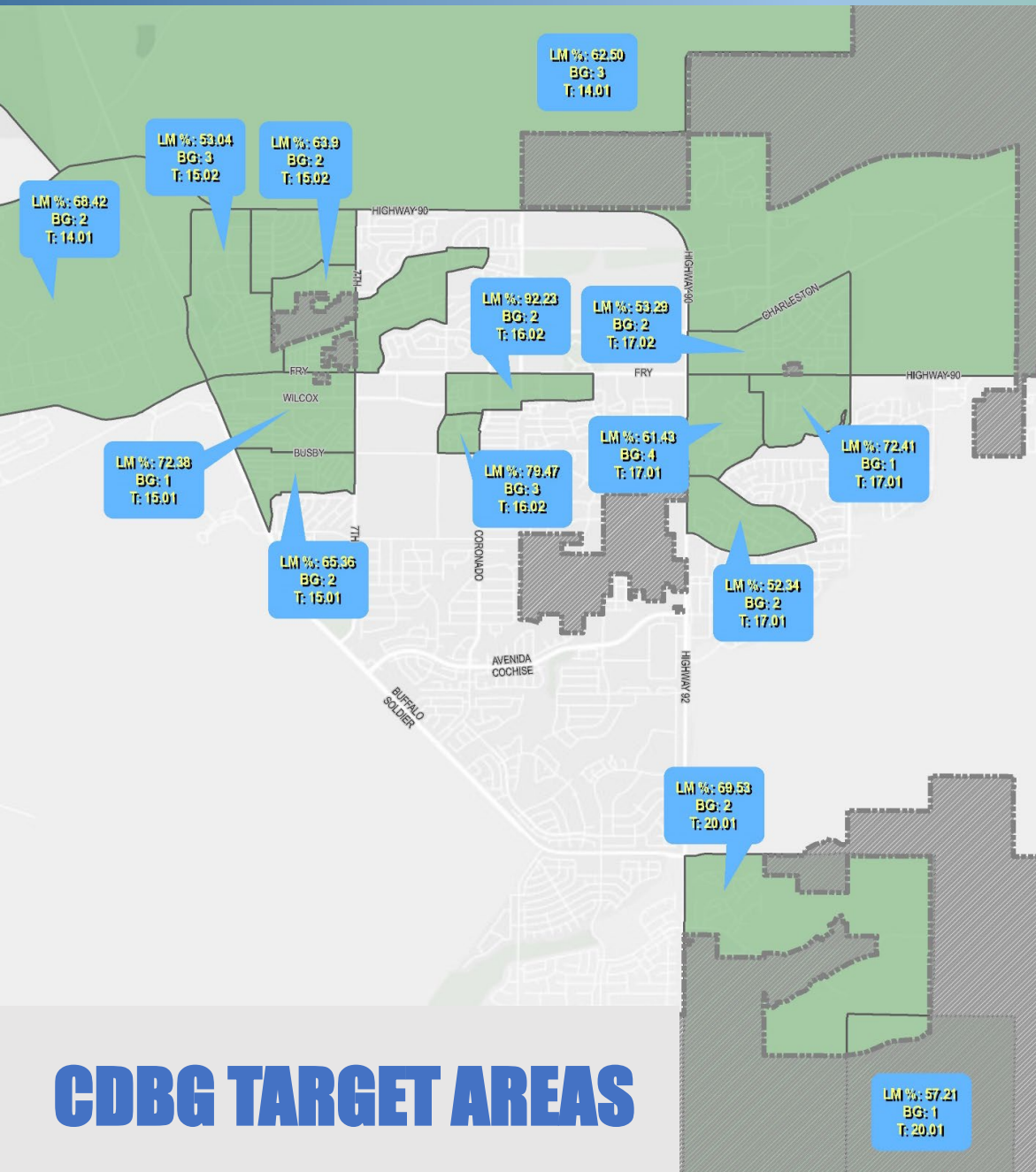
HOUSING – PROPOSED GOALS & STRATEGIES

IMPROVE HOUSING CONDITIONS PARTICULARLY IN NEIGHBORHOODS DESIGNATED FOR INFILL AND REDEVELOPMENT AND LOW TO MODERATE INCOME CENSUS TRACTS TARGETED FOR COMMUNITY DEVELOPMENT BLOCK GRANT INVESTMENT.

- **Definition of Substandard Housing.** A substandard housing unit shall be a dwelling unit that is considered to be either deteriorated or dilapidated. (A deteriorated unit has one or more intermediate defects, but is considered repairable. A dilapidated unit has one or more critical defects and is considered to be beyond repair).
- **Inventory of Substandard Housing Units.** The City shall develop and maintain an inventory of substandard housing units which will be assessed annually and encourage property owners to bring substandard housing units into compliance with all codes.
- **Enforcement of Building Codes.** The City shall strictly enforce all building codes.

