

Overview

A series of virtual public meetings were held on May 19, 22, 24, and 25 2021 for members of the public to learn more about how Accessory Dwelling Units can provide additional housing options in Tucson, how they are regulated today, and what changes are being considered in order to make this housing option more accessible. A recording of the meeting, the [presentation](#), and other materials can be found on the [project webpage](#).

Meeting Times and Attendance

Meetings were held virtually over Zoom at the following times. 174 community members attended between the four meetings. See Appendix A for a map of the zip codes that were represented at the public meetings.

- Wednesday, May 19, 1 pm - 2:30pm – *50 participants*
- Saturday, May 22, 10 am - 11:30 am – *34 participants*
- Monday, May 24, 5:30 pm - 7:00 pm – *51 participants*
- Tuesday, May 25, 9:00 am – 10:30 am – *39 participants*

Agenda

1. Welcome and Meeting Overview
2. Background
3. What We've Heard
4. Draft Proposal for ADUs in Tucson
5. Your Feedback – in Small Groups by Topic
4. Quick Poll
5. Close and Next Steps

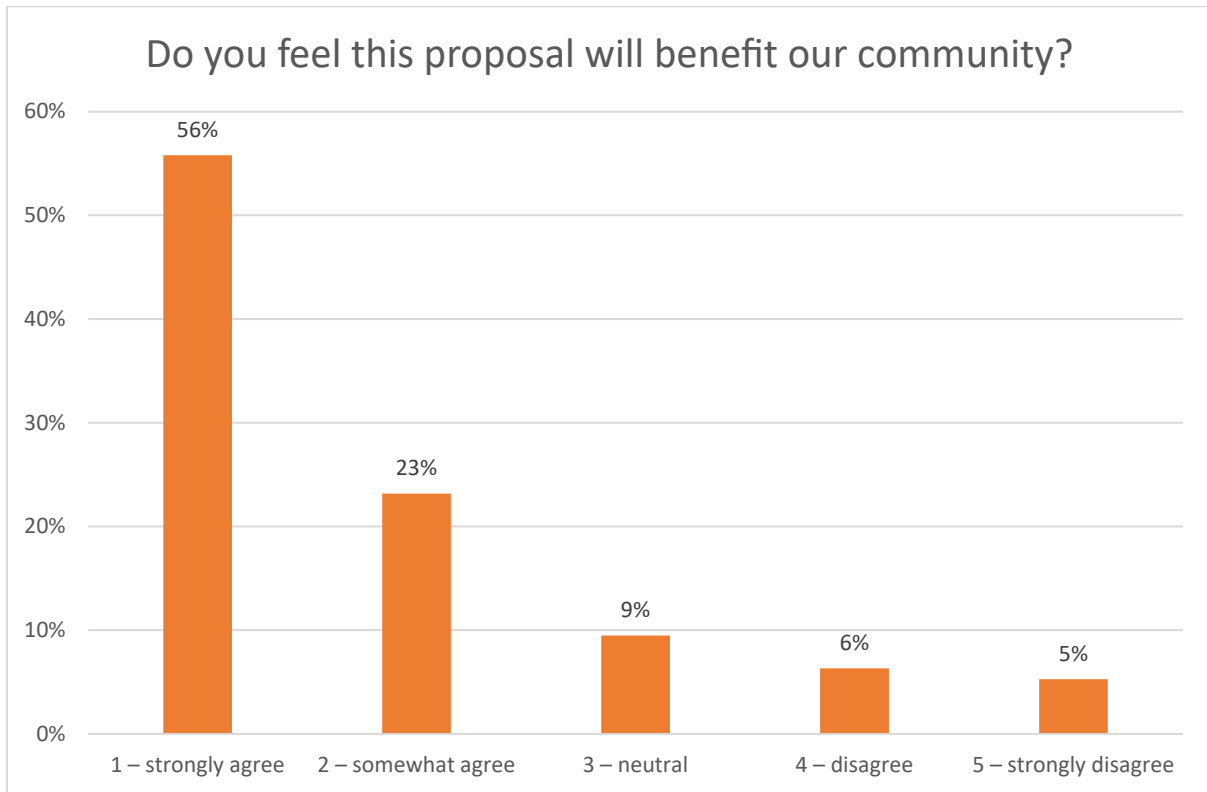
Summary of the draft proposal

The draft proposal for ADUs would do the following:

- Permit ADUs in all zones where residential use is permitted – 1 ADU would be permitted per residential lot
- Maximum size of ADU of 1,000 square feet
- One (1) on-site parking space required per ADU – can be satisfied using on-street parking if available
- Full-kitchen is permitted
- Height, lot coverage, and setback standards of the zone would apply
- Cool roof required

Quick Poll Results

At each of the public meetings, participants were invited to answer the following question in order to gauge the community’s opinion on the proposal, “Do you feel this proposal will benefit our community?” When results were compiled between the four meetings, 79% of respondents either strongly or somewhat agreed with this statement; see results below.



