

Overview

A series of virtual public meetings were held on February 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 and other materials can be found on the [project webpage](#).

Meetings Times and Attendance:

Meetings were held virtually over Zoom at the following times. Nearly 200 community members participated.

- Wednesday, February 24, 10am – *approximately 65 participants*
- Wednesday, February 24, 5:30pm – *approximately 45 participants*
- Thursday, February 25, 1pm – *approximately 80 participants*

Agenda:

1. Welcome and Meeting Overview
2. Background
3. Share-out from Stakeholder group
4. Feedback and Discussion in Small Groups
5. Report-back from Small Group Discussions

Feedback from Small Group Discussions:

How do you think Accessory Dwelling Units could benefit your neighborhood and/or family?

- Meeting affordable housing needs
- Supporting seniors who wish to age in place
- Options for multi-generational housing and family support
- Income and financial stability – for homeowners and the broader community
- Neighborhood stability and diversity of housing types

- Infill development that reduces sprawl and supports climate solutions
- Regulation and improvement of existing units

What are some concerns you have?

- Impact of rental housing
- Student housing/mini-dorms
- Short-term rentals
- Parking and traffic
- Privacy and neighborhood safety
- Property values and taxes
- Speculation
- Affordability
- Cost to develop an ADU
- Specifics of proposed regulations
- Enforcement and monitoring
- Sustainability and heat island effect
- Historic standards and neighborhood character

What are some ways those concerns could be addressed?

- Appropriate regulations with respect to ADU size, lot size, setbacks, etc.
- Financial assistance to ensure affordability
- Model plans and expedited permitting
- Occupancy requirements
- Parking requirements/utility meters
- Enforcement
- Neighborhood-based regulations/review
- Sustainability incentives

Complete notes from the small group discussions are compiled on the following pages.

How do you think Accessory Dwelling Units could benefit your neighborhood and/or family?

HOUSING NEEDS

- Help people who work nearby, younger people going into workforce with housing affordability
- ADUs progressive response to changing needs. Flexibility, esp. for work from home
- Adaptability – affordability and access to walkability and other transportation
- Affordable housing, types of housing integrated
- Affordable housing – increasing options for different people
- Interesting and cool option for students around campus – better prices possibly
- Increase affordability for many residents of community
- More affordable housing available, bring opportunity directly to people (not corporations), specifically for homeowners
- Housing affordability – due to pandemic, a lot of buyers out of the city driving rent and housing costs up
- Housing affordability
- As a realtor and social worker housing is unaffordable. This can address it. Help with funding for those who cannot afford to build units. Leads to affordable rentals and good for homeowner.
- Housing options allows Tucson to stay affordable
- Affordable housing for artists
- Homeless folks that cannot afford housing
- Affordable housing.
- Rents are so high in Tucson, so there is a need, but needs to be regulated.
- Development draws a certain income level – smaller units in the neighborhood could allow for affordable options in established and more expensive neighborhoods
- Affordability
- Affordability
- Provides less expensive housing in more costly neighborhoods
- Options for lost cost home ownership
- Shortage of properties and specifically 1 bedrooms (dramatic increase in demand for this type of housing) especially with Section 8 voucher holders
- Need more housing
- There's demand for ADUs from every corner of the market, our community has the opportunity to direct the type of development we want; promote density
- Difficulty for the younger crowd to afford housing

SENIOR HOUSING/AGING IN PLACE

- Safety for people living alone
- Accessibility for ADA
- ADUs create options to age in place or stay in neighborhood - response to concern that residents will be “forced out”
- Allows more options – benefit in own right –Decreases burden of care being provided by state to low-income seniors who can live closer to their family to provide that care and support
- Family Help Mother In-Law
- Senior resident (in law suite) benefit
- Family members living close by as opposed to nursing home
- Mother-in-law / family that lives close by – assisted living
- Financial stability as we age
- Size of unit more manageable as we age
- Aging in place. Extended family advantage.
- Helping family members age in place, ability to provide long-term care needs for older family members
- Housing for seniors
- Option for in-laws to move in
- For a family member that wants to age in place
- Family needs
- Can see benefits for elderly parents, investment opportunity to have more income; share family with less fortunate who can only rent.
- Aging in Place
- Elderly kept out of nursing homes
- Aging generations
- Medicaid burden – \$15k per month in some cases
- Baby boomer generation
- Allows family and friends to help provide assistance to elders on the property; provides level of independence
- The elderly will greatly benefit. It is especially feasible with large lots around the city. Generally positive.
- If done correctly it is beneficial, especially to the elderly.
- Seniors may need for care givers
- Ability to help an older person

