

## ATTACHMENT H

July 6, 2023

I am in full support of Z-TA-8-23-Y as it reflects the true parking need for multi-family housing versus the current zoning ordinance and supports City Council's desire to increase the amount of housing options and homes for our fellow Phoenicians. Too often we do not think of multifamily development as a place where we would live, but the reality is almost every one of us were renters at one point in our life. Furthermore, if we as a community want to provide places for our children to live that are more reasonably priced, we cannot continue to make it so costly and difficult to build apartments. These restrictions have led to the enormous rent increases we have experienced. As a parent with a daughter in an out of town masters program looking to possibly become a teacher, affordability of housing will guide her decision on whether to return to Phoenix or not. By reducing the required number of parking spaces, we will need smaller parcels of land to build the needed housing and reduce the overall cost of the project. Fewer parking spaces means less asphalt and heat island impact. More building and less parking increases property tax revenues to maintain our city. Smaller parking lots means shorter distances between places, reducing traffic and improving walkability.

I applaud the willingness to make these modifications and immediately look to the next step. All of the changes being suggested are critical. However, while it is wonderful to reduce parking requirements on multi-family land, the fact remains there is little to no land available which is actually zoned to build multi family housing and every re-zoning case typically takes 9 months, increases costs and ultimately sets us back from reaching our housing goals. This lack of opportunity drives correctly zoned land prices higher and higher off setting the great steps hopefully being taken at this meeting to build more housing. With that in mind I would implore this body in a future step to consider allowing commercially zoned land along arterials and collectors throughout our city, especially those with bus or light rail transit, to allow by right T:4:3 zoning and T:5:5 zoning in appropriate places, which will then actually give us land to build housing on.

Thank you for your consideration of this case and I hope for continued progress in the future.

Dan Klocke

Phoenician

# Carnation Neighborhood



July 19, 2023

City of Phoenix Mayor and Council  
200 W. Washington Street, 11th Floor  
Phoenix, AZ 85003

## **RE: Neighborhood Leaders Support Amendments to Reduce Parking Restrictions**

Dear Mayor Kate Gallego and Phoenix City Council:

On behalf of myself and the Carnation Association of Neighbors, I am writing in support of proposed Zoning Ordinance Text Amendment Z-TA-8-23-Y and request that you vote yes to approve this amendment to reduce the mandatory minimum parking requirements for multifamily, single-family, and affordable housing. The Carnation Neighborhood is located in the Melrose area of Phoenix between the Light Rail and 7<sup>th</sup> Avenue on the east and west and between Indian School and the Grand Canal on the north and south. Our neighborhood is a diverse mix of single family and multifamily homes. Many people have moved to our neighborhood in recent years because it is adjacent to major public transit stops, including the Light Rail, and walking distance to the wonderful businesses in the Melrose District. Just in the past decade, I have seen many people eschewing car use in favor of walking, biking, taking public transit or rideshares. This phenomenon will continue, especially if our City builds the infrastructure to support it. I am writing in support of the proposed text amendment because it will continue to make our community more bikeable and walkable, it reflects the reality that our residents have more transit options and will help reduce the cost of building housing in this City.

The historical and empirical evidence has made it clear that minimum parking requirements, especially around public transit nodes, have led to empty, unused parking lots that make our City less walkable, bikeable, and livable. Residents in the Carnation Neighborhood and all around our City are looking for policies that will encourage walkability and make it safe and easy for all of our families to walk and bike in our neighborhoods. The proposed Text Amendment Z-TA-8-23-Y is a very reasonable step in the right direction, and I encourage you to vote yes on the proposed text amendment as proposed. Thank you for your work to make housing more affordable and this City more walkable and transit friendly.

Sincerely,



Ed Hermes  
President, Carnation Neighborhood Association  
[Carnationassociationaz@gmail.com](mailto:Carnationassociationaz@gmail.com)  
<https://www.carnationassociationaz.com/>  
480-452-2062

# BRINSHORE

1603 Orrington Avenue Suite 450 • Evanston, Illinois 60201 • Phone 847.562.9400 • Fax 847.562.9401 • [www.brinshore.com](http://www.brinshore.com)

July 31, 2023

Phoenix City Council and  
Phoenix Planning Commission

Re: Support of Text Amendment Z-TA-8-23-Y  
**Phoenix Scholar House**, 2945 N. 18<sup>th</sup> Pl, Phoenix, AZ  
Affordable Housing in Phoenix

To Whom it May Concern,

As developer of the Phoenix Scholar House, a proposed 56-unit mixed-income, multifamily community in Phoenix, we write in support of **Text Amendment Z-TA-8-23-Y** for right-sizing parking mandates.