Summary of Small Group Discussions

The May series of virtual public meetings included break-out rooms focused on the following topics:

1. ADU size and site considerations
2. Parking
3. Occupancy
4. Sustainability
5. Cost and Affordability

These topics were selected after assessing the top issues mentioned in the community input gathered from previous February virtual public meetings, an online comment form, and stakeholder meetings. Two small group sessions were held, so that each attendee had a chance to discuss two of these five topics. Each participant could choose which topic to focus on in each session. The following are the summaries of those discussions by topic (see Appendix B for the complete meeting notes):

ADU Size and Site Considerations

- Variable maximum size permitted depending on zone, lot size, size of the primary residence on the site, etc.
- Allow for flexibility
- Reduce or remove minimum lot size requirement
- Design Development Option (DDO) for ADU's reduced setbacks; waive DDO requirement for properties adjacent to an alley
- Opposition against the DDO procedure in HPZ/NPZ
- Existing variable setbacks are too restrictive
- Maximum lot coverage is too high and should instead encourage more open space, landscaping and tree canopy
- Concern on the impact of HPZ/NPZ such as altering neighborhood character and losing tax credit benefits; Would prefer a separate set of standards for these zones
- ADUs in HPZ/NPZ may be cost prohibitive and would like some assistance from the City
- Special Exception procedure for ADUs in R-1
- 2-story in 1-story neighborhood is problematic

Parking

- Concern ADUs will cause overparking neighborhood streets
- Concern on-street parking will attract crime
- Concern about the effects on the neighbors
- Concern short term rentals and student rentals will bring too many cars
- Analysis of the effects of on-street parking
- Support on-street parking because it is using already paved surfaces
- Supports using alleys for parking
- Does not support paving alleys
- Concerned about impacts on Environmental Services and sanitation pickup
- Parking permit enforcement is a challenge
- If parking is required, flexibility is important, waive on-site parking requirement for non-driving residents, proximity to transit
- Limit the number of cars that can park on-street
- Public transportation (including paratransit), sidewalks and bike lanes are important factors in determining the parking requirements; especially when considering aging in place
- Support no on-site parking requirements and more investment in alternative transportation
- Do not require more impervious surfaces - concern about losing green space to parking
- Requiring parking could be cost prohibitive Neighborhoods around the University of Arizona are concerned with overparking

Occupancy

- Concern for speculators/investors/absentee landlords/home flippers
- Require one unit be owner-occupied
- Promote local ownership
- Owner occupancy requirement could restrict development

Accessory Dwelling Units in Tucson – Summary of Public Meetings held May 2021

- Some neighborhoods/areas are concerned about losing homeowners and increasing rentals - concerned too many renters is negative on neighborhood character and quality of life; and believe homeowners are more involved, responsible and stabilizes the neighborhood
- Concerned about mini-dorms, short-term rentals, student housing, and group occupancy
- Always potential for abuse
- Zoning cannot address behavioral issues
- Zoning that regulates occupancy is exclusionary
- Incentivize homeownership, additional support for homeowners, first time homebuyer assistance – waive development fees
- Incentives to build not for short-term rentals
- Owner occupancy requirements supports goals like aging in place, multigenerational households and supplemental income
- Historic neighborhoods are concerned renters will not maintain their property and risk losing historic designation
- Concerned about the ability to enforce; City lacking resources to enforce
- Concerned people will use property for “additional income” rather than for senior or affordable housing
- Concerned about the impacts on neighborhoods near the University of Arizona and mid-city neighborhoods
- Clause requiring initial owner-occupancy for a limited time
- No owner-occupancy requirement - affordability and infill advantages may outweigh owner-occupancy concerns

Sustainability

- Rainwater and grey water harvesting
- Education
- Solar panels, preserve solar access
- Green infrastructure, trees and landscaping,
- Mayor’s Million Trees initiative
- Encourage adding ADU without expanding building footprint
- Restrictions or incentives to preserve mature trees
- Provide incentives
- Create a points system for sustainability measures where more points equals lower cost of permit
- Proposal is actually sustainable because it is promoting infill development
- More efficient use of services, resources, and infrastructure
- Sustainable building materials and wall construction (rammed Earth, straw bale)
- Roof materials, cool roof
- Civano is a good example of sustainability
- Concerned about HOA requirements colliding
- Measures to mitigate water run-off and risk of flooding - pervious v impervious surfaces; low-impact development
- Evaluate the cost trade-offs to the homeowner

