

## Attachment F



Robert L. Boyd – Commander

AMVETS Post 66

1836 East Culver Street

Phoenix, Arizona 85006

May 25, 2020

City of Phoenix Planning Commission  
200 W. Washington Street, 2<sup>nd</sup> Floor  
Phoenix, AZ 85003

Re: Support for City of Phoenix Rezoning Case No. Z-58-19-7

Dear Commissioners:

I am writing this letter to express AMVETS Post 66 support for Chicanos Por La Causa's (CPLC) proposed Planned Unit Development (PUD) rezoning of AMVETS property located near the northwest corner of Broadway Rd. and Central Ave aka Broadway & Central Development.

AMVETS Post 66 and its auxiliaries are affiliated with the National AMVETS, which is also known as *American Veterans*. Founded in 1944 and chartered by an act of Congress, the AMVETS organization has more than 250,000 members nationwide. AMVETS exists to enhance the quality of life for all veterans, their families and survivors. Our organization is the most inclusive veterans service organization open to representing the interests of 20 million veterans and their families. We are veterans serving veterans since 1944.

Members of our Post are very familiar with the good work that CPLC has done in providing Work Force housing that is in short supply. Some members of our Post have service connected disabilities and cannot afford to pay market rent. The result of this is their living in conditions that are not decent, safe sanitary or affordable. The average rent in Phoenix reported for the month of January 2020 was \$1,114. Our veterans, as well as South Mountain households that are living in overcrowded conditions are in need of housing as proposed by CPLC.

I own property in the South Phoenix Village and Target Area B Planning Areas and am supportive of CPLC's efforts to redevelop as a Post Commander and area resident. Having worked with CPLC in staging community events our Post see the proposed development as a welcomed addition to the neighborhood that has a heavy concentration of very low income households. CPLC's

proposed development of town homes for sale and the multi-family community is deemed to be supportive of the city's efforts to improve transportation and economic diversity

AMVETS Post is and shall remain supportive of CPLC's efforts to develop affordable housing, and ask that the Commission act favorably on the request for rezoning.

Sincerely,

Robert L. Boyd

Robert L. Boyd  
Commanderr

**cc: Chicanos Por La Causa – David Adame, CEO  
German Reyes, EVP-REO**



*Sportsman Family Tree, Inc.  
2047 West Chambers Street  
Phoenix, Arizona 85041*

May 25, 2020

City of Phoenix Planning Commission  
200 West Washington Street  
Phoenix, Arizona 85003

**Subject: Proposed Redevelopment  
Chicanos Por La Causa, Inc.  
Broadway Road & Central Avenue**

Dear Commission Members:

The Sportsman Family Tree, Inc. is a relatively new non-profit organization whose members are long time residents of the City of Phoenix and the South Mountain area. My family has resided in the South Mountain area for 68 years, and I personally have been a resident for fifty four (54) years.

During my adult years I have witnessed both residential and commercial development of areas that converted citrus groves and fields of flowers into subdivisions, commercial establishments and banking facilities. The transition of the South Mountain area from a majority low income residential area to one that has household income diversity had several causal agents that I have detailed below.

1. Inexpensive vacant land used for residential development was passed on in the sale price of single family homes, thus making homeownership opportunities available to low to moderate income households, as well as for developers to provide multi-

family housing units that were within the range of affordability for potential renters who could not afford market rents charged North of Van Buren Street.

2. Commercial property developers count roof tops and examine disposable income in making determinations of whether or not to construct in areas. As the number of households and disposable income rose it evidenced to developers that financial sustainability could be achieved.

Having witnessed redevelopment during from 1980 forward, the Sportsman Family Tree, Inc. membership is in favor of the subject property being rezoned, and Chicanos Por La Causa being permitted to move forward with development of both the multi-family complex and single family town homes homeowner tenure type subdivision. In voting in favor of the development, our members opinions are as follows.