The Phoenix Scholar House has been thoughtfully designed to include 56 rental units that will serve families making from 30% to 60% of the Area Median Income. While working closely with the City's Planning professionals, along with our local non-profit partner *Save the Family*, we will combine education and housing to lift families into self-sufficiency and permanently from public assistance.

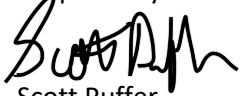
Because affordable housing has long been a stated as a priority of the City of Phoenix Concept Plan, we support this Text Amendment's objective to refresh the outdated zoning codes, which, in effect, will continually price community members out of their neighborhoods and their city.

- Right-sizing parking mandates have become popular across the country. The May-June YouGov poll of Arizona voters found that 60% of Maricopa County residents support reducing parking mandates, so long as at least one parking space is provided per home.

**Please vote YES on Z-TA-8-23-Y to align mandatory parking rations with the needs and budgets of everyday, hardworking residents of Phoenix.**

Should you have any questions, or need any additional information, please do not hesitate to call me at (513) 603-0074 or by email at [scottp@brinshore.com](mailto:scottp@brinshore.com).

Respectfully submitted,



Scott Puffer  
Senior Vice President  
Brinshore Development, L.L.C.



July 31, 2023

Planning Commission Chairs and Members  
c/o City of Phoenix, Planning and Development Department  
200 West Washington Street, 2<sup>nd</sup> Floor  
Phoenix, Arizona 85003

Re: Support of Text Amendment Z-TA-8-23-Y  
**Phoenix Scholar House**, 2945 N. 18<sup>th</sup> Pl, Phoenix, AZ  
Affordable Housing in Phoenix

To Whom it May Concern,

As a co-developer of the Phoenix Scholar House, a proposed 56-unit mixed-income, multifamily community in Phoenix, we write in support of **Text Amendment Z-TA-8-23-Y** for right-sizing parking mandates.

The Phoenix Scholar House has been thoughtfully designed to include 56 rental units that will serve families making from 30% to 60% of the Area Median Income. While working closely with the City's Planning professionals, along with our development partner, Brinshore Development we will combine education and housing to lift families into self-sufficiency and permanently from public assistance.

Because affordable housing has long been a stated as a priority of the City of Phoenix Concept Plan, we support this Text Amendment's objective to refresh the outdated zoning codes, which, in effect, will continually price community members out of their neighborhoods and their city.

- Right-sizing parking mandates have become popular across the country. The May-June YouGov poll of Arizona voters found that 60% of Maricopa County residents support reducing parking mandates, so long as at least one parking space is provided per home.

**Please vote YES on Z-TA-8-23-Y to align mandatory parking rations with the needs and budgets of everyday, hardworking residents of Phoenix.**

Should you have any questions, or need any additional information, please do not hesitate to call me at (480) 898-0228 or via email at [Robyn.Julien@savethefamily.org](mailto:Robyn.Julien@savethefamily.org).

Respectfully,

A handwritten signature in blue ink, appearing to read "Robyn Julien", is written over a horizontal line.

Robyn Julien  
Save the Family Foundation of Arizona

**Board of Directors**

Rachel Pearson, President  
Mike Garrison, Vice President  
Phil Rees, Treasurer  
Josie Woody, Secretary  
Jennifer Anderson  
Henry Avila  
Dustin Cammack  
Veronica De La O  
Jolean Fleck  
Syri Gerstner  
Cindi Harper  
Marvin Ruth  
Mike Specht  
Brett Young

**Chief Executive Officer**  
Robyn Julien

## Racelle Escobar

---

**From:** Krista Shepherd <Krista.Shepherd@multi.studio>  
**Sent:** Tuesday, August 1, 2023 1:53 PM  
**To:** PDD Planning Commission  
**Cc:** Krista.Shepherd@multi.studio  
**Subject:** August 3, 2023\_Planning commission\_SUPPORT FOR ITEMS 16 and 17

To whom it may concern:

I am writing to **support the following items** on the August 3, 2023 Planning Commission Agenda:

**Item 16: Z-TA-5-23-Y (ADU's): This would positively allow for:**

- incremental density/missing middle and affordable housing
- multi-generational housing
- property owner wealth building through rental opportunities
- aligns with the South Central TOD Community Vision and Plan approved by Mayor and City Council in 2022.