HOUSING – PROPOSED GOALS & STRATEGIES

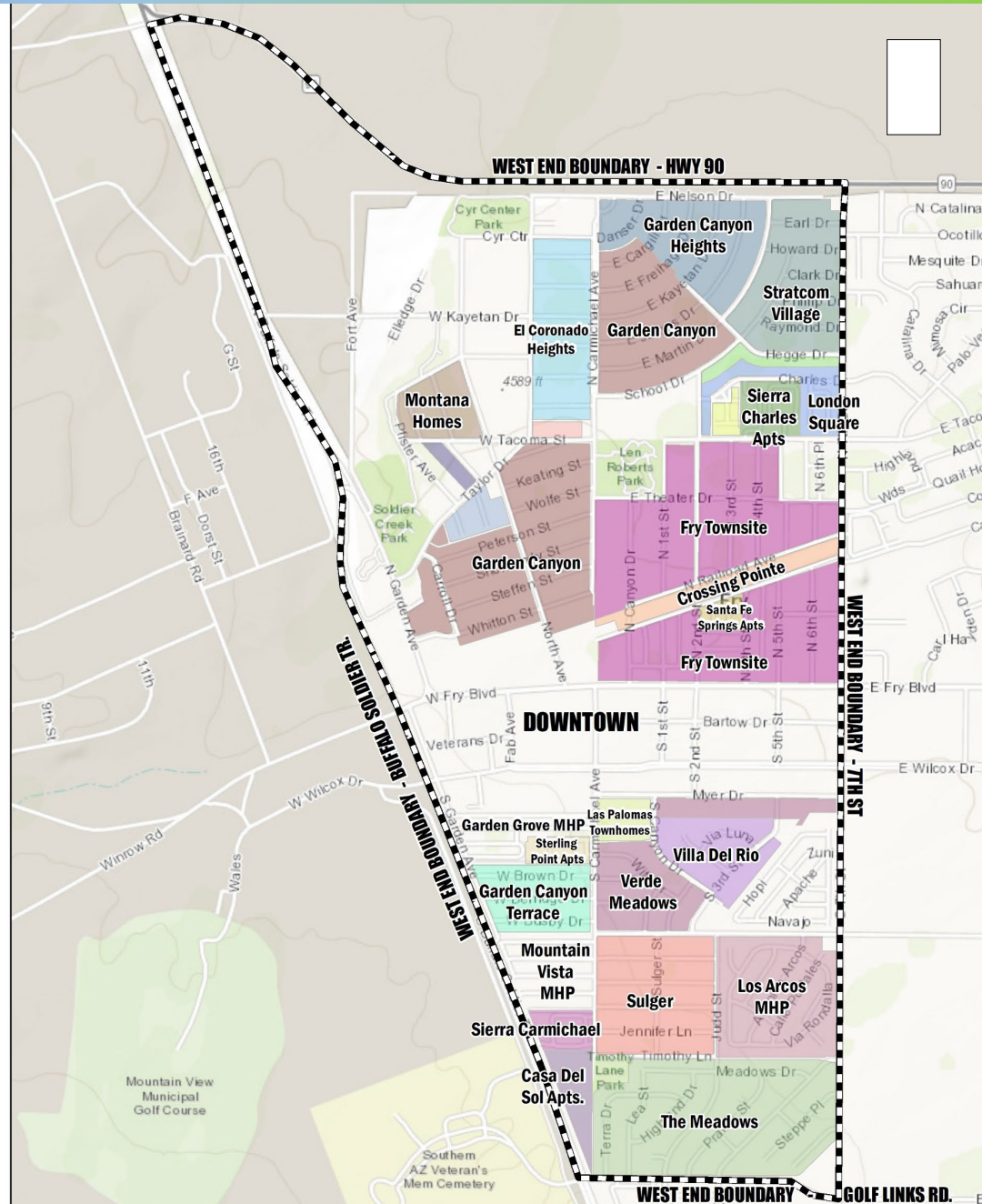
- **Monitoring of Dilapidated Housing.** The City shall monitor dilapidated housing structures to pursue rehabilitation, replacement, or condemnation prior to new occupancy.
- **Vacant Dilapidated Housing.** The City shall pursue condemnation and demolition of vacant dilapidated housing structures.
- **Public Facility and Infrastructure Improvements for Targeted Neighborhoods.** The City shall continue to prioritize Community Development Block Grant funds for use on addressing infrastructure deficiencies in targeted neighborhoods to include ADA ramps and sidewalk connections, pedestrian lighting and amenities, drainage and utilities, street and landscape improvements.



