



## Village Planning Committee Meeting Summary

**Z-51-23-3**

### INFORMATION ONLY

<b>Date of VPC Meeting</b>	October 18, 2023
<b>Request From</b>	R-3
<b>Request To</b>	PUD
<b>Proposed Use</b>	Resilient Living at Sunnyslope PUD to allow multifamily residential
<b>Location</b>	Approximately 275 feet east of the southeast corner of 19th Avenue and Sahuarro Drive

### **VPC DISCUSSION:**

*No speaker cards were received on this item.*

**Mr. Benjamin Graff**, the applicant's representative from Quarles and Brady, introduced the proposal. Resilient Health was founded in 1971 and focuses on helping individuals build resilient lives through a variety of service offerings including housing. Resilient Health has owned the property since 2005 which currently operates to provide services and housing for severely mentally ill individuals. The proposal is the full redevelopment of the site to 40 affordable dwelling units that will seek Low Income Housing Tax Credits, and will be affordable to households with incomes between 40 and 60 percent of the Area Median for no less than 30 years.

**Mr. Graff** then explained the subject property is identified as multifamily on the Phoenix General Plan Land Use Map which is consistent with the proposal. The applicant team conducted their outreach in English and Spanish languages which led to multiple productive connections and revisions to the design. He shared that a Planned Unit Development should create an environment that is superior to that possible through traditional zoning and the proposal does this in several ways. The architecture contains design cues from the neighborhood, the units will be affordable, the supply of vehicle parking is proportionate to the actual use expected from the tenants, and the building setbacks have been increased from the south and east property lines. Mr. Graff then shared that he also met with Committee Member Gore and the conversation led to adding a bicycle storage room and a bicycle fix-it station.

**Committee Member McBride** thanked Mr. Graff for the presentation and the applicant for being so intentional with their outreach and proposal.

**Committee Member Matthews** asked how the project would have been impacted if they were required to comply with the minimum parking standards. **Mr. Graff** indicated that the code requires approximately 1.25 spaces per dwelling unit and the proposal is for approximately 1 space per dwelling unit. He indicated that the actual demand is likely less than 1 space per dwelling unit but that they didn't want to under-park the facility. If required to provide more parking, the amenities and quality would be the first elements to suffer. It is also possible the project would become financially infeasible.

**Committee Member O'Connor** asked if the Low Income Housing Tax Credits (LIHTC) have been awarded and, if not, what would happen if they were not awarded. **Mr. Graff** responded that multifamily would still be permitted on the site but that it is most likely the owner would reapply for LIHTC in the subsequent year. **Committee Member O'Connor** asked how the design team arrived at the proposed height of 48 feet. **Mr. Graff** responded that R-4 Zoning would permit 48 feet in height.

**Committee Member Freeman** expressed support for the project which is affordable housing in a high-quality building.

**Committee Member O'Hara** asked how the change to the rental tax may impact this project and others like it. **Mr. Graff** responded that the change may impact projects with existing development agreements between municipalities and developers where the financial incentive is clearly tied to the presumption of future rental taxes collected. He added that the change to the rental tax explicitly exempts affordable housing projects.

**Committee Member Perez** thanked Mr. Graff and the development team for the presentation. She expressed that the proposal is thoughtful and that she feels heard by the applicant who worked closely with the neighborhood in both English and Spanish languages.

**Committee Member Freeman** asked when they expect the project to return to VPC for a recommendation. Mr. Graff responded that the proposal will return in November.

**STAFF COMMENTS REGARDING VPC DISCUSSION:**

None.