**Item 17: Z-TA-8-23-Y (Parking reductions): This would positively allow for:**

- greater utilization of transit systems
- allows for greater density to be built on small infill lots
- promotes development of small lots that could not be developed due high parking requires that cannot reasonably fit on site
- supports development of affordable housing
- aligns with the Walkable Urban Code
- aligns with transit-oriented plans including the South Central TOD Community Vision and Plan approved by Mayor and City Council in 2022.

Thank you.

Krista

Resident of District 6, Business location is District 7, Member of the 2025 Plan Phoenix Leadership Committee

**Krista Shepherd** AIA, LEED AP, NCARB  
Principal

# multistudio

o [602.650.7630](tel:602.650.7630) c [602.708.4588](tel:602.708.4588)

[Krista.Shepherd@multi.studio](mailto:Krista.Shepherd@multi.studio)

w [Multi.studio](http://Multi.studio) [[multi.studio](http://multi.studio)]

## Racelle Escolar

---

**From:** Kelly Hatch <Kelly.Hatch@multi.studio>  
**Sent:** Tuesday, August 1, 2023 2:05 PM  
**To:** PDD Planning Commission  
**Subject:** August 3, 2023\_Planning commission\_SUPPORT FOR ITEMS 16 and 17

To whom it may concern:

I am writing to **support the following items** on the August 3, 2023 Planning Commission Agenda:

**Item 16: Z-TA-5-23-Y (ADU's): This would positively allow for:**

- incremental density/missing middle and affordable housing
- multi-generational housing
- property owner wealth building through rental opportunities
- aligns with the South Central TOD Community Vision and Plan approved by Mayor and City Council in 2022.

**Item 17: Z-TA-8-23-Y (Parking reductions): This would positively allow for:**

- greater utilization of transit systems
- allows for greater density to be built on small infill lots
- promotes development of small lots that could not be developed due high parking requires that cannot reasonably fit on site
- supports development of affordable housing
- aligns with the Walkable Urban Code
- aligns with transit-oriented plans including the South Central TOD Community Vision and Plan approved by Mayor and City Council in 2022.

Kelly Hatch

**Kelly Hatch** NCIDQ  
Senior Associate

# multistudio

o 602.650.7635 c 425.218.5383

[Kelly.Hatch@multi.studio](mailto:Kelly.Hatch@multi.studio)

w [Multi.studio](http://Multi.studio) [[multi.studio](http://multi.studio)]

## Racelle Escobar

---

**From:** Mike Anglin <Mike.Anglin@multi.studio>  
**Sent:** Tuesday, August 1, 2023 2:11 PM  
**To:** PDD Planning Commission  
**Subject:** Aug 3, 2023 - Planning Commission - SUPPORT FOR ITEMS 16 and 17  
**Importance:** High

To whom it may concern:

I am writing to **support** the following items on the August 3, 2023 Planning Commission Agenda:

**Item 16: Z-TA-5-23-Y (ADU's):**

This would positively allow for:

- incremental density/missing middle and affordable housing
- multi-generational housing
- property owner wealth-building through rental opportunities
- aligns with the South Central TOD Community Vision and Plan approved by Mayor and City Council in 2022.

**Item 17: Z-TA-8-23-Y (Parking reductions):**

This would positively allow for:

- greater utilization of transit systems
- greater density to be built on small infill lots
- promoting development of small lots that could not be developed due high parking requirements that cannot reasonably fit on site
- supporting development of affordable housing
- alignment with the Walkable Urban Code
- alignment with transit-oriented plans including the South Central TOD Community Vision and Plan approved by Mayor and City Council in 2022.

Thank you.

Mike

Resident of District 5 and employee of business located in District 7

**Mike Anglin** RA, LEED AP  
Senior Associate  
*he/him*

**multistudio**

o 602.650.7614 c 520.664.4625  
[Mike.Anglin@multi.studio](mailto:Mike.Anglin@multi.studio)  
w [Multi.studio](http://Multi.studio) [[multi.studio](http://multi.studio)]

## Racelle Escolar

---

**From:** Melissa Alexander <Melissa.Alexander@multi.studio>  
**Sent:** Tuesday, August 1, 2023 2:29 PM  
**To:** PDD Planning Commission  
**Subject:** August 3, 2023\_Planning commission\_SUPPORT FOR ITEMS 16 and 17

To whom it may concern:

I am writing to **support the following items** on the August 3, 2023 Planning Commission Agenda:

**Item 16: Z-TA-5-23-Y (ADU's): This would positively allow for:**

- incremental density/missing middle and affordable housing
- multi-generational housing
- property owner wealth building through rental opportunities
- aligns with the South Central TOD Community Vision and Plan approved by Mayor and City Council in 2022.