1. Multi-family rental units are desperately needed by low to moderate income households, that is households whose gross annual income is between 60% to 80% of the Area Median Income (AMI).
2. In 1960 the median household income for all of the City of Phoenix was \$5,896. As a result of development in U. S. Postal Service zip code 85041, *the median household income in 2018, as reported by the Census Bureau, was \$53,597 as opposed to \$54,765 for the entire city.* The rise in household income, using the 30% affordability rule indicated that the median household affordability limit is indicative of families being able to pay up to \$1,340 for housing *without being cost burdened.*
3. It was explained to us that the South Mountain Village Planning Committee voted to not recommend the project because CPLC could not guarantee or otherwise make a commitment of how many households at or below 30% AMI would be made available for very low income households. We assert that *the dynamics of housing finance will will prove that the financial sustainability of a multi-family complex that has rental revenue generated from rents paid by unsubsidized very low income families cannot be reached.*

According to the HUD published income limits for the HOME Program, which CPLC use to establish affordable rents, 30% AMI in Phoenix is shown in the table below.

U.S. DEPARTMENT OF HUD STATE: Phoenix MSA 2019 ADJUSTED  
HOME INCOME LIMITS

| Household Size | 1        | 2        | 3        | 4        | 5        | 6        | 7        | 8        |
|----------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 30% LIMITS     | \$15,300 | \$17,500 | \$19,700 | \$21,850 | \$23,600 | \$25,350 | \$27,100 | \$28,850 |

Using the 30% of income rule, the gross rent for a family of four at the 30% AMI level is calculated to be \$546 per month. Using the Phoenix Housing Department's utility allowance schedule for an all electric apartment that is supplied by Salt River Project the allowance that must be deducted for tenant purchased electricity is \$113 per month resulting in a net rent of \$433. If CPLC committed to set aside twenty 2 bedroom apartments for occupancy by households at 30% AMI without any rental subsidy, rental revenue generated per month would be about \$7,600. If the city's Housing Department entered into a Section 8 HAP contract for project based assistance, and the city's Section

8 Housing Choice Voucher Payment Standard applied each apartment's gross rent would be \$1,242 less the \$113 utility allowance that produces a net rent in the amount of \$1,129. With twenty units set aside and subsidized for very low income households, the net rental revenue for said units is then \$22,580 per month. The difference in subsidized and unsubsidized rent is critical for the project to be financially sustainable. The \$14,980 difference is \$179,760 in annual rental revenue that is known to be much needed for the project to cover *all expenses*.

Lenders require the submission of a pro forma that detail income and expenses. Included in expenses are *costs that most people are not aware of* such as:

1. Operating Reserve that is equal to at least 1.2 times the total monthly expenses
2. Maintenance and replacement reserves
3. Rental vacancy reserve
4. Management fee
5. Taxes (property and sales)
6. Legal

It is common knowledge that we are desperately in need of housing for low income families in the City of Phoenix. Our organization's position is that entities that have the ability to develop affordable housing should be supported and not hindered by the lack of commitment that may become realized in the future.

We ask that the Planning Commission approve CPLC's request for rezoning.

Sincerely,

*Lena Bauman Warren*

Lena Bauman-Warren  
Vice President

CC: Mr. David Adame - CEO Chicanos Por La Causa, Inc.  
Mr. German Reyes – Executive Vice President Real Estate Operations



**William H. Patterson Elks Lodge #477 I. B. P. O. E. of W.  
1007 South 7<sup>th</sup> Avenue  
Phoenix, Arizona 85007  
Telephone: (602) 254-1772**

May 26, 2020

City of Phoenix Planning Commission  
200 West Washington Street  
Phoenix, Arizona 85003

**Subject: Proposed Redevelopment  
Chicanos Por La Causa, Inc.  
Broadway Road & Central Avenue  
Rezoning Case No. Z-58-19-7**

Dear Commissioners:

Please be informed that William H. Patterson Elks Lodge #477 fully supports Chicanos Por La Causa's (CPLC) rezoning of vacant land that is adjacent to the West if the Ed Pastor Transit Center at Broadway Road and Central Avenue.