Accessory Dwelling Units in Tucson – Summary of Public Meetings held May 2021

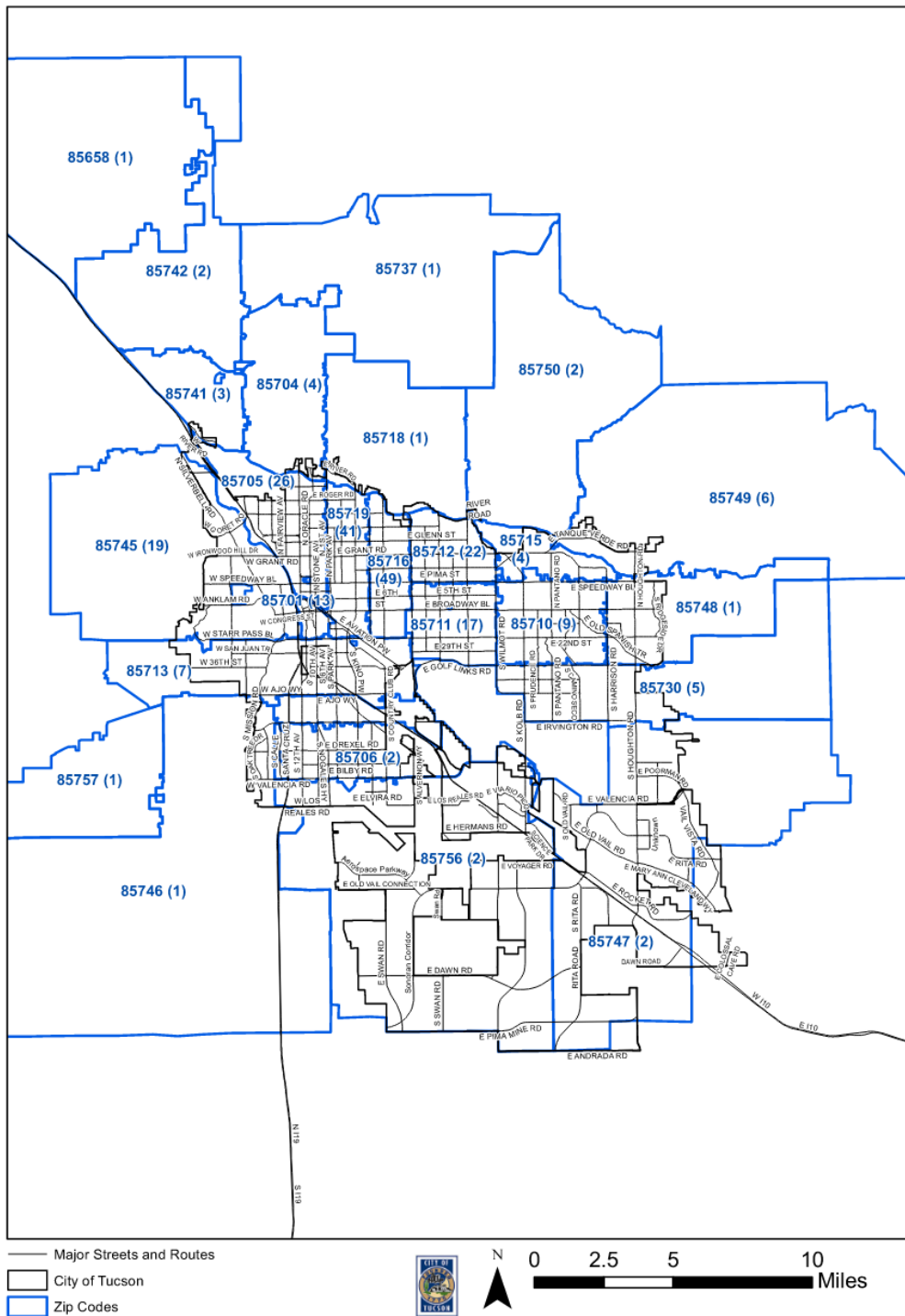
- Financial incentives offered by the City , utility companies (TEP, Tucson Water), nonprofits (Tucson Clean and Beautiful)
- Include sustainability features on the model home plans
- Enforcement

Affordability

- Skeptical this will provide housing to low-income households
- This type of development already occurs in low-income areas
- Supplemental income to stay in their homes and neighborhoods
- Combine incomes in a single lot
- Inherently more affordable if used for families or income production
- A solution to some of economic effects of COVID-19; emergency housing
- Need a stronger emphasis on affordability beyond natural market affordability
- Education and technical assistance; make process as simple as possible
- Preapproved model plan catalogue would help with affordability; especially ones reflecting neighborhood character
- Many examples of ADUs easing burdens and developing connections
- Some people will not be able to afford to build an ADU
- Permit streamlining
- One-stop program
- ADUs increases property value and resale of property with ADU will be more expensive
- Upfront cost might be higher but potential for supplemental income
- Reducing or waiving development fees/impact fees
- Prefabricated or manufactured ADUs
- Allow mobile homes or temporary dwelling units for caretaking situations
- Parking and sustainability requirements might be cost prohibitive
- Amnesty program - assist existing ADUs with code compliance; not overly prescriptive or expensive
- Access to financing – low interest loans; mortgages with consideration for the potential income production as a qualification factor
- Subsidies
- Encourage, promote local contractors/architects/builders
- Helps address raising rents
- Flexibility with design standards and requirements helps with affordability
- Incentives for homeowners
- Concerned some areas/neighborhoods (near the University) will not be affordable unless there is additional assistance

Complete notes from the small group discussions are compiled in Appendix B.