**Item 17: Z-TA-8-23-Y (Parking reductions): This would positively allow for:**

- greater utilization of transit systems
- allows for greater density to be built on small infill lots
- promotes development of small lots that could not be developed due high parking requires that cannot reasonably fit on site
- supports development of affordable housing
- aligns with the Walkable Urban Code
- aligns with transit-oriented plans including the South Central TOD Community Vision and Plan approved by Mayor and City Council in 2022.

Thank you.

Melissa

Resident of District 6, Business location is District 7

Melissa Alexander NCIDQ, IIDA  
Principal

# multistudio

o [602.650.7627](tel:602.650.7627) c [602.748.5505](tel:602.748.5505)  
[Melissa.Alexander@multi.studio](mailto:Melissa.Alexander@multi.studio)  
w [Multi.studio](https://Multi.studio) [[multi.studio](https://multi.studio)]





7250 N. 16<sup>th</sup> Street, Suite 302 | Phoenix, AZ 85020  
1-866-389-5649 | Fax: 602-256-2928 | TTY: 1-877-434-7598  
aarp.org/az | azaarp@aarp.org | twitter: @AZ\_AARP  
facebook.com/aarparizona

## **AARP Arizona on City of Phoenix Text Amendments Z-TA-5-23-y and Z-TA-8-23-Y**

AARP Arizona, on behalf of its almost 900,000 Arizona members is excited to support both text amendments as they will reduce and remove barriers to creating more housing that is affordable to all Phoenicians.

### TA-5-23:

The City of Phoenix is in desperate need of more units that are affordable. As one of the largest cities in the nation, and growing, we must work to address these concerns. As our economy and population have grown, so too have the prices of rent. While we welcome the growth and prosperity to our city, we must ensure that city residents have access to stable housing. We've watched our population of unhoused grow dramatically over the last few years, especially amongst the 50+. In our heat, housing is a matter of life and death.

Accessible Dwelling Units (ADUs), also known as Casitas or Mother-in-Law Suites, are a great way to combat the over 150,000-unit shortage we have in the city. We also have evidence that these units, if allowed, will go to those most in need of them. A 2018 study in Vancouver found that 32% of the residents of ADUs had income that was less than 80% of the regional median income, and 16% had income that was less than half of the regional median income.

The average Social Security check in Arizona is roughly \$1,550 per month, whereas the average rent in Phoenix is closer to \$2,100 per month. People who moved to Arizona in years past are now being priced out leading to some of the difficulties we are currently seeing.

From another perspective, ADUs can also allow for older adults, who need care by family but can't afford living in a long-term care facility, to have a home to age in place. There are an estimated 800,000 unpaid family caregivers in Arizona and having more options to those needing care to be near those providing helps everyone.

### TA-8-23:

Regarding the parking requirement changes, AARP policy actually recommends no on-site parking requirements. Parking requirements create additional barriers to ADU

creation because there is additional land needed and present additional costs. For instance, depending on the type of parking being built it can range between \$2,500 and \$15,000.

Interestingly, we do not require more parking for every additional bedroom created in a home, thus, AARP believes that ADUs should be treated similarly.

According to a recent AARP Arizona survey, 80% of respondents put increasing rent as one of the top concerns they had which could prevent them from aging in place. In the same survey, 90% of respondents said that Elected Leaders should make affordable housing a priority.

We are seeing everyone including stakeholders, elected officials, and residents all agree that housing is a major concern. These proposed changes would be a step in the right direction to allow Phoenix to grow without leaving people, especially older adults behind.

Sincerely,

Dana Marie Kennedy, MSW

State Director, AARP Arizona





August 2, 2023

**Re: ADU and Parking Reform Items Before Your Commission**

To Whom It May Concern:

As a Phoenix resident, father of two children, and someone who works in the development and construction industry, I urge the Phoenix Planning Commission to support text amendments Z-TA-5-23-Y (legalizing casitas) and Z-TA-8-23-Y (right-sizing parking mandates).