William H. Patterson Elks Lodge No. 477 was built in 1946 by the African-American community and named after William H. Patterson, who was once a Buffalo Soldier, in what once was a segregated Phoenix. Our buildings have been designated as a Historic Preservation-Landmark.

Our mission and purpose are as follows.

Mission

“To inculcate the principles of Charity, Justice, Brotherly Love and Fidelity; to recognize a belief in God; to promote the welfare and enhance the happiness of its Members; to

quicken the spirit of American patriotism; to cultivate good fellowship; to perpetuate itself as a fraternal organization, and to provide for its government, the Benevolent and Protective Order of Elks of the United States of America will serve the people and communities through benevolent programs, demonstrating that Elks Care and Elks Share.”

Purpose

"To promote and practice the four cardinal virtues of Charity, Justice, Brotherly Love and Fidelity; to promote the welfare and enhance the happiness of its members; to quicken the spirit of American Patriotism and cultivate good fellowship."

In keeping with our mission and purpose, our Lodge has always been supportive of efforts to improve the quality of life for Phoenix residents who are in need. In this instance CPLC is seeking to have vacant land rezoned so that 127 low income apartments that will benefit low income family can be built. William H. Patterson Elks Lodge No. 477 and Grand Canyon Temple #437, over the years have worked with very low, low and moderate income families who sought financial assistance to provide food, shelter and clothing for their household members. During the past year steep increases in rent have either forced families to move into substantial and unsafe rental units, or such families have become severely cost burdened by paying more that 50% of their household income for rent.

It is our Lodge’s contention that we all must work together to provide affordable housing, thus reducing the number of homeless families and children that are sleeping on Phoenix’ streets.

Commissioners, William H. Patterson Elks Lodge No. 477 through its support of the subject project ask that the rezoning request be approved.

Sincerely,

A handwritten signature in cursive script that reads "Michael Johnson".

Michael Johnson  
Exalted Ruler





May 27, 2020

Planning and Development Department  
200 W. Washington Street, 2<sup>nd</sup> Floor  
Phoenix, AZ 85003

President & CEO  
George Dean

Re: Support for City of Phoenix Rezoning Case No. Z-58-19-7

Dear City of Phoenix Village Planner, Planning Commissioners and Councilman Nowakowski:

As President - CEO of the Greater Phoenix Urban League I am writing this letter to express my support for Chicanos Por La Causa's ("CPLC") Planned Unit Development ("PUD") proposal for the property located near the northwest corner of Broadway Rd. and Central Ave.

The Greater Phoenix Urban League, a private, non-profit, Civil Rights: Social Service Organization has been serving individuals and families in the Valley of the Sun for the past 75 years. Our services include:

- Assistance and Job placement for the unemployed and underemployed
- Head Start for 797 three, four, five year olds.
- Housing for seniors and disabled citizens
- 1<sup>st</sup> time Home Buyer Counseling
- Financial Fitness and Foreclose Prevention Counseling
- Small Business Assistance Counseling
- Speaking out on issues which affect the quality of life of all Arizonans

CPLC has a history of working with communities throughout the Greater Phoenix Area and bringing quality services and developments to various parts of the Valley. CPLC's proposed development at this site is a welcome addition to the neighborhood and will greatly benefit the area, which needs new and attainable housing opportunities. CPLC's project will aesthetically improve the area by transforming currently vacant parcels into brand new townhomes and multifamily housing opportunities. This subsidized housing proposal is a significant benefit to the Community and will create important home-ownership and rental opportunities for many families and individuals.

Additionally, the proposal balances the existing single-family residential to the north of the site with the fact that it is also immediately adjacent to the Ed Pastor Transition Station and future light rail stop. The proposal creates a buffer between the existing homes and creates paseos and pathways for current and future residents to access the public transit and connect to easily Downtown Phoenix and different parts of the City. This is an important community benefit because the development creates and encourages pedestrian access to the public transit.

CPLC has a proven track record of improving and supporting the communities it serves. I welcome CPLC into our neighborhood and I fully support the above-referenced rezoning application.

Thank you for your consideration.