Appendix A. Zip codes of ADU meeting registrants



(Note that this captures everyone who registered for one of the meetings, rather than meeting participants)

Appendix B. Complete notes from ADU May Public Meetings

ADU Size and Site - What upgrades to this aspect of the current proposal would you like to see and why?

- Concern about DDO process for existing structure that falls within setbacks. Need to make considerations for those under amnesty program
- Concern for tax credit for historic neighborhoods that ADUs may impact them. Maybe consider separate guidelines, for considerations for height, etc.
- Better consideration for max coverage no open space. Encourage two stories. Eliminate the variable setback to encourage double story and preserve yard.
- What about existing un-permitted ones that are non-conforming size. Need clarification.
- Great to hear about size. Group Occupancy. What if already 5 bedrooms – can casita be built?
- Suggested incentives for good practices that go beyond code requirements
- Concern about National Historic Districts being affected by ADU development – that anything visible from the street will threaten the neighborhood’s status by causing the property to be de-listed.
- Recommendations to prohibit DDO (or even ADUs in general) in National Historic Districts
- Concern that DDO process will lead to contention among neighbors
- Setbacks are incredibly important – support maintaining these, as well as DDO process
- In specific neighborhoods (e.g. Sam Hughes) require ADU to be in back of house. Important to respect prevailing setbacks of neighboring structures, even if this is behind legally-required setback
- Concern about loss of open space and tree canopy in mid-city. Add incentives/requirements for landscaping/tree planting? Coordinate with 1,000,000 trees initiative
- Support incentives for accessibility
- Two-story accessory structure in 1-story neighborhood is problematic
- Support reducing minimum lot size requirement – even in base zone (no minimum lot size)
- Support removing barriers to ADU development - accommodate reuse of existing structures
- Protections provided by HPZ/NPZ are desired in other in-town locations, but implementing the designation is cost prohibitive. Would like to see City make HPZ/NPZ available to neighborhoods at low cost
- Concern that ADU size may be too large in central city – many existing homes are well under 1,000 sq ft.
- Support for not having any minimum ADU size
- Happy to see limitation by size rather than percentage especially for large home zones
- Thinks that 800 SF or 750 SF to accommodate 2-bedroom unit rather than 1000SF
- R1’s more adversely affected would recommend special exception process with Mayor and Council for lots that under required lot size. Would prefer it to be for all.
- Jefferson Park NPZ has different standards – ADUs would require to follow NPZ over new standards
- Would prefer to a unit size smaller to only accommodate 1 bedroom to avoid group occupancy
- Should be governed by supply and demand and feels that 1000 SF is a good size to accommodate for groups other than singles or couples
- Feels like 1000 SF is a good compromise not too big or too small – could see 800 SF
- For HPZ and NPZ could have a sliding scale for size

Accessory Dwelling Units in Tucson – Summary of Public Meetings held May 2021

- Making a process is too cumbersome
- 1000 SF may be too big - could be smaller compared to other sizes
- Feel that larger lot sizes should be allowed to have the 1000 SF and the smaller lots have a smaller ADU size – having two sizes depending on lot size
- Concern that larger size of 1000 SF invites a different type of inhabitant that is harder to control than smaller size
- Existing variable setback standards too restrictive for ADUs
- Feel that units should be smaller on smaller lots to allow for open space and not overwhelming main unit. Concern about rainwater run-off. Concern about max coverage of 70%
- 1000 SF appropriate on larger property but not on smaller. 800 could work for smaller lots and still allow for two bedrooms.
- Setbacks. Allow for exceptions built in for alleys without the DDO process
- Supportive of different size for different lot sizes. Would support bigger size to accommodate for families for larger lots. More flexibility the better.
- Consider the size of the house and not allow more than 90% of major house. Particularly in historic areas, older neighborhoods and zones where students will be living.
- Support looking at ADUs more contextually as far as size. Feels arbitrary. Size to be reviewed by staff similar to historic neighborhood review. In effort to be compromising
- 1000 can align with 1000 but allow for flexibility – site dependent for size if they want to go through DDO process
- Agreement about flexibility on size requirements. Concern is about unpermitted ADUs and oversight. Need better enforcement than we currently have to not change quality of neighborhood
- With no constraints on size concern about the number of occupants that could be 1000 sf unit
- Remove 5 bedroom rule – it can't be enforced (moved from Parking)
- Some homes are only 800 square feet –1000 square feet (moved from Occupancy)
- Look at setbacks – particularly for smaller lots and when backing up to an alley/wash (moved from Occupancy)
- 1 bed/1 bath for a single person or a couple; ADUs need to be enabled (moved from Occupancy)
- Reductions in setback should require a DDO so neighbors have an opportunity to voice their concerns (moved from Sustainability)
- Promote increased housing density – needs to be affordable (moved from Occupancy)
- Having a cap of 1,000 SF is reasonable

Parking - What upgrades to this aspect of the current proposal would you like to see and why?