MULTI-GENERATIONAL HOUSING AND FAMILY SUPPORT

- Help multigenerational families stay together, extra living space, financially assist each other

- Multigenerational housing, younger generations less interested in single-family model, need for communal/shared areas.
- Less crowded living space for multi-generational families
- Multi-generational living, legalize existing ADU's, extra income, family support
- Additional space for family members, income, broaden opportunity for more people
- Family member in close quarters, potential for affordable housing, create income, sustainable development option
- Home ownership is becoming more difficult – multi-generational housing could be a solution for this.
- Allows for expansion of families
- Some neighborhoods have small houses – could provide an affordable option for multi-generational housing / guest housing
- In favor of ADUs - having ability to bring family members closer
- South side of town doesn't have density issues/multi-generational
- Help families especially extended families
- Personal experience with ADU, helped with multigenerational living, density in center part of city, more use of city infrastructure, resources and services
- Keep consistency in the neighborhood; family staying in the same area; neighborhood engagement and commitment
- Kids returning home
- Extended family needs
- Companionship, someone to look after you
- Caregiving, multigenerational housing option
- Caregiving
- Boomerang children
- Extended families
- Grandparents close to families
- Folks moving back home
- Beneficial to families while having privacy and space.
- ADUs are beneficial for multigenerational families and affordable, helps families financially, but need to be considerate of the character of the neighborhood, supportive for elderly population who are looking for downsizing; younger generation does not have the finances to afford current housing stock
- Family benefits
- Multi-generation housing options
- Options for family members
- Lives in mixed neighborhood, would like to have space for family. Benefit communities of modest means and disenfranchised.
- Both ends of the generation spectrum
- Lots of benefits, good for families, good way to limit gentrification and benefit from extra income, good for quarantine during this time.
- Hispanic families live close and this provides freedom and flexibility.
- Beneficial to parents, families, and children.

INCOME/FINANCIAL STABILITY

- Financial stability, could live in smaller unit if older – age in place, affordable housing
- Flexibility for people in different financial circumstances, use asset of residential property to produce better quality of life
- Income for new homeowners, especially first-time homebuyers
- Passive income opportunity
- Could potentially be an income stream for family or individual so they could stay in home and offset mortgage
- Density, does provide income for homeowners
- As a landlord – great opportunity to attract students who support the neighborhoods
- Income generation.
- Supplemental income
- Potential income sources
- Having another structure, without cramping too much in a smaller lot, having the proper lot size, ADUs can be very valuable. Migration from other places to Tucson taking place and increasing property values, and can't go into rental places that are \$5,000 /month.
- Allows for potential to generate income
- Income for owners – affordable rentals
- Option for family members to live nearby, supplemental income, more density within neighborhoods
- Needs to be accessible to more people than just those that can afford it upfront. There is a benefit for stakeholders and homeowners to reach financial goals.
- Older people that need additional income
- Additional/supplemental income
- Provides extra source of income, helps people stay in the neighborhood
- Regarding sales, sellers can benefit and have extra units to live.
- Would help increase funding for repairs – city funding from taxes for infrastructure, such as streets
- Benefit to local economy
- Increased property value, and improved financial resiliency of the city
- Higher Density will eventually benefit us – providing less strain on infrastructure.
- Adding density – economic benefit for local businesses
- More density, more walkable, more business and better customer base.

NEIGHBORHOOD STABILITY AND DIVERSITY

- Help build prosperity in more neighborhoods where lot divisions have happened
- Keeping more people in the neighborhood
- Allows for neighborhoods to adjust to differing community needs.
- Access to neighborhoods they normally couldn't afford.
- Allow for a variety of different housing price points, and different uses. Seniors, in-laws, younger adults. Diversity and stability in a neighborhood

- UofA and Banner staff live in the neighborhood and like to walk to work. Student housing could be readapted for senior living. Can do very creative things.
- Allows neighborhood to flex with the needs of residents, stay in place and convert to changing needs
- Soft density – easy way to add density into existing neighborhoods – doesn't overwhelm the neighborhood
- Create more dynamic, varied neighborhoods. Take away necessity for more student housing, help preserve character of the neighborhood
- Flexibility in how we use our properties
- ADUs can be “soft density” as it fills in neighborhoods without much impact. Neighborhood infill is positive while creating more income for families. Increases neighborhood stability.
- Perfect opportunity for students, help bridge communities