Sincerely,

George Dean  
President-CEO  
Greater Phoenix Urban League





## NATIVE AMERICAN CONNECTIONS

May 27, 2020

City of Phoenix  
Planning and Development Department  
200 W. Washington Street, 2nd Floor  
Phoenix, AZ 85003

Re: Support for City of Phoenix Rezoning Case No. Z-58-19-7

Dear City of Phoenix Village Planner, Planning Commissioners and Councilman Nowakowski:

I am writing this letter to express my support for Chicanos Por La Causa's ("CPLC") Planned Unit Development ("PUD") proposal for the property located near the northwest corner of Broadway Rd. and Central Ave aka Broadway & Central Development (the "**Community**" and/or "**Project**").

Native American Connections, Inc. ("**NAC**"), a 501(c)(3) tax-exempt Arizona non-profit corporation, has been committed to providing quality, affordable and supportive housing for its target market and the residents the State of Arizona since its beginnings in 1972. Almost fifty years later, NAC annually serves over 10,000 very-low income families and individuals with affordable supportive housing and comprehensive behavioral health services to ensure that all of its clients improve their quality of lives now, and in the future. All of NAC's award-winning affordable housing properties are located in Metro Phoenix and Glendale along quality mass transit systems. This provides our tenants with very close access to supportive services, medical facilities, employment, education and cultural amenities. This also ensures that NAC's property management and oversight of its real estate is "24/7", a feature that many residents and our funding partners appreciate and respect. All of NAC's affordable housing properties lease quickly, serve the target market intended, and operate above expectations with regards to compliance, operating costs and other financial covenants.

Like NAC, CPLC has a history of working with communities throughout the Greater Phoenix Area and bringing quality services and developments to various parts of the Valley. CPLC's proposed development at this site is a welcome addition to the neighborhood and will greatly benefit the area, which needs new and attainable housing opportunities. CPLC's project will aesthetically improve the area by transforming currently vacant parcels into brand new townhomes for-sale for families up to 80% of AMI and multifamily housing rental opportunities for families up to 60% AMI. This attainable workforce housing Community is a significant benefit to the neighborhood and the City of Phoenix and will create important home-ownership and rental opportunities for many families and individuals that struggle to find quality housing at price ranges they can afford.

Additionally, the Project balances the existing single-family residential to the north of the site with transit-oriented properties to the east of this site; namely the Ed Pastor Transit Station and the planned future light rail stop and creates a buffer between the existing homes with paseos and pathways for current and future residents to access public transit and more easily allow for access to Downtown Phoenix and different

*"Changing Lives... Building Healthy Communities"*



## NATIVE AMERICAN CONNECTIONS

destination areas within the City. This is an important community benefit as the Project creates and encourages pedestrian access to quality public transit.

Sincerely,

Respectfully,

Joe Keeper  
Director of Housing & Real Estate Development  
Native American Connections

cc: Chicanos Por La Causa (David Adame, CEO & German Reyes, EVP-REO)  
Native American Connections (Diana Yazzie Devine, President/CEO)



Rcvd 5/29/2020

City of Phoenix  
Planning and Development Department  
200 W. Washington Street, 2<sup>nd</sup> Floor  
Phoenix, AZ 85003

Re: Support for City of Phoenix Rezoning Case No. Z-58-19-7

LISC is writing this letter to express our support for Chicanos Por La Causa's ("CPLC") Planned Unit Development ("PUD") proposal for the property located near the northwest corner of Broadway Rd. and Central Ave also known as the Broadway & Central Development.

The Local Initiatives Support Corporation (LISC), a nonprofit lending institution committed to affordable housing and other community development efforts, is dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity. A critical component of this transformation lies in the development of affordable housing for a mix of potential homeowners and renters. As part of their effort, LISC has extended credit to CPLC for the acquisition of the site and may in the future extend further credit or equity for the construction of the multi-phase development.

We hope you will favorably consider their application.

Sincerely,

A handwritten signature in cursive script that reads "Theresa Benelli".