- Additional accessory units, street is wide. Single space may have several cars. Street parking and traffic flow. Break-ins, crime magnets, additional cars – more attention. Traffic enforcement load increase. Stop sign running is a problem. If on-street being looked at – environmental effects, oil on roads, surfaces and stopping distances. Impact on neighbors. More cars and density can attract more car break-ins. Solutions: start permitting street parking, controlling the number of vehicles in the area. Airbnb and parties can bring more cars to neighborhoods.
- Strongly support using streets that are already paved. Near University, most parking spaces are not used. Use what we have instead of adding new alleys in neighborhoods. Strongly opposed to having to pave alleys. Utilize dirt alleys and no alley paving, or improvements.

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- Sanitation input? Impact on waste and recycling pickup. No occasion in a DU added more than one car
- One parking space is a good proposal. If ADU is accessed in alley, considerations for increasing alley space?
- Likes idea for no parking requirement. Concern about flexibility of parking spots. Reserve a spot in front of their houses for parking
- Proposal is generous for parking; areas that wouldn't qualify for waivers, if there are non-driving residents can there be a qualification for parking waivers?
- No problem with requirement. Should be some parking required, but not a huge problem. Flexibility is okay but needs some sort of consistency with the zoning laws
- Availability of street parking; concerned with street parking going away with building of new ADUs
- Check on conversion of sleeping quarters to ADU for development 13 years ago regarding parking standards
- Airbnb and student rentals are more common in one neighborhood and overcrowding and parking in alleys and streets
- Barrio Hollywood – Already a lot of cars in the street including buses
- Parking permit would be ideal, for control purposes. Many residents don't enforce care taking of vehicles parked on the street – not sure how it would work to allow a x number of on-street parking
- We have to look at the availability of paratransit (especially for seniors) and transit services within neighborhoods – linked to the parking permit
- Problem is enforcement. Park Tucson is doing more than capable of on-street parking affects trash collection. Support 1 dedicated space/ADU. Not on street, should be onsite.
- Transit/Transportation programs are not the purview of the zoning code, but they are closely related, just like sustainability. There needs to be some flexibility for parking, especially in neighborhoods in central Tucson where there is just not space within the lots. Neighborhoods need to step up and take care of ROW spaces, including alleys.
- Parking impact on streets that are more pedestrian/bicycle friendly. How will ADUs impact walkable neighborhoods. How are we mitigating parking impact on neighborhoods where there are no alleys
- On-street v on-site parking is the main concern, which ADUs will have an impact on parking on the street.
- In National Register Districts we don't have continuous sidewalks, having to walk on the street. If we have to walk on the street with increased on-street parking, it becomes a dangerous situation. It's important to require on-site parking with an ADU. It should not be waived in neighborhoods with no sidewalks, even if you're close to transit or bike boulevard. ADU occupant.
- Broadmoor has plenty of on-street parking – we need to take a close look at specific neighborhoods – don't require more hardscape when it is not necessary.
- People don't like to park in the street because of the amount of crime – realistically is not just two vehicles in a property with ADU – concerned about losing greenspaces
- Most concerned there is not enough housing – especially affordable – support ADUs that don't require parking – let's support more housing instead
- Incentives for waiving parking are great. BRTs should be part of the equation

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- HOA in Oro Valley does not allow residents to park on the street, and there are no sufficient areas to park. How can ADU proposal encourage other communities to allow ADUs in their neighborhoods. City could encourage HOAs to allow residents to build ADUs.
- Accessibility is really critical. Sidewalk area right now does not require improved surfaces. It's a safety issue because insufficient parking. Promote aging in place that considers the safety of those residents, the sooner the better.
- There are a lot of cars on the street in my neighborhoods. Concerned about impact of ADUs
- Would the City consider an ordinance about the number of parked cars on the driveway, including parking on the ROW
- We haven't really committed ourselves to other transportation choices besides the car. We need to promote infill, as we as we should be in neighborhoods where there is plenty of on-street parking, on-street parking should be allowed, together with higher density and more transit/bike investment.
- Area surrounding the University of Arizona there is not enough parking
- There is not enough on-street parking. Adding ADUs will create denser areas with limited parking
- Stronger enforcement in parking in R1
- No parking requirements in residential areas
- Regulate parking through a parking permit program
- Have a more robust parking analysis and policy for high intensity areas
- Garden district neighborhood is crowded and has a lot of on street parking. Create safety issues for residents
- Create more public transportation options
- Enforcement of parking locations
- Supportive of no parking requirements to make ADU more feasible
- Supportive of public transit
- Reduced parking requirements helps with affordability
- Central neighborhoods are best suited to not require parking – they already have transit options
- Create more public education on current parking permits and other options – street are for all people
- Not a parking problem but there is a problem too many cars – rethink the future as a car dependent city
- Allow various options for parking access easements
- Parking – try to keep on site but not add new paving (moved from ADU Size and Site)

Occupancy - What upgrades to this aspect of the current proposal would you like to see and why?