INFILL/CLIMATE

- Increasing residential density in City – better use of existing infrastructure, infill for better future
- Higher Density will eventually benefit us – providing less strain on infrastructure.
- Density supports multi-modal transportation / walkability
- Decrease urban sprawl
- Solution to sprawl, better regulation
- Better / more efficient use of existing areas
- Environmentally speaking, we want to keep people close to the core of the city. Decrease urban sprawl
- More areas you can live –closer to work
- Density is good for Tucson. Limiting sprawl and using current infrastructure. Makes it easier to live in the city.
- ADUs make sense in neighborhoods that have destinations within a walking distance.
- Good idea regarding infrastructure. Infill and limiting urban sprawl. Beneficial to neighborhoods
- Preserving the planet – Climate change
- Climate emergency
- Solution for sustainability
- Less land being graded and developed
- More density, could encourage walking/biking to work, the store, etc;
- Increased density on larger lots
- Many areas with huge lots - why not put a second unit if the demand is there
- Large back yards put to use
- Using previously graded land as opposed to grading the desert
- The environmental and sustainability impact will be significant. Reduces sprawl, increases water efficiency, and would be an overall positive step.
- Addresses climate emergency and smarter land uses

REGULATION OF EXISTING UNITS/STRUCTURES

- Good to have it regulated as people are already doing it.
- Historically prevalent and relevant
- Unpermitted ADUs will be permitted
- Bring un-permitted ADUs up to code, regulation, safety
- People are already building ADU's and it's time to permit
- Safety and better living standards by permitting and inspecting
- Contentious topic near u of a (unpermitted) and this process would make those ADUs regulated

OTHER

- Social benefits to community or families
- ADUs are important to community
- More rural areas with more space would benefit from ability to add more units.
- Could see the benefit for families more than anyone else – Unsure about the benefit to neighborhoods
- Could lead to activated alleys
- Volunteering – CWAC
- Good implications
- Allow for people at property for those who are only living here part-time
- Opportunity for community member to have access to development
- R2 neighborhoods already seeing similar development
- More room
- Adhere to tastefulness of neighborhoods
- San Fran and other communities using for years
- Supply demand solution
- Great need
- Lived in an attached ADU
- Great benefit
- Mixed neighborhood of rentals
- Have two neighbors with family members
- Family members on short term basis
- University area student rentals vacant after large housing towers constructed then sold to younger populations and become owner occupied
- As a contractor lots of clients have wanted to do something like this but have not been eligible. Very beneficial with the right guidelines. Believes around 75% of the people he works with would benefit.
- ADUs can benefit some neighborhoods, some families. Great idea to explore. Get ideas from different parts of town.

What are some concerns you have?

RENTAL HOUSING

- Adding more rentals in neighborhoods, City has done poor job with zoning and setting density, more rentals mean more owner flight that contributes to neighborhood decline, 2nd dwellings are converted poorly, people abusing current zoning, permits not obtained, City doesn't enforce current codes on ADU's that exist, poor code enforcement means neighbors are reporting on each other, City needs more \$ to inspections for code enforcement, consistent enforcement across all areas, parking issues, crime, privacy of people in neighborhood, short-term rentals
- Owner-occupied? Will more be built by developers?
- Rental environment in a neighborhood
- How are we going to control that we don't have renters in the house and renters in the Granny flat? Who is going to regulate this effectively? – hasn't seen Tucson do this well at any level
- Not only the structure needs to be designed right, but the occupants need to be addressed, with neighbors approval.
- Require owner/occupancy?
- Fayetteville codes require owner occupied ADUs
- Renter v owner occupied
- Adding more renters
- Owner-occupied v renter-occupied in the main dwelling unit
- Transient renters
- Don't know the neighbors / Take away from sense of neighborhood.
- 4th or 5th vacation homes to owners that don't live in town
- owner occupancy policy would be a huge barrier for the implementation of ADU
- Our neighborhood already has lots of things cramped in the backyard, close to the UofA, decreased sense of community. Only three homes occupied by permanent residents. You only get to know some neighbors.
- Owner occupied

GROUP DWELLINGS AND MINI DORMS

- Impact to group dwelling provisions, especially close the university, don't encourage party houses, noise issues
- Concern about "mini-dorms" – hard to see difference on paper between mini-dorm and multigenerational home. (Addressed in NPZ and group dwelling ord)
- Concern about mini-dorms – need to differentiate – very different from Mini-Dorms.
- University student and group dwelling impacts
- Mini-dorms
- Avoid 'Goodman' designs in Feldman neighborhood

