



Accessory Dwelling Unit Code Amendment

Stakeholder Meeting

March 10, 2021, 10:00am

Virtual Meeting via Teams

Meeting Summary

Agenda

- I. Introductions
- II. Stakeholder Group Process
- III. Debrief Public Meetings
 - a. What We Heard
- IV. Issue/Solution Discussion on Occupancy
 - a. Break-out groups
 - b. Report Back
- V. Meeting Assessment
- VI. Next Meeting Purpose

Participants

Staff and Support:

- William Lennertz, Facilitator
- Koren Manning, PDSO
- Daniel Bursuck, PDSO
- Elisa Hamblin, PDSO
- Alexandra Vondeling, Opticos
- Roger Foreman, Opticos
- Alison Miller, HCD
- Ann Chanecka, HCD
- Ariel Fry, Ward 6 Council Office
- Nathalia Untiveros, Mayor's Office
- Sarah Launius, Ward 3
- Mark Holden, Pima County
- Marcos Ysmael, Pima County Housing
- Ryan Stephenson, Pima County Housing

Stakeholders:

- Hal Bergsma
- Patrice Lange

- Peter Norback
- Joan Hall
- Mari Jensen
- Bonnie Poulos
- Jim Murphy
- Joanne Osuna
- Colby Henley
- Bill Mackey
- Lisa Bowers
- Gigi Aldridge
- Maggie Tellez
- T VanHook
- Valerie Lane
- Diane Lett
- Dante Archangeli
- Jonathan Bean
- Sharayah Jimenez
- Jason Wong
- Corky Poster

Stakeholder Group Process

- Bill Lennertz, Collaborative Design and Innovation LLC, to facilitate stakeholder meetings to keep group on track and make sure the meetings are productive and everyone is heard.
- Bill is a nationally respected designer, city planner and urban designer who builds capacity for collaboration by design and transforms how people work together. He is a founder of the National Charrette Institute and has worked with communities across the country to solve complex problems by harnessing the talents and energies of all interested parties to co-create and support a successful outcome

Debrief Public meetings – Takeaways from the Group

- Owner occupancy requirement – how is this different from redlining? Can lead us to repeating histories of segregation. Who gets to live where? Understand this is not the intent – goal is to keep out students. But who else gets excluded? We can not control who our neighbors are.
- List captures what we heard at meetings. Curious about owner-occupancy. Challenge is that we are trying to manage behavior. Zoning is a clunky tool for this. How do we do this in way with least harmful side effects.
- Owner-occupancy – different thinking. One unit on lot occupied by owner. Guarantee good property management. Issues with absentee landlords.
- Heard residential density is good/residential density is bad. Long standing issue. Some people concerned that increased density would reduce property values.
- Line driven by age
- Classist approach to rental v. ownership. What defines a mini-dorm? Concern that ADUs will be turned into mini-dorms. Need clarification.
- Interesting comment via email. R-2 lots – apply ADU when there is a duplex on site. Clarify that we are focused on all residential zones, not just R-1.
- Agree - opportunity to add more units in R-2 and R-3 especially.
- How do we know who we are reaching?
 - Some online comments indicate neighborhood – staff to share

Revisit Code Amendment Goals

- Increase supply of affordable housing overall, not just rentals
- Further define climate goal – low-carbon, embodied carbon
- Explicitly tie ADUs to reduced sprawl and greater transit usage – climate goals
- Measurable goals are good. Should also discuss increased costs that come with more sustainable materials. Consider this in addition to lower energy use
- Current building code has high standards for energy efficiency and water use. Agree with trying to be economically and environmentally prudent. Building codes already factor many of these goals in.
- Additional goal – promote mixed-income housing

Issue/Solution Discussion

- Break-out groups discussed top issues related to occupancy:
 - Rental Housing
 - Group Dwellings
 - Short-term rentals
- What are some potential solutions?
- Brainstorm pros and cons selected solutions
- See compiled notes from break-out groups

Meeting Assessment

What is going well with our meetings?

- Breakout groups (x 2)
- Focus on just a couple issues – more manageable
- Good mix of perspectives in break-outs
- Focus on one issue – see interconnections and shades of grey
- Space for moderator to write pros and cons

How can we improve our meetings?

- More specifics on regulations
- Longer meetings – in breakouts and overall
- Need a Chat
- Better notetaking and time to process
- Hand raise did not work for all
- Way to introduce people who arrive later
- Materials in advance so people can think about issues

Next Meeting Purpose

- Next meeting will focus on two topics:
 - Affordable Housing goals and issues
 - Parking requirements