- Would like owner-occupancy requirement – concerned about investors
- Some property owners get historic tax breaks even though unit is rented out
- How can we promote local ownership?
- Owner occupancy is drawback if reduces development
- Is there another mechanism to promote local ownership?
- Always potential for abuse
- Look at specific areas – Blenman Elm is a UA neighborhood – impacted by student housing
- Mini-dorms – homeownership rates are lower – less than 35%

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- Neighborhoods around the University are losing owners
- Negative for neighborhood character and quality of life – devalues properties
- National Register Historic District – designation depends on people maintaining home
- No restriction on occupancy
- Zoning not the right place to regulate occupancy – exclusionary
- How do we differentiate between student housing and multi-generational housing?
- National Register – homeowners have a choice
- If issues are behavioral, zoning is not the mechanism
- Occupancy shifting from owner-occupied often leads to residents that are unrelated and violates Group Dwelling regulations. Reporting this is cumbersome and time consuming. Lacking owner-occupancy requirement will add to this burden
- Waive impact fees for people who are building ADUs and are not building for short term rental
- Bolster budget for PDSO to help reduce the impact and burden to neighbors that currently exist – might this mitigate future enforcement gaps? Enforcement also damages neighborhood dynamics and relationships
- Q: Additional research on impact of ADUs adjacent to Universities and University area/neighborhoods
- Goal of homeowner additional income => owner-occupied
- Goal of housing seniors/seniors to age in place => owner-occupied
- Concern: Without owner-occupancy, neighbors concerned about flippers and developers creating 4-person ADUs
- Enforcement needed on group dwelling violations. Concerned about code and not enforced policies
- Incentives: waived fees for homeowner-occupied, make it more financially viable for residents and owners to build an ADU; specifically incentivize smaller ADUs
- When homeowners see an opening for “additional income”, they don’t think of altruistic reasons like senior living or family members. They think of Airbnb and this may be more for the “size” breakout room, but personally I think 1000 sq ft is much too big. Should be limited to 1 or at most 2 people – size might related to use as senior housing or affordable housing
- How can property owners change HOA regulations? Model language; list of pros and cons to explain ADUs
- Grant funding to help homeowners with the process
- Issues with owners that don’t play by the rules – don’t share accurate information with Pima County Assessor’s Office – neighborhoods hands are tied – no avenues to maintain quality of life – absentee owners – tenants can be disruptive
- Proponent of one units being owner occupied – neighborhood overlays cover areas around university/downtown - property taxes – could there be a discount for owner occupancy? Use that tax revenue to create enforcement arm
- Short term rentals – neighborhood overlay if neighborhood wants to restrict similar to HOAs
- Interested in strong neighborhood association – owners are more interested in community building – skyrocketing housing costs – barrier to homeownership – incentives for first time homebuyers and funding for ADUs
- It’s okay not to have owner-occupancy
- Owner-occupancy controls can be positive for neighborhood care
- No owner-occupancy requirements for other types of residential buildings
- Some potential buyers specifically look for a lot with an accessory unit for the option to rent one of the houses

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- Absent owners don't take care of landscaping but this is hard to manage per State legislation
- Impact fees waived for owner-occupied ADU construction
- 2-year clause tied to the house for owner occupancy for the initiation of the ADU to curb the speculative approach to ADU development
- Our concern about owner occupancy is that we have an entire block (Meyer Street) of Airbnbs in our neighborhood (Barrio Viejo). Definitely agree with Logan's thought on outside developers
- ADU as opportunity for more space for the owner to use
- Neighborhoods near university: mini-dorms, no enforcement for existing codes; preference to stabilize and enhance owner-occupancy over absentee owners
- Yes to owner-occupancy requirements: absentee ownership is a problem (Sam Hughes)
- City should enable contact with the owner if the lot is not owner occupied via a registration requirement
- Is there a way to incentivize owner-occupied units rather than require or not require?
- Enforcement: major issue and shortcoming of proposal as it stands. What is the burden of enforcement on the City?
- No owner-occupancy is an important piece to consider
- Owner occupancy helps keep the neighborhood a neighborhood
- Concern with owner-occupancy restriction because there are a relatively low number of owners who have the capital to build ADUs
- Affordability and infill advantages may outweigh owner-occupancy concerns
- Concern about historic/mid-city neighborhoods becoming all rental – that ADU ordinance favors speculators/investors/absentee landlords/Airbnbs rather than existing residents, extended families, etc. (moved from Size and Site)
- Concerned will be the only owner-occupied home in several blocks, already low would like to encourage more owners (moved from Sustainability)
- Owner-occupied property is important (moved from Affordability)
- How will utilities be handled? Separate meters? Is there an agreement between the owner and the occupant of ADUs to share costs? (moved from Other)
- Shared meters are difficult for ADU renters to apply for discount programs (moved from Other)

Sustainability - What upgrades to this aspect of the current proposal would you like to see and why?