- No mini-dorms
- Neighborhoods in and around the University have been victimized by predatory developers building mini dorms
- Student renters/behavior issues
- Behavior of occupants

SHORT TERM RENTALS

- Short term rentals – Airbnb
- The possibility of them being turned into AirBnBs and what that would mean – can they not be a possibility. How can you police what happens with these units?
- State Issues with AirBnB restrictions
- Will the city take a stance or input for those using units as short-term rentals. Will they be limited or regulated.
- STR – everyone is a stranger
- Ability to use an ADU other than a residence
- AirBnBs – concern about transience , nuisance
- Air B&Bs should be kept out through regulation
- Existing neighborhoods have gone from long-term rentals, to short-term rentals and Air B&Bs
- AirBnB, short-term rental and influences in rent price - price gauging
- Vacation rentals are concerning.
- Vacation rentals - want to see fewer and increased regulation around that. Will that increase instability? Intent is affordability not about making money.
- Concerns about STRs in neighborhoods
- Air BNB
- AirBnB and short-term rentals
- STR and renters
- STR commitment to neighborhood standards
- Short Term Rental (STR) overlap
- Don't want to eliminate STR
- Vacation rentals and increase in traffic.
- There could be concerns about vacation rentals, but there are ways to get it under control.
- We can't have Air B&Bs in neighborhoods impacting quality of life, even short-term rentals.

PARKING AND TRAFFIC

- Parking
- Parking problems

- Parking (yards, non-conforming spaces)
- More density – streets are horrible in West University and this would impact that-
- Parking
- Traffic issues and conditions of streets and sidewalk ADA compliance in certain neighborhoods – will this change and effect the existing infrastructure
- Policies on alley upkeep and maintenance, City does not maintain, may be needed with ADU use
- Parking in the street and parking on the lot in an appropriate space
- Parking is a concern. There will be pushback from neighbors. Take a look at parking standards. If this goes forward, provide guidance and public information. HOA need to look at covenants and consider
- Infill is good, but how much can our aging infrastructure support some of our central homes?
- More than regulations, standards could be applied to regulate parking, alleys being used for parking and pedestrians, vs. trash collection..
- Dangerous pedestrian environment as parking spills into the street
- In an HOA – concerns are density, parking, traffic and crime
- Parking – what if additional households have additional cars. Who enforces?
- Increased noise, increased light pollution , increased traffic.
- Parking – depends on what neighborhood you may be in – in many neighborhoods parking is already limited
 - How do we allow for flexibility in parking
- Parking in front yard doesn't improve neighborhood, adding ADUs will make that worse
- Parking
- Parking
- Multiple layers of parking detract from neighborhood
- 1 car garages that have been converted to living space causing 3 or 4 cars in yard
- Increased traffic
- Parking and traffic
- Parking concerns – blocking alley
- Parking issues
- Parking
- Impacted by Grant road improvements
- Taken away parking in some areas
- Does not want uncomfortably dense neighborhoods with noise and parking concerns. Believes in property rights, and home-owners need to be protected.
- Parking / Cars are already out of control

PRIVACY

- Access from alleys where allowed, create privacy for all residents
- Privacy if proper regulations are not put into place – don't want it regulated to death. 2-story structure next to neighbors' yard
- Overcrowding in certain neighborhoods – privacy and parking
- ADUs need to have private entrances. Front doors are facing backyards of properties
- Proximity to lot lines - privacy concerns
- Privacy
- Neighbors may not want ADUs, may have concerns having neighbors so close
- Number of people
- Increased density

SAFETY

- Neighborhood safety
- Crime issues may be addressed through more “eyes on the street”
- Safety in neighborhoods.
- Safety requirements

PROPERTY VALUES AND TAXES

- Property values and property taxes impact to owners, how does the City plan to enforce codes, not adequate currently, concerns with code enforcement could increase with addition of ADU's, concerned may not benefit quality of life in neighborhood, clearly define how concerns can be addressed
- Increased property assessment and taxes
- Effect on City tax base
- How does this affect property tax? Will changes in taxes mean more people taking advantage of the system.
- Concern about flipping properties – are we artificially inflating property values.
- Depending on the neighborhood, size of lots, walls between properties, no setbacks, would have a huge impact on the values of the neighborhoods.
- Taxation for rentals

SPECULATION

- Flipping homes
- Gentrification
- Some people may use it as money making venture – what will they be using it for?

