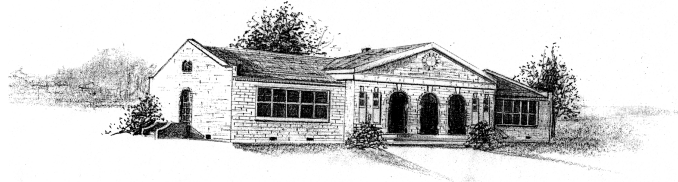


## ATTACHMENT I

# Phoenix Historic Neighborhoods Coalition



HISTORIC FRANKLIN SCHOOL

July 8, 2023

### **Via Email**

[jeffrey.barton@phoeix.gov](mailto:jeffrey.barton@phoeix.gov)  
[racelle.escolar@phoenix.gov](mailto:racelle.escolar@phoenix.gov)  
[john.roanhorse@phoenix.gov](mailto:john.roanhorse@phoenix.gov)  
[nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)  
[council.district.1@phoenix.gov](mailto:council.district.1@phoenix.gov)  
[council.district.2@phoenix.gov](mailto:council.district.2@phoenix.gov)  
[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)

[council.district.4@phoenix.gov](mailto:council.district.4@phoenix.gov)  
[council.district.5@phoenix.gov](mailto:council.district.5@phoenix.gov)  
[council.district.6@phoenix.gov](mailto:council.district.6@phoenix.gov)  
[council.district.7@phoenix.gov](mailto:council.district.7@phoenix.gov)  
[council.district.8@phoenix.gov](mailto:council.district.8@phoenix.gov)  
[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)

### **Re: Text Zoning Ordinance Text Amendment Z-TA-5-23-Y**

City of Phoenix  
Staff, Encanto Planning Committee, Planning Commission, and Council Members

Dear Members,

I am writing to you on behalf of the Phoenix Historic Neighborhoods Coalition. As you know, we are a coalition of people who live throughout the historic neighborhoods within the City of Phoenix. We come together because we value the history of Phoenix and we seek to share our love of our City's historic neighborhoods to preserve not only the buildings but to also help stabilize and build strong communities.

Many historic homes have historic guest houses or historic garages that have been converted to guest houses, so we welcome the impetus of Z-TA-5-23-Y, to create more density and affordable housing in our city and our historic neighborhoods. We hope that we can suggest ways that density can continue to be accommodated so as not to upset the fabric of our vibrant communities.

There are at least three places in the text amendment where the document should be clarified that Historic Preservation review and policies have not been supplanted with something new or made optional. We do not believe that the document intends to sideline Historic Preservation, we would just like to avoid any ambiguity later.

- **Section 507 Tab A II.C 8**

(c) Individual duplexes (as specified above) shall incorporate Design Guidelines Section 8.5. DWELLING UNITS ON LOTS ZONED OR DESIGNATED HP ARE EXEMPT FROM THE PROVISIONS OF SECTION 8.5, SO LONG AS THE PLANS ARE REVIEWED AND APPROVED THROUGH HISTORIC PRESERVATION PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

There should simply be a period after “SECTION 8.5” with the balance of the sentence (highlighted) removed. The paragraph should then have a new sentence that states: “**Any Dwelling Units proposed on a lot with a historic preservation zoning districts or to individually designated historic property must be approved in accordance with Section 811.**”

- **Section 706. (Accessory Uses and Structures)**

**(A)(3)**

(b). A DETACHED ADU, WHEN VISIBLE FROM ADJACENT STREETS, SHALL BE CONSTRUCTED WITH SIMILAR AND/OR COMPLEMENTARY MATERIALS, DESIGN, AND COLOR(S) AS THE PRIMARY DWELLING UNIT, OR AS MAY BE APPROVED BY HISTORIC PRESERVATION FOR HP ZONED OR DESIGNATED PROPERTIES. (P)

There should be a period after “DWELLING UNIT with the balance of the sentence (highlighted) removed. The paragraph should then have a new sentence that states: “**Any ADU proposed on a lot with a historic preservation zoning districts or to individually designated historic property must be approved in accordance with Section 811.**”

- **Section 702.F 1. (Special Parking Standards)**

(b). Spaces in excess of those required for single family and duplex residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50% OF THE AREA OF THE REQUIRED FRONT YARD, EXCEPT THAT A DRIVEWAY SHALL NOT BE REQUIRED TO BE LESS THAN 18' IN WIDTH UNLESS OTHERWISE STIPULATED BY HISTORIC PRESERVATION.