- Civano as example of good lessons in sustainability
- Water harvesting could be added in
- Placement against having to cut down mature trees
- Green infrastructure
- Code changes to be enforced vs education and support
- Building materials and wall construction options
- Roofing material options
- Solar panels
- How can the city provide incentives for more sustainability measures included in building – a points system for each sustainability measure where more points lower cost of permit
- Purpose is actually sustainable because it promote infill
- ADUs that don't expand the footprint of the existing structure should be encouraged in some way

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- How can the historic and traditional buildings
- People respond to things that save them money while looking at the investment
- Wall construction alternatives that could save money
- Money is an important factor and sustainability measures help to reduce the amount
- Education is a really important part of the project
- Cool roof – specific materials specified and may make it too expensive – definition is clear and potential materials are listed out so that it doesn't scare people away
- Energy efficiency – city to work with TEP to develop program to encourage more reduction in electrical consumption – City should explore this opportunity
- Supportive Educational programming
- Cool roof helps, tracking the current energy code
- More invest. Landscape requirements, impervious surfaces, more tree canopy, mayor's million tree canopy proposal code help
- Increases density in urban core, where services already there to support
- Concerned about proposal be promoted as it relates to HOA? What is HOA does not agree to cool roof? How can that be encouraged? Incentive to encourage?
- Concerned about hit sink and more trees and density
- How will the proposal impact the infrastructure that is in place?
- What makes a great neighborhood is work, play, live ideal is quarter of mile which promotes ownership, ADU provide for mixed use
- Also need to look at water usage, require what harvesting for the home along with energy efficient
- Water harvesting should be included, but method not dictated by Code
- Additional trees required
- Would existing roof materials have to be removed? No, there are many options to meet the cool roof requirement. Tile roofs are already 2nd in cool roofs
- Make sure that model ADU includes patio/outdoor spaces, more vegetation, water harvesting, grey water harvesting
- Add systems to promote sustainable methods, provide incentives, e.g. parking requires a tree. Provide incentives to sustainability
- Provide pervious instead of impervious hardscape for patios/walks
- Solar – trying to promote less energy instead of off-setting with solar, City hasn't yet talked to Tucson Water, but will
- What options are there to provide incentives – permit/impact fees are in the Code. Fee rates like water would be easier, maybe gas/electric? Partner with utilities. Allow the ADU to qualify for utility incentives.
- Low impact development to mitigate the runoff
- Flooding concerns, runoff needs to be dealt with especially with especially with permitted 70% lot coverage
- Lack of coordination between zoning and building reviewers so things like cool roofs or additional landscape get installed
- Get with Tucson Clean and Beautiful, Tucson Water harvesting program to help incentivize sustainability
- Incentives for not cutting down mature trees
- Codes not enforced, but incentives may work better to make sure things are complied with

Accessory Dwelling Units in Tucson – Summary of Public Meetings held May 2021

- Trade-offs for incorporating sustainability, water harvesting, greywater, shade/tree canopy, sustainable building materials like rammed earth, straw bale
- Greywater hookups are in the building code, but actually implemented
- Sun rights should be preserved
- Sustainability requirement would need to be tied to building department and that is difficult to do/monitor
- Where do trees go
- Trees require water
- Increase density is a positive thing for the urban environment. Perhaps we can educate people through this process to show how density does not necessarily impact privacy

Affordability - What potential programs and partnerships can help promote affordability of ADUs?

- How do ADU's contribute to housing for those who are poor? This type of housing is common already in low-income neighborhoods. This would allow permitting for these units
- People want additional income to be able to stay in homes and neighborhoods
- Families want to stay together and this can allow combinations of income
- Inherent affordability of ADUs:
 - 600 SF multigenerational family opportunity
 - Affordable housing options for family friends, those with emergency needs on a temporary basis
- ADUs provide places for people who lost income/jobs due to COVID
- Develop model plans to promote affordability. Develop program with Southern Arizona Home Builders, for example. Develop a one-stop program for those who are interested.
- What is price to build? \$185-\$200/SF
- People who can afford to build ADUs will be the ones that actually build
- Promote stories of benefits from ADUs that ease burdens and develop connections among people. Case studies of families in Tucson.
- Is there potential for permit streamlining?
- If ADUs drive up property costs, doesn't that make buying a home more unaffordable? Upfront cost may be higher, but potential for added income can offset housing cost burden
- Is it possible to change the rate structure to allow for lower impact fees, possibly scaled depending on size of ADU?
- Pre-approved plans, model plans are good idea and would be helpful if design process was intentional to fit into neighborhoods so style is consistent and there is compatibility
- City could potentially partner with other organization such as the AIA. Select designs that mesh with neighborhoods.
- Would there be a larger benefit to the community to completely waive impact fees that the benefit to the city for collecting those fees?
- Standard plans – would help homeowners
- Would create a community standard
- ADU can provide income to a family who wants to stay in a neighborhood – alternate option to selling
- Any proposal should have protocol for permitting existing ADUs
- Decrease permitting fees