- Families and homeowners, not investors, keep local
- Outside investors, gentrification
- Outside investors and developers
- Post-ADU selling to out-of-state property owner
- concerns about predatory development, outside developers
- Wealthy developers maximizing investment pricing out residents
- Displacement of residents for high end development
- Gentrification
- Out of state landlords
- Surrounded by absentee landlords

AFFORDABILITY

- Mechanism for new affordable housing units are reserved for people who need the assistance, planning, relationship between ADU's and new affordable units
- Concerned about promotion of affordable housing. People will be looking to make money, city needs to invest in affordable housing, and this may not be the most appropriate way to address it.
- It could be concerning that people will use ADUs for only financial gain. There should be standards defining ADUs and regulating them. Putting a covenant on the property to ensure affordability, though regulating that could be difficult.
- Affordability for homeowners who would like to build ADU, like to see subsidy or tax incentive to help homeowners with affordability, large developers shouldn't convert to unaffordable units
- Housing market affordability – potential property value increases
- Needs to be about affordable housing – make sure we are addressing this. Not just for a money-making opportunity.
- Needs to remain true to the intent of the Council – affordable solutions in our communities – increase home ownership.
- Funding to ensure affordability
- What is considered affordable?
- Still a "wealthy persons game"; not a complete solution for affordability
- Remain within the realm of affordable housing and the code will protect that part of it
- Keep thing affordable
- Keeping this from turning into high end rentals
- Clear income threshold for who benefits and how.
- Large rent amounts
- We have more affordable units that people who need them
- Affordable housing

COST TO DEVELOP

- Many people would like to do this but is cost prohibitive
- Cost of building
- Constructability and the perception – costs are a concern – how do we make it affordable
- Cost of building ADUs/additional housing, construction prices increasing. Barrier to success of ordinance
- Inordinate cost burden of building
- Cost of permitting
- Impact fees and permitting fees
- Cost of construction could be a concern for some.
- Fees are a barrier in other communities
- Design costs
- Funding
- Impact fees - different impact fee rates for ADUs? Lesser rate or waivers?

SPECIFICS OF PROPOSED REGULATIONS

- How do we find the balance so that we don't overregulate, but it meets the community needs.
- Overly strict code requirements that could prevent residents from taking advantage of the ADU amendment
- How easy is it to understand and keep track of regulations? Reading zoning codes is difficult, and zoning codes supplements need to be accessible to stakeholders.
- Size and Number of people living in the units – ADU should be smaller than main house and not to exploit
- What is the impact on potentially unpermitted ADU's that have been constructed?
- Differences between lots already allowed 2nd unit vs. ADU – clarify
- What happens when need for family member units no longer exist? Clarification around uses, configuration allowed
- Location (not in front of house)
- Concern about it being too tightly regulated that smaller lots can't take advantage
- Application process won't necessarily work, because people do move. Buildings need to be placed appropriately to reduce impacts. Should not be the same criteria for everybody. Don't create bias.
- We have to abide by fair housing. It can get sticky as we move forward. A percentage of lot size that is already occupied by a home, and what portion left can be built to allow the shape we're looking for, taking onto consideration all conditions. We have to treat everyone the same, or we don't do it.
- How to covert a bedroom to a ADU through permits
- The size of the ADU; abolishing R-1 zoning – if this is the case, the City needs to be more direct
- DDO process
- Too much regulation making it too restrictive

- Regulation is a huge concern, especially near UA
- The number of ADUs permitted on one lot; too much density
- How will the city go about permitting all the kitchens of existing sleeping quarters that were not allowed to build ADUs?
- Fire codes and building regulations
- 250-400 sf range
- Kitchens are a major requirement
- Units without formal kitchens are being rented out – getting around formal requirements
- Concerned with the number of units per lot. How will the city handle utilities and emergency services?
- Jefferson park is close to 80% rentals; make sure the city maintains building requirements, focus on public safety and education
- Construction issues to meet existing code
- Standards
- Construction types
 - Modular
 - Factory built
- Zoning issues
- Specific to a single type of zoning?
- Size of unit and coverage

ENFORCEMENT AND MONITORING

- Tucson builds and passes a lot of things but never provides money to check on those things to make sure it's done correctly
- Monitoring – will city office be set up to monitor compliance with owner-occupancy requirements?
- Implementation details
- PSDS is underfunded
- Concern about wildcat ADUs. How will they fit in? Be grandfathered in?
- Enforcement/compliance
- Concern about rogue builders
- Biggest concern: We don't do a good job regulating code and zoning. Reasonable approach with code enforcement. Can't address issues unless I sue. That's costly and not a route that want to proceed with. What do we have that we can convert? We need to take a phased approach. ADUs application process have to have a rationale. Start with family members, see how that works. Neighbor approval should be required in the final design.
- Be careful about how these are implemented
- May be people to take advantage of program and do outside of code.
- Register pre-existing ADUs and new

