



'26 ARIZONA
DEVELOPMENT
FINANCE &
OPPORTUNITY ZONES
SUMMIT

PANELIST

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Innovative Land Use for Affordable Housing



Gabriel Jaramillo-Vitalyst Health Foundation

A HEALTHY COMMUNITY IS ONE WHERE PEOPLE HAVE THE OPPORTUNITY TO MAKE HEALTHY CHOICES, IN ENVIRONMENTS THAT ARE DESIGNED TO PROMOTE HEALTH.



Housing on School Property and Promising Practices Reports

- [How School Districts Can Create Attainable Housing Opportunities \(June 2021\) - Vitalyst Health](#)
- [VHF-PrmsngHsngPrgrms-SprkRprt-FINAL.pdf \(vitalysthealth.org\)](#)
- [How School Districts Can Create Attainable Housing: A Toolkit \(January 2024\) - Vitalyst Health](#)

How School Districts Can Create Attainable Housing Opportunities

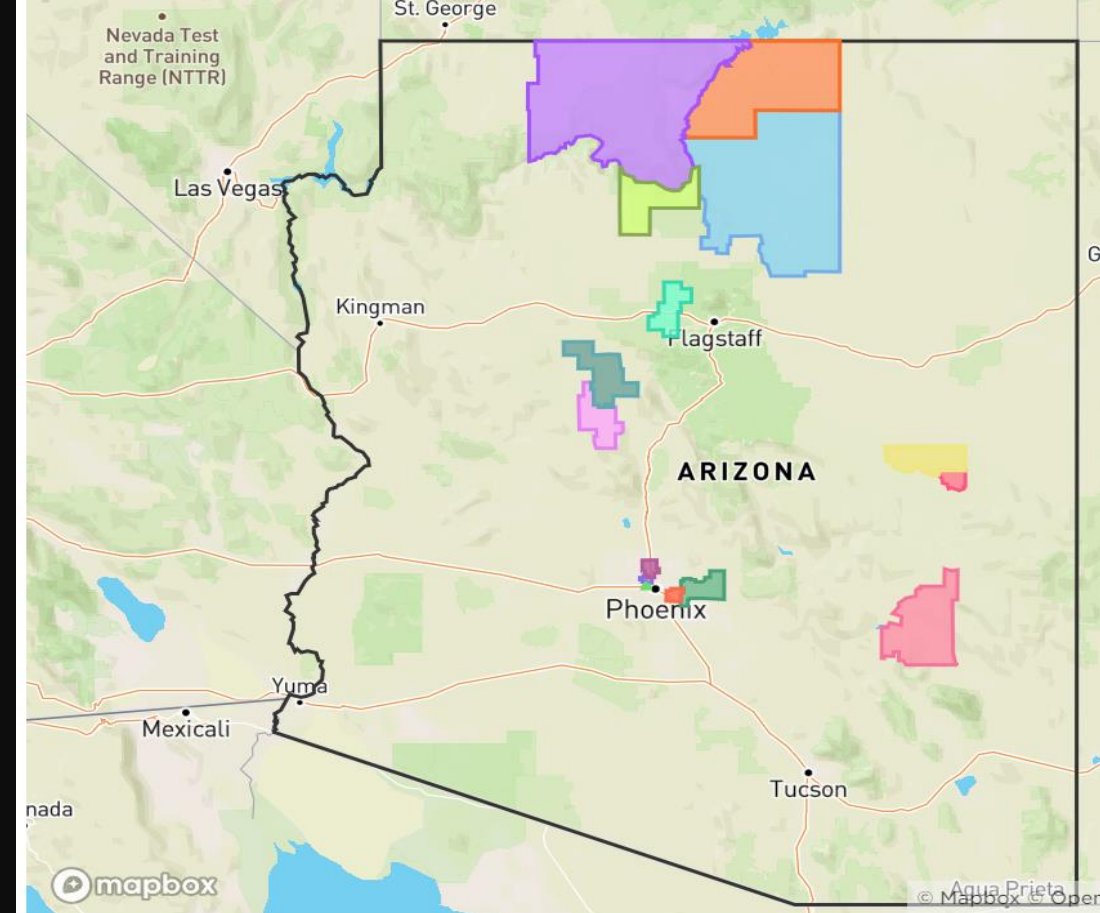
Financial Pathways to Attract and Retain Employees



School districts around the country have been searching for opportunities to support staff who want to live close to the schools they work at. This report provides promising practices and attainable housing solutions in Arizona and other markets.

Housing on School Properties Tool Kit

- [How School Districts Can Create Attainable Housing: A Toolkit \(January 2024\) - Vitalyst Health](#)
- 7 Cohorts
- Plans with School Districts and Developers
- Best practice gaining ground
- Taking advantage of land use and zoning policy
- Fitting the need for communities



- Maine Consolidated School District
- Grand Canyon Unified District
- Fredonia-Moccasin Unified District
- Fort Thomas Unified District
- Chino Valley Unified District
- Page Unified District
- Prescott Unified District
- Tuba City Unified District
- Washington Elementary District
- Isaac Elementary District
- Alhambra Elementary District
- Tempe School District
- Show Low Unified District, AZ
- Blue Ridge Unified District, AZ
- Mesa Unified District, AZ