Accessory Dwelling Units in Tucson – Summary of Public Meetings held May 2021

- Amnesty program to permit existing ADUs
- Expedited permitting
- Model plans – off the shelf – aesthetic considerations
- Income generating for homeowners
- Concern that this is a drop in the bucket in terms of affordable housing – this cannot be our only approach as a community – need other strategies
- Stronger emphasis on affordability beyond natural market affordability - more ways to make these less expensive to construct in order to rent for affordable rates
- Make the process simple, not overly complex, easy to navigate
- Low interest loan programs
- Subsidies
- Model designs available at low cost or no cost, preapproved
- Programs to make construction affordable
- Partnerships
- Bringing up the code for non-permitted and existing ADUs, not overly complex or prescriptive
- Incentives for first time homeownership
- Supportive of affordability but concerned about the neighborhoods around the University; if you let the market determine price around the University, these will not be naturally affordable
- Parking requirements could be a barrier to ensuring affordability
- Flexibility
- Trade programs for training workforce could help with the design of the model plans
- Be as flexible as possible with dimensional and development standards to encourage affordability
- The sustainability requirements could be cost prohibitive to ensuring construction is affordable – also need to consider the aesthetics and area character
- Manufactured homes/pre-fabricated homes need to be permitted, not necessarily on a permanent foundation
- Allowing for mobile homes, or temporary ADU for caregiver when there is no other options
- Impact fees – using existing infrastructure – what's the impact?
- Time and process – bake more certainty into the process, make the process as simple as possible – enables more people to take advantage
- Space for family members – help raise grandchildren, live closer to family
- Emergency housing, asylum seekers, many people have benefited
- How would unpermitted ADUs be brought up to code – what are costs?
- Tucson Water rebates
- How would historic tax breaks be applied to the new construction?
- Costs of permits? Cost to build?
- How can we encourage ADUs as
- Concerned about income thresholds – federal poverty guidelines – establish our own guidelines – look at income needed for living wage
- Access to financing; subsidize rates; provide access for people who have a hard time accessing finance
- Bulk purchase of equipment and materials - I.e. mini-split units
- Pre-fab ADUs – cut down cost
- Consultation – how to use equity in finance an ADU

Accessory Dwelling Units in Tucson – Summary of Public Meetings held May 2021

- Recently passed stimulus act – money for communities that pass zoning changes – how can we get this funding?
- Skyrocketing home prices – increase 20% - can only address this concern if these units get built
- Homeowners are not professional developers – not familiar with codes – how do we make it easy for people with less experience – minimal headache
- Team at the City to look at impediments for regular person to build – what are highest cost items? Are they important in the code? What makes these costly?
- Could we use incentives to steer business to local firms and contractors? Reinvest in our community
- How would this affect homeowners? Could increase property values – would it make homeownership more expensive?
- Very supportive of concept. Less restriction the less expensive and more likely to occur (moved from ADU Size and Site)
- Would like to have direction from City on pre-approved plans (would include those on the market already and specifically designed for Tucson) and building type products that meet current requirements and would be recommended (moved from ADU Size and Site)
- Promote increased housing density – needs to be affordable (moved from Occupancy)
- ADUs increase property values (moved from Occupancy)
- ADUs are good concept, not affordable housing; one bedroom up to \$1,100; studios at \$800
- ADU increases property values – concern about making homeownership less affordable if cannot count income from ADU when qualifying mortgage
- Good proposal to address raising rents
- How do you make an ADU affordable, particularly for the construction? Will each owner need to be their own construction manager/builder?

Other Issues Mentioned

- Density is also mixed use. How will ADUs impact mixed use and underused vacant structures
- ADUs can also provide for spaces to work from home
- Important to remember that code change, so modifications can be pursued in the future
- Would like to see underutilized spaces for increased density. All solutions approach.
- In support of mid-range option that allows for kitchen
- Would like groups in HOAs on council recuse themselves
- Alleyways – full of trash, including furniture items. Alleyways need to be cleared with easy access
- More housing is a priority
- Concern: what happens when administering code requirements to existing structures?
- Is there a waiver for converting existing sleeping quarters if there is a step to enter?
- How much would the ADU increase the property taxes?
- Great idea, challenge for homeownership now. What to understand the code and requirements
- Why aren't the ADUs being required to be at the rear of the lot behind an existing house? Specifically in historic districts
- Accessibility in older neighborhoods is problematic
- Concerned about noise. Houses not insulated well. There are no barriers to stop the noise. People built in sheds in neighborhood and people are living in them and there is no barrier