Theresa Benelli, Executive Director

## Racelle Escolar

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**From:** Patti Trites <pattihoash@gmail.com>  
**Sent:** Monday, June 1, 2020 1:11 PM  
**To:** PDD Planning Commission  
**Subject:** Re: Endorsement of Z-58-19-7 CPLC Project 6th Ave & Boardway  
**Attachments:** CPLC - Support Letters.pdf

On Mon, Jun 1, 2020 at 1:09 PM Patti Trites <[pattihoash@gmail.com](mailto:pattihoash@gmail.com)> wrote:

Dear City of Phoenix Planning Commission -

I would like to speak and express my endorsement of the Zoing Case #10 on your June 4th Agenda: Z-58-19-7 for CPLC. I have submitted my request on the WebEx.

I am the current Chair of the South Mountain Village Planning Committee and President of the Southern Hills HOA. I am speaking as a Citizen of Phoenix.

Since this case came before the SMVPC on May 12th, 2020. The applicant, CPLC, has continued outreach and obtained endorsements of 15 Independent Groups. Letters attached. The City of Phoenix is in need of over 160,000 affordable/workplace housing, per their own report. This project fits part of that need. This project will be developed and managed by CPLC and will have both rental units and units for sale.

I strongly believe that it will allow people the hand up to move into a better rental and the ability to purchase a home.

Moving and homeownership is not inexpensive. The property has to be maintained and the occupants educated to what home ownership means. CPLC can do that. Not every property built in the South Mountain Area needs to be 'section 8 housing' or subsidized housing. I strongly believe that this project meets a special need in the community and should be approved. If we have too many section 8 housing projects, there is a concern that properties may become run down. CPLC should be allowed to build this project to fill this housing need, and improve the empty lot; their financials include maintaining the property into the future so the area is improved not impoverished.

Thank you for your time.

Patti Trites

Lists of the organizations that sent in letters of support after the SMVP Meeting in May:

- Greater Phoenix Urban League
- Native American Connections
- LISC Phoenix
- AMVETS Post 66
- The Sportsman Family Tree, Inc
- William H. Patterson Elks Lodge #477
- SoPho Convening
- La Raza Development
- Sustainable Communities Collaborative
- South Central Corridor Project TOD Project and Promise Arizona
- Valley Metro
- St. Mary's Ministries

- City of Phoenix Public Transit
- South Mountain Phoenix Police Department Precinct
- Target Area B Group

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Hope you have a great day. Thank you.

Patti Trites

Chair - SMVPC

President - Southern Hills HOA

Cell: 402 213 7126

Email: [pattihoash@gmail.com](mailto:pattihoash@gmail.com)

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Hope you have a great day. Thank you.

Patti Trites

Southern Hills HOA

Cell: 402 213 7126

Email: [pattihoash@gmail.com](mailto:pattihoash@gmail.com)

## Racelle Escolar

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**From:** Patrick (Pat) McNamara <PMcNamara@lisc.org>  
**Sent:** Thursday, June 4, 2020 9:51 AM  
**To:** PDD Planning Commission  
**Subject:** Comment in support of Chicanos Por La Causa's PUD request on this evening's commission agenda

Regarding Case #Z-58-19-7 (Chicanos Por La Causa PUD)

LISC is writing this letter to express our support for Chicanos Por La Causa's ("CPLC") Planned Unit Development ("PUD") proposal for the property located near the northwest corner of Broadway Rd. and Central Ave also known as the Broadway & Central Development.

The Local Initiatives Support Corporation (LISC), a nonprofit lending institution committed to affordable housing and other community development efforts, is dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity. A critical component of this transformation lies in the development of affordable housing for a mix of potential homeowners and renters. As part of their effort, LISC has extended credit to CPLC for the acquisition of the site and may in the future extend further credit or equity for the construction of the multi-phase development.

We hope you will favorably consider their application.

