



Village Planning Committee Meeting Summary

Z-170-25-7

*REVISED 03/26/2026

Date of VPC Meeting	March 16, 2026
Request From	C-2 HP MH
Request To	WU Code T3:2 HP MH
Proposal	Single-family residential
Location	Approximately 130 feet east of the northeast corner of 15th Avenue and Polk Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	12-0

VPC DISCUSSION:

**Committee Members Ali Nervis and Edward Vargas joined the meeting during this item bringing quorum to 12 members present (eight needed for quorum).*

One member of the public registered to speak on this item.

STAFF PRESENTATION

Samuel Rogers, staff, provided a presentation regarding the proposal, explained the surrounding context, policy background, existing and proposed zoning, the proposed development, and the staff recommendation.

APPLICANT PRESENTATION

Chris Christensen, with the Neighborhood Services Department, provided a presentation regarding the proposal, explained that the subject site is owned by the City, and described the characteristics of the site. Mr. Christensen stated that the site was one of several City-owned properties identified by the City Council for redevelopment as affordable housing, explained that a Request for Proposals (RFP) was issued for the site, and stated that the RFP was awarded to Habitat for Humanity. Mr. Christensen displayed conceptual elevations, floor plans, and the site plan, explained that the proposal will participate in the Lasting Affordability Program, described the public outreach efforts, and outlined the anticipated project timeline.

QUESTIONS FROM COMMITTEE

Committee Member Dana Johnson asked whether the subject site would be split and sold. **Mr. Christensen** confirmed that the lot will be split and sold.

Committee Member Cyndy Gaughan stated that the second public notification was provide in English and Spanish, asked whether the first public notice was also provided in both English and Spanish, and asked whether the vacant parcel to the west is City-owned. **Mr. Christensen** explained that only the second notice was provided in Spanish, explained that staff advised during the post-application meeting to provide notices in Spanish, explained that the parcel to the west is not City-owned, and stated that the City attempted to purchase parcel to the west but was not successful.

Committee Member Ryan Ban asked the applicant to describe the developer's Lasting Affordability Program and asked whether owners would be required to sell to another affordable household. **Mr. Christensen** explained that the program is similar to a community land trust and explained the program involves a 99-year lease under which the homeowner purchases the structure while Habitat for Humanity retains ownership of the land. Mr. Christensen confirmed that resales must be to another low-income household and explained that Habitat for Humanity will have the right of first refusal to take ownership and resell the home to a qualifying household.

Committee Member Edward Vargas asked about the timeline for occupancy. **Mr. Christensen** explained that Habitat for Humanity typically places buyers in homes relatively quickly, stated that Habitat identifies homebuyers a minimum of 90 days before construction completion, and provided an example from another Habitat project in Sunnyslope.

Committee Member Elaine Becherer stated that the Walkable Urban (WU) Code requires developments to fit the character of the area and asked about compliance. **Mr. Christensen** explained that compliance will be incorporated into the development contract and reinforced by the Certificate of Appropriateness and stated that Habitat for Humanity has already met with Historic Preservation. Committee Member Becherer stated her concern that the presented elevations will not reflect the final constructed product.

Vice Chair Zach Burns asked why the WU Code was selected. **Mr. Christensen** stated that WU zoning was recommended by staff. **Mr. Rogers** explained that the site is in the WU Code applicability area and stated staff generally only supports rezoning requests to the WU Code for sites within the WU Code applicability area.

Chair Darlene Martinez asked about the applicant's comments regarding mixed-income development. **Mr. Christensen** stated that mixed-income development is a broader policy within the Housing Phoenix Plan but clarified that this specific project will serve households at 80 percent AMI or lower.

Committee Member Janey Pearl Starks asked for the current 80 percent AMI income number. **Mr. Christensen** stated that a four-person household cannot exceed \$89,750.

PUBLIC COMMENTS

Richard Hauck stated he rides his bicycle by the subject site almost daily, explained that he would prefer more density at the site, and suggested combining the project with the adjacent parcels. Mr. Hauck stated support for the WU Code, noting planned Bus Rapid Transit (BRT) service, existing bus routes, and the site's location within the Middle Housing Overlay.

APPLICANT RESPONSE

Mr. Christensen explained that the City attempted to purchase the adjacent lot to the west and stated that the City's offer was beat by \$500.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

Committee Member Becherer asked whether it is the City's position that they do not want to wait to acquire the adjacent parcel. **Mr. Christensen** stated that the City is prioritizing the activation of its vacant lots for affordable housing, explained that the City attempted to acquire the parcel two years ago, and stated that he has continued outreach to the current owner but has not been successful.

Committee Member Jordan Greenman commented that the area is in poor condition, stated that duplexes might be more appropriate, and expressed support for adding density in the area. **Mr. Rogers** stated that he believes duplexes would be allowed. **Mr. Christensen** described the history of the RFP process for the site.

Committee Member Gaughan stated that although she generally supports additional density, the proposal includes four units of three or four bedrooms, which could accommodate larger households and therefore increase density through occupancy.

Committee Member Ash Uss echoed Committee Member Gaughan's comments, stated that having lived a street away for many years, this is an excellent proposal for the site, and stated her support for Habitat for Humanity.

MOTION

Committee Member Ash Uss made a motion to recommend approval of Z-170-25-7, per the staff recommendation. **Committee Member Janey Pearl Starks** seconded the motion.

VOTE

12-0; Motion to recommend approval of Z-170-25-7, per the staff recommendation passed, with Committee Members Ban, Becherer, Burton, Gaughan, Greenman, Johnson, Nervis, Pearl Starks, Uss, Vargas, Burns, and Martinez in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.