**51% OF
HOUSING UNITS
OCCUPIED BY
LOW/MODERATE
INCOME
HOUSEHOLDS**

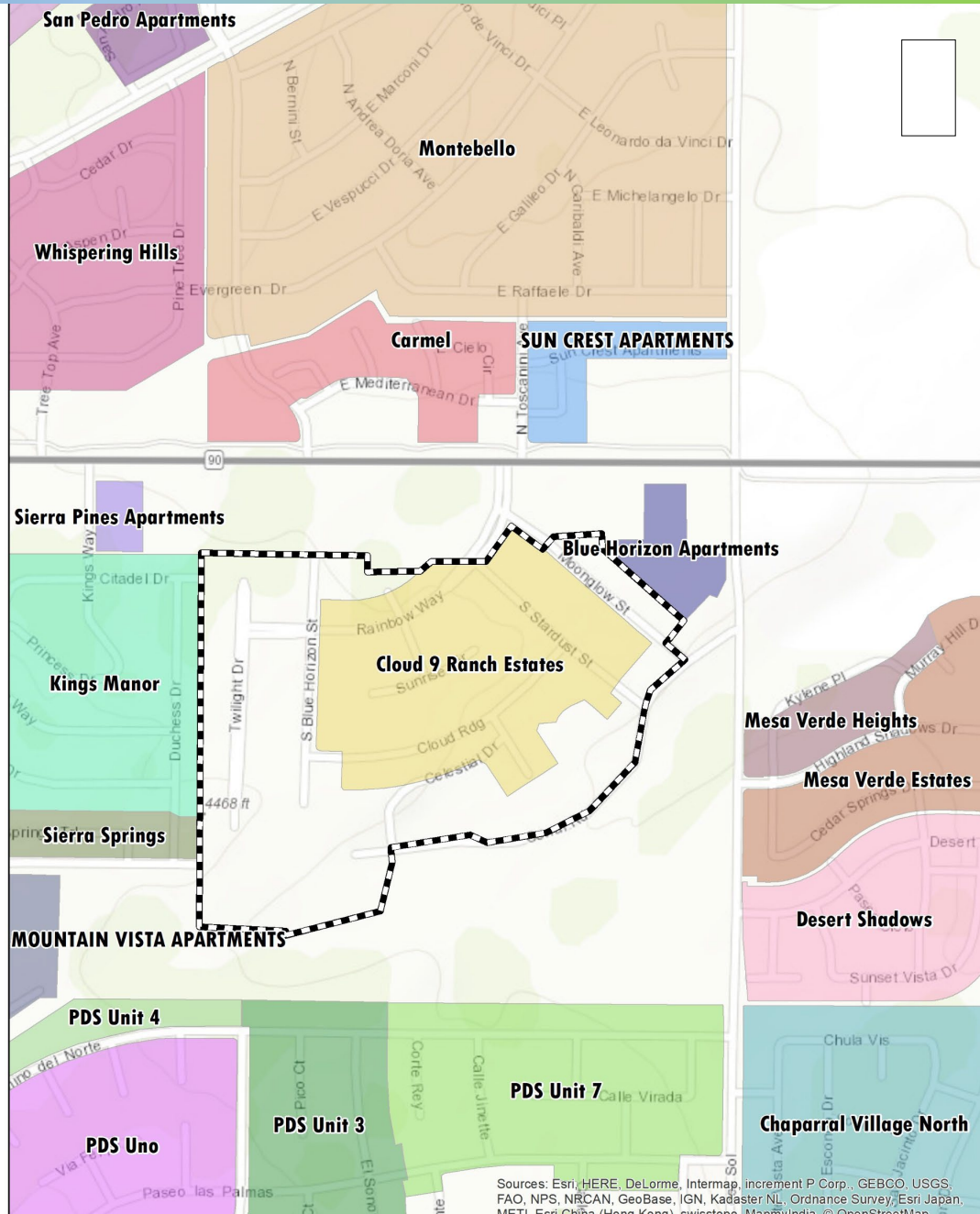
CDBG TARGET AREAS

Infill Incentive Districts West End



Infill Incentive Districts

Cloud 9



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox India, © OpenStreetMap

HOUSING – PROPOSED GOALS & STRATEGIES

7. Increase housing choices that serve all age groups and needs.

SITES FOR RESIDENTIAL LIVING FACILITIES SHALL CONTINUE TO BE MADE AVAILABLE AT SUITABLE LOCATIONS TO ENSURE THAT THE NEEDS OF CITY RESIDENTS REQUIRING SUCH HOUSING ARE MET.

- The City shall maintain non-discriminatory standards and criteria addressing the location of residential living facilities where appropriate.
- The City shall maintain standards in the Development Code so different classes of residential living facilities will be permitted in appropriate residential neighborhoods to include emergency shelters, group homes, adult care homes, nursing homes, congregate care facilities, and residential treatment facilities and recovery homes.
- The City will continue to coordinate with and support non-profit organizations on federal, state, and local homeless prevention programs and services through the Coalition on Ending Chronic Homelessness.