Sincerely,

Patrick McNamara  
Senior Program Officer  
LISC Phoenix  
602 252 6314



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3333 East Van Buren Street | Phoenix, AZ 85008  
T 602-275-7852 | F 602-275-6548 | TDD: 602-759-1896

City of Phoenix  
Planning and Development Department  
200 W. Washington Street, 2nd Floor  
Phoenix, AZ 85003

Re: Support for City of Phoenix Rezoning Case No. Z-58-19-7

Dear City of Phoenix Village Planner, Planning Commissioners and Councilman Nowakowski:

I am writing this letter to express my support for Chicanos Por La Causa's ("CPLC") Planned Unit Development ("PUD") proposal for the property located near the northwest corner of Broadway Rd. and Central Ave aka Broadway & Central Development.

UMOM New Day Centers has worked in partnership with CPLC over the years towards the goals of ending homelessness, ending sexual and domestic violence, and to supporting families in our community. UMOM has coordinated closely with CPLC on many projects including housing programs, domestic violence services, and regional coordinated entry for the homeless service system. In each of these projects CPLC has demonstrated the value they bring to the table and their commitment to improving the health and stability of Phoenix families.

CPLC has a history of working with communities throughout the Greater Phoenix Area and bringing quality services and developments to various parts of the Valley. This subsidized housing proposal is a significant benefit to the community and will create important home-ownership and rental opportunities for many families and individuals.

CPLC has a proven track record of improving and supporting the communities it serves. I welcome CPLC into our neighborhood and I fully support the above-referenced rezoning application.

Thank you for your consideration.

Sincerely,

Monique Lopez, MS  
Chief Strategy Officer  
UMOM New Day Centers  
3333 E. Van Buren Street  
Phoenix, AZ 85008  
Phone: 602-710-2180  
molopez@umom.org

cc: Chicanos Por La Causa  
David Adame, CEO  
German Reyes, EVP-REO



City of Phoenix  
Planning and Development Department  
200 W. Washington Street, 2<sup>nd</sup> Floor  
Phoenix, AZ 85003

Re: Support for City of Phoenix Rezoning Case No. Z-58-19-7

Dear City of Phoenix Village Planner, Planning Commissioners and Councilman Nowakowski:

I am writing this letter to express our support for Chicanos Por La Causa's ("CPLC") Planned Unit Development ("PUD") proposal for the property located near the northwest corner of Broadway Rd. and Central Ave aka Broadway & Central Development.

Mary's Ministries International is an international Catholic ministry founded by Reyes Maria & Estela Ruiz in South Phoenix 31 years ago, and has worked in 18 countries, most recently in Central and South America. It operates eight Major Projects, including the Multiplication of Loaves Charity that has partnered with St. Mary's Food Bank and currently provides over 10,000 food boxes monthly to the families of South Phoenix. It also provided over 700 Christmas gifts to children during its 10<sup>th</sup> Annual Gift from God event on Central & Roeser. Its international projects provide many critical services to the local and international communities for women, youth, and families.

During our tenure, we have witnessed CPLC's record of working with communities throughout the Greater Phoenix Area providing services and developments to various parts of the Valley. Our desire is to work with CPLC's proposed development in South Phoenix as a positive addition to the community, which is need of new and attainable housing opportunities. We see an opportunity for CPLC's project to aesthetically improve the area, transforming currently vacant parcels into new sales of townhomes for families up to 80% of AMI and multifamily housing rental opportunities for families up to 60% AMI. Subsidized housing is a great benefit to the community and can creates opportunity for home-ownership and rental options for families and individuals.

Additionally, this proposal provides for existing single-family residents to the north of the site with transient-oriented properties; namely the Ed Pastor Transit Station and future light rail stop. It proposes a buffer of paseos and pathways between existing homes, current and future residents to access public transit and more easily allow access to Downtown Phoenix and different destination areas within the City, encouraging pedestrian access to public transit.

As CPLC has a positive track record of improving and supporting the communities it serves, we desire to support their initiative into our neighborhood, witnessing their desire for increased collaboration with the community in the above-referenced rezoning application.

Thank you for your consideration.

Blessings,



Rebecca Ruiz  
International Servant Leader  
Mary's Ministries International

cc: Chicanos Por La Causa  
David Adame, CEO  
German Reyes, EVP-REO