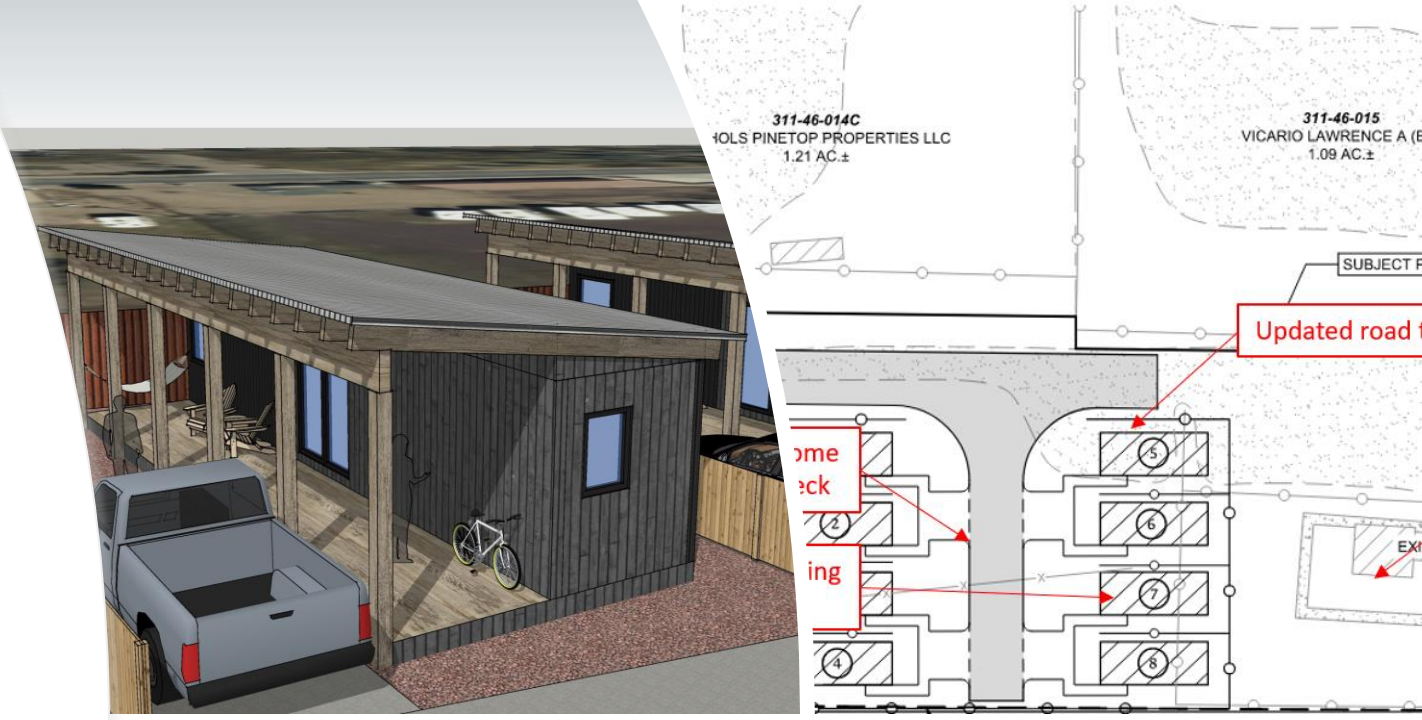
Becoming Reality

- La Esperanza Terrace 96 Unit Development
- Isaac School District,
- City of Phoenix
- Phoenix Industrial Development Authority (Phoenix IDA)
- UMOM New Day Centers



Pinetop Lakeside and Blueridge School District

- Teacher Housing and Daycare Center
- Estimated to be completed in August
- 8 housing units and childcare facility



La Victoria Commons



Missing Middle Legislation HB2721 Signed into law in 2024



State of Arizona
House of Representatives
fifty-sixth Legislature
Second Regular Session
2024

HOUSE BILL 2721

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES, BY ADDING SECTION 9-462.10; RELATING TO MUNICIPAL ZONING.

(TEXT OF BILL BEGINS ON NEXT PAGE)

Colocation- Examples and Best Practices

- What is Colocation?
- Benefits
 - Joint use, shared use
 - Financial benefits. Spread Costs
 - One stop for communities
- Examples:
- Hellen Drake Center, Phoenix Az
 - Housing and Senior Center
- Montgomery County, Maryland
 - Alexandria Virginia, Housing and Police Station
- City of Surprise, Az
 - Multi-Generation Center, Resources
- Colocation options with FQHC's and other government owned property
 - Mountain Park Health Clinic and YMCA
 - School Districts and FQHCs
- City of Chicago- Library and affordable housing
- Colocation White Paper- Montgomery County Planning Department-
[Montgomery County Colocation Study Final Report 20180830.pdf](#)
[\(montgomeryplanning.org\)](http://montgomeryplanning.org)
- Pinetop Lakeside and Blueridge School District- Housing and Childcare on School Property

Churches and Affordable Housing

- Why were faith-based groups the next step?
 - Similarities to school property
 - Mission Focused
 - Recognized as local resource hubs
- Enterprise- Faith Based Development
- LISC- Alameda County, Faith and Housing Impact Report-[Faith and Housing Program | LISC Bay Area](#)
- Examples:
 - Family Promise
 - Tanner CDC
 - Rehoboth Place
 - Seattle, WA.

Exploring land use opportunities for affordable housing

- Community partners being identified
 - Church Community
 - Tribal Council & TDHE
 - Affordable Housing Developer
 - Contractor
 - Architect
 - Operator - Property Management
- Church community is interested in being the service provider
 - New Community Service Center

Questions?

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