Our zoning code must keep pace with the needs of society. These needs are not static. Indeed, they are dynamic and always changing. If our zoning code is meant to serve our community and protect its best interests, then it too must remain dynamic and open to change. Because affordability metrics, long permitting times, and housing production numbers clearly indicate that the status quo is not keeping up. This reality demands action.

I am proud to see our city step up to the plate and show leadership by taking a serious look at zoning reform. Both text amendments before you are critical.

Backyard units give people options, especially for multi-generational families or those who need more space but cannot move due to an existing job or today's much higher interest rates. These same units were once legal in some of our most beloved historic neighborhoods—just take a look around Coronado, for example. It is time we re-legalize what was once a common sense way to gently grow and incrementally expand a family's use of their hard-won property.

**PLEASE VOTE YES on Z-TA-5-23-Y to legalize casitas!**

Relaxed parking minimums are equally valuable. There is a long and proven literature covering the many ways high parking ratios negatively impact our communities, but that's not even the most important point. Simply put, these requirements driven significant cost, and those costs transfer all the way down to the monthly rent paid by everyday people. Reducing parking ratios is not a giveaway to well capitalized developers. Instead, it is a leg up to our neighbors, many of whom rent either out of necessity or by choice. We need to do everything we can to encourage efficient use of infill land while reducing the cost to construct infill housing.

**PLEASE VOTE YES on Z-TA-8-23-Y to align mandatory parking ratios with today's needs!**

Thank you,  
Lucas Lindsey



## Racelle Escolar

---

**From:** Lorenzo Perez <lorenzo@venueprojects.com>  
**Sent:** Wednesday, August 2, 2023 10:37 PM  
**To:** Racelle Escolar  
**Cc:** Joshua Bednarek  
**Subject:** FW: Planning Commission - Discussion on Reduced Parking Minimums (Multifamily Development Projects)

Dear Planning Commission,

I'm submitting this email to acknowledge and support the efforts undertaken by the Planning and Development Department to proactively evaluate and propose reducing required Parking Minimums for Multifamily Residential Development projects in the City of Phoenix.

It's no secret that we as a nation are significantly underhoused, especially with affordable and attainable housing. Travel the state or country and witness the impact in large amounts of under and unsheltered individuals. Several factors contribute to this reality, some of which are dated development policies that don't keep up with the times, fail to consider different contexts in the built environment nor account for evolving market demand conditions. It's encouraging to see Phoenix take proactive measures to find solutions to help facilitate new approaches to encouraging the development of more diverse cost efficient housing. Time is money for developers and having policies in place that reduce or eliminate the need to pursue time and cost intensive parking reduction variances helps get projects to market faster at less cost. This is fundamental for establishing affordability as development costs ultimately get passed onto the user/consumer. City governments are in the unique position to lead efforts such as this to streamline and simplify the development process.

As a developer, owner and operator of mixed use projects, particularly infill and adaptive reuse projects, I'm proud to see the City of Phoenix leading this effort and taking proactive action to find workable solutions, soliciting input from people/firms that develop projects.

As a practitioner in this space, I offer the P&D department and Planning Commission a few points to consider as they reflect on and continue to work through this process ....

1. I encourage the commission to **PRIORITIZE HOUSING PEOPLE OVER PARKING CARS**. It is a community and economic development priority that effects every citizen's quality of life. If we don't have an adequate supply of diverse residential options to house all levels of the workforce, especially the most vulnerable in high value service roles such as firemen, police officers, nurses, office clerks, teachers, retailers, service workers, construction workers, tradesman, laborers, grocery store clerks, etc, what kind of city and local economy will we have?
2. Consider that not all households are the same. Small household formations of 1-2 people are one of the fastest and largest growing market sectors in the US that cover all ages of adults. Not all residents can afford cars or choose not to own one and instead take advantage of transit and rideshare. Developing policy that addresses the needs of a varied and diverse housing base is critical. This study and proposal is a significant step in that direction.
3. Having to dedicate less land for parking opens up more space to add diverse housing options and reduce housing development cost. Increased housing supply delivered faster, at less cost, translates to more available affordable housing options. Parking is expensive to construct, to maintain and significantly hinders the ability to develop urban / suburban sites.