There should be a period after “IN WIDTH” with the balance of the sentence (highlighted) removed. The paragraph should then have a new sentence that states: “**All parking spaces, maneuvering areas and driveways proposed on a lot in historic preservation zoning district or to individually designated historic property must be approved in accordance with Section 811.**”

In addition, there are at least 11 Special Planning Districts in our city. Some of these plans were adopted as far back as 1986. This text amendment appears to broadly apply to these areas without considering the context of each plan and the stake holders impacted. The coalition is concerned that this action may be a violation of the commitment made to these stake holders without an appropriate public process to amend each plan.

Thank you for your attention to this matter.

Sincerely,

/s/ Robert C. Warnicke  
Robert C. Warnicke  
Vice President

## Racelle Escolar

---

**From:** Abby Wilkymacky <abby@mindflowerstudio.com>  
**Sent:** Monday, July 24, 2023 4:07 PM  
**To:** Racelle Escolar  
**Subject:** I support Phoenix ADUs

Dear Racelle,

My name is Abby Wilkymacky and I'm reaching out as a resident of the City of Phoenix to express my support for the Accessory Dwelling Unit (ADU) Zoning Ordinance Text Amendment ([Z-TA-5-23-Y](#)).

The average cost of a home in Arizona has risen 54.2% in the last two years, while the median income has increased just 5% since 2019. Where we live affects every aspect of our lives, from access to workplaces and childcare to healthcare and groceries. Even our life expectancy depends on what ZIP code we live in – there is a gap of more than 24 years in life expectancy from the healthiest Arizona neighborhood to the least healthy.

These amendments will help increase the housing supply and make more neighborhoods in the City of Phoenix attainable for more Phoenix residents. Allowing accessory dwelling units in all neighborhoods will help increase the rentals supply and allow more seniors to stay with families or find smaller units in their current neighborhoods.

**Please forward this message to members of the Planning Commission to convey my support for approving this amendment.**

Kindly,  
Abby



**Abby Wilkymacky**  
Founder, Facilitator  
abby@mindflowerstudio.com  
513-265-0438 (mobile)  
Phoenix, Arizona

[www.MindflowerStudio.com](http://www.MindflowerStudio.com) [[mindflowerstudio.com](http://mindflowerstudio.com)]

**@MindflowerStudio**

## Racelle Escolar

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**From:** Tom Kelly <tkelly20040@yahoo.com>  
**Sent:** Wednesday, July 26, 2023 10:00 AM  
**To:** Racelle Escolar  
**Subject:** Letter of support - Zoning Code Amendment for ADUs to be considered at Aug 3rd Planning Commission Meeting

I am writing in full support of the proposed zoning amendment that would permit the construction of ADUs in single-family zoned lots of sufficient size.

ADUs offer a significant new source of affordable housing without materially impacting the neighborhoods around them.

I am hopeful that we will also see real estate tax incentives for those home owners who commit to ADU rental pricing targeted to low income individuals and families

I am also hopeful that manufactured housing will be broadly permitted. Manufactured housing is an essential supplier of ADUs (including advanced technologies) given the limited capacity in the housing construction industry, and the need for simple and expedited processes of plan review and approval.

I recognize that much more will need to be done to address the severe shortage of affordable housing, but congratulate city staff and elected leadership in making ADUs a significant step forward.

Sincerely,

Tom Kelly  
30 E Saint Anne Ave  
Phoenix 85042

Member:  
Arizona Housing Coalition  
PCA Social & Housing Advancement Committee  
Valley Leadership's Housing & Healthy Neighborhood's Impact Team

Board member:  
FSL  
South Central Collaborative

Early adopter of manufactured small homes (749 S 2nd St)

Sent from my iPad

## Racelle Escolar

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**From:** Amy Schwabenlender <aschwabenlender@gmail.com>  
**Sent:** Tuesday, August 1, 2023 9:54 AM  
**To:** Racelle Escolar  
**Subject:** Support for Phoenix ADUs

Dear Racelle,

My name is Amy Schwabenlender, and I'm reaching out as a resident of the City of Phoenix to express my support for the Accessory Dwelling Unit (ADU) Zoning Ordinance Text Amendment ([Z-TA-5-23-Y](#)).

The average cost of a home in Arizona has risen 54.2% in the last two years, while the median income has increased just 5% since 2019. Where we live affects every aspect of our lives, from access to workplaces and childcare to healthcare and groceries. Even our life expectancy depends on what ZIP code we live in – there is a gap of more than 24 years in life expectancy from the healthiest Arizona neighborhood to the least healthy.