4. Requiring less parking reduces the potential to have overparked and underutilized sites that often become attractive nuisances for illicit activity and become costly burdens to maintain and service during operation, negatively contributing to a property's appeal and ongoing affordability.
5. Offering parking reduction incentives to encourage affordable housing is a good idea to attract more affordable/attainable and attractive development.
6. Encouraging property owners to work together and develop shared parking strategies is something that should be examined. We've had success with our commercial infill projects working with neighbors to use adjacent or nearby underutilized parking assets to help provide overflow parking for our retail / dining projects. Office and retail properties are great complimentary evening parking solutions for residential.
7. Less surface parking is a sensitive development sustainability approach to reducing heat island effect from large exposed parking fields.
8. We are blessed in Phoenix to have large right of way streets. Consider leveraging this existing asset to provide additional on street parking as an option for multifamily development. Owners and developers would likely entertain paying a reasonable and proportionate fee to help contribute to the ongoing maintenance of the streets in exchange for this option in lieu of overinvesting into parking that may or may not get used. In many cases across the city, we have enough space to accommodate on street parking while maintaining adequate traffic flow. Many cities across the world utilize on-street parking as an asset to free up land for more housing. Phoenix could benefit from this paradigm shift to help generate revenue to assist with the maintenance of streets while simultaneously helping to incentivize more housing.

Thank you for the opportunity to voice some thoughts on this issue and for taking this important step to build a more livable city.

Respectfully,

Lorenzo Perez  
602.689.0194 Cell  
[lorenzo@venueprojects.com](mailto:lorenzo@venueprojects.com)





Home Builders Association of Central Arizona

August 3, 2023

**Sent via email**

City of Phoenix Planning Commission  
200 W Jefferson St  
Phoenix AZ 85003

**RE: August 3, 2023 Planning Commission Meeting Agenda Items 16 and 17 (ADUs and Parking Minimums)**

Dear Phoenix Planning Commission:

On behalf of the Home Builders Association of Central Arizona (“HBACA”), we write in support of the proposed zoning ordinance text amendments related to Accessory Dwelling Units<sup>1</sup> (“ADUs”) and parking minimums<sup>2</sup> on the August 3 Planning Commission meeting under agenda items 16 and 17. The City of Phoenix and the State of Arizona are facing a housing supply and affordability crisis.<sup>3</sup> The City itself has set a goal of creating or preserving 50,000 homes by 2030.<sup>4</sup> **These two text amendments are a necessary first step in achieving that goal and we respectfully request you vote “yes” on both text amendments.**

Legalizing ADUs are an increasingly popular way to increase housing supply around the country. “Accessory Dwelling Units (ADUs) provide one option for increasing housing supply without noticeably changing neighborhood aesthetics, since ADUs are typically secondary units that discretely share a lot with a primary residence.”<sup>5</sup> While ADUs are helpful in increasing housing supply it is important that these ordinances are drafted in a way that results in ADUs being constructed. “But getting the rules right is important: in many cases, cities adopt excessively strict rules surrounding ADUs, resulting in few units being built.”<sup>6</sup>

As these ordinances have been adopted and implemented around the country there are several key recommendations for making ADUs feasible to build<sup>7</sup>:

- No owner occupier requirement
- No parking requirement for the ADU
- Approve ADUs by-right/ministerially
- Allow attached and detached ADUs
- Allow reasonably sized ADUs

---

<sup>1</sup> Z-TA-5-23-Y

<sup>2</sup> Z-TA-8-23-Y

<sup>3</sup> See e.g., *Why experts say Arizona housing crisis is a ‘growing cancer’* (available at <https://azbigmedia.com/real-estate/why-experts-say-arizona-housing-crisis-is-a-growing-cancer/>).

<sup>4</sup> [Phoenix.gov/housing](https://phoenix.gov/housing)

<sup>5</sup> Vanessa Brown Calder and Jordan Gygi, *The Promising Results of Accessory Dwelling Unit Reform*, Cato at Liberty Blog (June 28, 2023) (available at <https://www.cato.org/blog/results-accessory-dwelling-unit-reform-so-far>).

<sup>6</sup> M. Nolan Gray, *Arbitrary Lines: How Zoning Broke the American City and How to Fix It*, 113 (Island Press 2022).

<sup>7</sup> See *The Promising Results of Accessory Dwelling Unit Reform*.

It appears that the proposed text amendment covers most of these. We are concerned about an owner occupier requirement as this requirement tends to reduce the value add of an ADU to a property's appraisal and makes financing for ADU construction more difficult. We are also concerned that the City's lot coverage regulations will hinder the ability of some homeowners to add an ADU despite the increase in lot coverage proposed in the text amendment. The City's current setback requirements are sufficient to regulate the buildable area on a lot. Therefore, the city should remove any owner occupier requirement and the general lot coverage limitations.

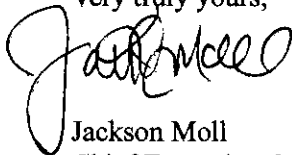
Although it is not within the purview of this text amendment, the HBACA is concerned about the implementation of this ordinance amendment. Our members are experiencing very long plan review, permitting, and approval times in the City. Our concern is that this problem is going to get worse with an influx of new applications to build ADUs. The City should consider how it is going to go about reviewing and approving these applications so as to not elongate an already cumbersome process.

The HBACA also supports the parking minimum reform text amendment. While this amendment will only affect a few of our members, these reforms will help reduce housing costs. Moreover, it is a recognition that the market is better at determining these needs than municipal planners.

As far as off-street parking goes, developers – not planners – have both the right incentives and local knowledge needed to determine how much off-street parking is necessary. After all, if a developer builds too much parking, they waste money, while if they build too little, they may have trouble selling or leasing out the space. Eliminating minimum parking requirements merely gives developers the flexibility needed to adjust the amount of parking to local conditions, perhaps building more in suburban areas and less in more urban areas.<sup>8</sup>

The HBACA and our members are very appreciative of the City's work on increasing the supply of housing. However, there is still much work that needs to be done. We are looking forward to working with the City on future reforms such as addressing the missing middle (duplexes, triplexes), reducing minimum lot sizes, and reforming design review regulations. In addition, we are looking forward to procedural reforms to expedite the plan review, permitting, and approval processes. After all the value of these text amendments is significantly diminished if our members cannot actually get these additional units constructed in a timely fashion.

Very truly yours,



Jackson Moll  
Chief Executive Officer  
Home Builders Association of Central Arizona  
Registered Lobbyist with the City of Phoenix

Cc: Josh Bednarek, Director City of Phoenix Planning and Development

---

<sup>8</sup> *Arbitrary Lines* at 114.

August 3rd, 2023

City of Phoenix Planning Commission,

As community organizations led by and serving Phoenix families and community leaders, we urge the Planning Commission at the City of Phoenix to support text amendments Z-TA-5-23-Y (legalizing casitas) and Z-TA-8-23-Y (right-sizing parking mandates). **These proposals will help make housing more affordable and attainable across our city, increase access to jobs and amenities, and save Phoenicians money when we desperately need it.**

Housing is a basic human need and we believe that any hard-working Phoenician should be able to find safe, stable housing they can afford. We also recognize that our outdated zoning codes present a huge barrier to affordable and attainable housing. **Our city policymakers have an obligation to act, to ensure no hard-working Phoenician is priced out of their community.**

The two proposals before the Planning Commission and City Council would provide modest, but important improvements to affordability and livability in Phoenix. They will create a pathway for our city to stay a place Phoenicians can afford to live, work, and raise families, while maintaining the visual character and livability of our neighborhoods.

## **Legalize casitas to expand affordable housing options**

Vote YES on Z-TA-5-23-Y to legalize casitas, vital to any affordable housing strategy.

### **Casitas are among the most naturally affordable forms of housing.**

- A new market-rate casita **rents for 75% less** than a new single-family home.<sup>1</sup>
- Multiple studies have found the average casita is **affordable at between 60% and 80% of area median income.**

### **Casitas provide opportunity to people of all ages.**

- Casitas **enable seniors to age in place** by providing ongoing rental income without needing to move off their property.<sup>2</sup>
- Casitas **enable multigenerational living on a single parcel**, particularly useful for families who want to live in multigenerational arrangements.<sup>3</sup>

Legalizing casitas is popular. A YouGov poll of Arizona voters in May-June of this year found that **73% of Maricopa County residents support allowing owners of single-family houses to build and rent out casitas on their property, vs. only 18% opposition.**<sup>4</sup>

<sup>1</sup> <https://www.sightline.org/2021/08/01/we-ran-the-rent-numbers-on-portlands-7-newly-legal-home-options/>

<sup>2</sup> <https://www.aarp.org/home-family/your-home/info-2020/accessory-dwelling-unit.html>

<sup>3</sup> <https://accessorydwellings.org/2016/01/22/adu-multigenerational-families/>

<sup>4</sup> [https://drive.google.com/file/d/1BrOgBvXI9v1q7Z\\_fFm-tC7uE5fV9FuTF/view?usp=sharing](https://drive.google.com/file/d/1BrOgBvXI9v1q7Z_fFm-tC7uE5fV9FuTF/view?usp=sharing)



## Right-size parking mandates to bring down housing costs

Vote YES on Z-TA-8-23-Y to align mandatory parking ratios with the needs and budgets of everyday, hardworking Phoenixians.