These amendments will help increase the supply of housing and make more neighborhoods in the City of Phoenix attainable for more Phoenix residents. Allowing accessory dwelling units in all neighborhoods will help increase the supply of rentals and allow more seniors to stay with families or find smaller units in their current neighborhoods.

Please forward this message along to members of the Planning Commission to convey my support for the approval of this amendment.

Sincerely,  
Amy

## 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](https://Multi.studio) [multi.studio]

## Racelle Escolar

---

**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
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- 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 c 602.708.4588

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

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



## Racelle Escolar

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**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

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

## Racelle Escolar

---

**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**

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[Mike.Anglin@multi.studio](mailto:Mike.Anglin@multi.studio)

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



P H O E N I X  
C O M M U N I T Y  
A L L I A N C E

August 1, 2023

Phoenix Planning Commission  
200 W. Washington Street  
Phoenix, AZ 85003

Dear Phoenix Planning Commission Members:

The city of Phoenix is currently in a housing crisis. In 2022 over 56,000 new residents arrived in Maricopa County with many relocating to the City of Phoenix. As the population of Phoenix continues to increase, innovative solutions must be employed to ensure that adequate housing stock is available for all who choose to call Phoenix home.

While no single change to current zoning ordinances, building practices, or development patterns will provide immediate relief to the current housing shortage; adoption of Z-TA-5-23-Y which allows for increased construction of Accessory Dwelling Units (ADUs), is a first step in increasing housing supply in areas and neighborhoods where the current densities would permit.

Increasing construction of ADUs offers many benefits to individual families and entire communities. ADUs will help to promote multigenerational living on a single parcel of land. Families will benefit from increased generational connectivity and strengthened family bonds. With greater construction of ADUs senior citizens will be allowed to age in place surrounded by a family support network. Communities in turn will benefit from a stable residential base comprised of invested neighbors with long-standing neighborhood ties.

Phoenix Community Alliance is fully aware of concerns that have been expressed regarding proposed revisions in the text amendment. Language in the text amendment regarding ADUs in designated historic neighborhoods needs further

An affiliate of



**Activate, Advocate & Build the Phoenix We Want!**

Phoenix Community Alliance

1 East Washington Street, Suite 230 • Phoenix, AZ 85004 • (602) 254-7477 • [phoenixcommunityalliance.com](http://phoenixcommunityalliance.com)



P H O E N I X  
C O M M U N I T Y  
A L L I A N C E

clarification. Similarly, language regarding the intersection of ADU construction and home owner associations (HOAs) requires more refinement. While the above outlined concerns are valid, the benefits of greater adaptation of ADUs far outweighs the potential side effects of increased ADU construction.

By way of background Phoenix Community Alliance (PCA) is the 40 year –old business leadership and advocacy organization for greater Downtown Phoenix and has nearly 300 Members ranging from small non-profit community organizations to large corporations, from college students to private professionals to start-up businesses. Our Members work together to create a stronger Downtown for a better Phoenix through advocacy Committees which focus on the priorities outlined in the Downtown Strategic Plan.

PCA strongly urges approval of Z-TA-5-23-Y by the Planning Commission and City Council. Revision of this text amendment is a first step in addressing housing supply challenges in Phoenix. Families and communities will benefit economically and socially by providing for increased access to ADUs throughout the City of Phoenix.

Patrick McDaniel  
Advocacy Director

Diane Haller  
Board Chair



Activate, Advocate & Build the Phoenix We Want!

Phoenix Community Alliance

1 East Washington Street, Suite 230 • Phoenix, AZ 85004 • (602) 254-7477 • [phoenixcommunityalliance.com](http://phoenixcommunityalliance.com)



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1-866-389-5649 | Fax: 602-256-2928 | TTY: 1-877-434-7598  
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[facebook.com/aarparizona](https://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 Phoenixians.

### 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







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

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<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.

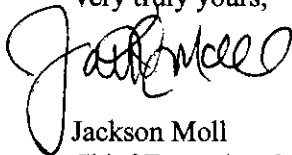
Although it is not within the purview of this text amendment, the HBACA is concerned about the implementation of this ordinance amendment. Our members are experiencing very long plan review, permitting, and approval times in the City. Our concern is that this problem is going to get worse with an influx 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

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

## Racelle Escolar

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**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://hdrinc.com)]

## Racelle Escolar

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**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.

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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 Phoenixians money when we desperately need it.**

Housing is a basic human need and we believe that any hard-working Phoenixian 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 Phoenixian 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 Phoenixians 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

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<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>

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