### Study after study shows parking mandates make housing more expensive.

- Multiple independent, nonpartisan analyses of parking mandates found that on-site parking adds 15% - 17% to the cost of rent.<sup>5 6</sup>
- Another study showed that during peak periods 37% of urban residential parking spaces are unoccupied.<sup>7</sup>

### Relaxing parking mandates enables more homes to be built more quickly.

- Studies of cities that repealed parking mandates in the last ten years found that 60% to 70% of new homes built there would not have been legal under prior mandates.<sup>8</sup>

Right-sizing parking mandates are popular. The May-June YouGov poll of Arizona voters found that **60% of Maricopa County residents support reducing parking mandates, so long as at least one parking space is provided per home, vs. only 22% opposition.**

## Phoenixians support bold action to build more affordable housing

With Phoenix facing a shortage of over 163,000 homes, the working residents of our city are done waiting for action.<sup>9</sup> The May-June YouGov poll of Arizona voters found that **55% of Maricopa County residents believe “building more affordable housing” is important.**

The time to act is now. Phoenix’s working families need you to vote YES on text amendments Z-TA-5-23-Y and Z-TA-8-23-Y.

Signed,

Urban Phoenix Project  
Arizona State Senator Anna Hernandez  
Arizona State Representative Analise Ortiz  
American Institute of Architects  
AIA Phoenix Metro  
A Permanent Voice Foundation

---

<sup>5</sup> [https://www.sightline.org/research\\_item/who-pays-for-parking/](https://www.sightline.org/research_item/who-pays-for-parking/)

<sup>6</sup> <https://www.tandfonline.com/doi/full/10.1080/10511482.2016.1205647>

<sup>7</sup> <https://www.seattletimes.com/seattle-news/data/seattles-car-population-has-finally-peaked/>

<sup>8</sup> <https://www.sightline.org/2023/04/13/parking-reform-legalized-most-of-the-new-homes-in-buffalo-and-seattle/>

<sup>9</sup> <https://www.phoenixnewtimes.com/news/phoenix-draft-homeless-plan-hopes-portal-advocates-community-gallego-11478370>

Carbon Vudu LLC  
Carnation Association of Neighbors  
CHISPA AZ  
Fuerte AZ  
Merge Architectural Group  
Phoenix Spokes People  
RAIL CDC  
SoPho Convening  
Trees Matter  
Unemployed Workers United

## Racelle Escolar

---

**From:** pearce@carbon-vudu.us  
**Sent:** Thursday, August 3, 2023 8:07 AM  
**To:** PDD Planning Commission  
**Subject:** ADU Support and less parking

Yes I support the ADU program and less parking c.

Pearce | 602.430.3451 ©2023 OWNERSHIP OF SERVICE -- All reports, plans, specifications, computer documents, field data, notes and information prepared by **CARBON VUDU LLC** and their consultants shall remain the property thereto. **CARBON VUDU LLC** shall retain all common law, statutory and other reserved rights, including the copyright thereto.

## Racelle Escolar

---

**From:** Dudzik Smith, Katherine <Katherine.DudzikSmith@hdrinc.com>  
**Sent:** Thursday, August 3, 2023 8:58 AM  
**To:** PDD Planning Commission  
**Subject:** Support for Z-TA-5-23-Y and Z-TA-8-23-Y

Hello,

I am writing in support of the Zoning text amendments suggested by the City of Phoenix staff to allow ADUs and reduction of parking minimums. Both of these measures will help with the affordable housing crisis that the Phoenix metro area is experiencing and thus help the homelessness situation. Both of these measures help with creating a stronger community by allowing more diverse development. Please adopt these zoning text amendments.

Thank you,  
Katherine

**Katherine Dudzik Smith**, AIA, NOMA, LEED AP, NCARB  
*Senior Design Architect*

**HDR**  
20 East Thomas Road, Suite 2500  
Phoenix, AZ 85012  
**D** 602.474.7812 **M** 480.239.6291  
Katherine.DudzikSmith@hdrinc.com

hdrinc.com/follow-us [[hdrinc.com](https://www.hdrinc.com)]