- Monitoring – how will the city ensure that this is working for everyone
- List of approved contractors (grant funded)
 - Different trades
 - Quality, cost, and workmanship
- Code Enforcement does the heavy lifting
- How will City monitor this
- Compliance
- Complaint driven

HEAT ISLAND EFFECT/SUSTAINABILITY

- Concern about impervious surface – heat island effect
- Maybe we add in green standards to the ADUs
- Loss of green space
- Heat island, fire, drainage, and utilities. Work with the right people and plans to limit impact. Take a better look at drainage and utilities. Permeability could be a concern with more infill.
- Heat increase, less space for trees, already overextended our reach as a community, concerns about the future of water, already have problems with UA dorms, housing, etc.
- Loss of green space
- Lack of room for parks
- Maintain non-developed area
- Lack of green infrastructure
- Reduced shaded area/cool community
- Make sure to maintain greenspace

HISTORIC PRESERVATION

- Historic Neighborhood Concerns for maintaining the historic value and credit
- Issues have been addressed regarding historic in preservation
- Historic preservation and UDC, need to address relationship between these codes and requirements, various boards etc.
- Percentage restriction is limiting for some of the historic neighborhoods
- Historic preservation – ensure ADUs fit character of the neighborhood
- Concerns about historic structures and neighborhoods and their eligibility.

- Lives in Historic district and there are already ADUs all over the neighborhood using them as dorms. Particularly near the university. AIR BnB. Granny flats are fine but are not being used in the neighborhood.

DESIGN AND CHARACTER

- Concern about aesthetics and how they look
- Retaining neighborhood character
- Change of character in the neighborhood
- Preservation zoning should remain in place
- Maintain character

OTHER

- Struggling to see how ADUs actually help without impacts to our neighborhoods.
- Zoning regs are formed by rhetoric by stereotypes – development is bad, students are noisy, and rental is not okay.
- Historically underinvested neighborhoods should be considered, may not have land of other locations
- Respect for HOAs/covenants, which may not allow ADUs in certain neighborhoods
- Unintended consequences
- Garages filled with stuff instead of cars
- Group home issues/mismanagement
- Stigma
- Not all neighborhood associations are represented in stakeholder groups - specifically around UofA
- Too early on to determine benefit and concerns so far in LA
- Foothills out of conversation – City only
- Small areas where ADUs have been snuck into neighborhood
- Community focused
- Equity
- Reduce exploitation
- Lack of connection to community
- Tucson hipster place to be then residents should benefit

What are some ways those concerns could be addressed?

APPROPRIATE REGULATIONS

- Are there going to be size requirements? Landlords creating small houses that may not be livable could be an issue.
- What regulations the City might impose—size, location, etc.?
- Difference between behavior of people and what zoning rules can cover
 - Zoning and lot coverage – zoning
 - Loud parties – other
- Privacy, setbacks, are important.
- A percentage restriction is prohibitive.
- Not limited to R1 zoning - expand to R2 zoning
- Multiple ADUs per lot
- Need to find a way to regulate
- Proper regulation that still allows the Tucson community to benefit from ADUs
- ADUs are better on larger lots

AFFORDABILITY/FINANCIAL INCENTIVES/TECHNICAL ASSISTANCE

- City facilitation to support financial assistance
- City should fund each neighborhood with 1K a year with a welcome wagon.
- Grant funded – competent
- Get more affordable housing through HUD and experts in HUD regulations
- Find more creative funding or tax incentives. If providing affordable housing, there should be a benefit.
- Lending difficulties – City promoted programs
- Down payment grant
- Subsidy grants
- Possible lending solutions to help
- Startup grants
- Funding and grants for home owners
- Make sure low income families benefit
- 4% and 9% incentives
- Vacant lots owned by the City could be used for ADU, affordable housing developments

- Funding oriented
- Temporary exemption on additional property tax, expiration after N years or sale of property
- Education, training and financing to ensure equity; workshops
 - City-backed financing; low-interest
- Education
- Education about the process
- Lower tax
- Perhaps restrict wealthy developers?
- Preserve existing housing
- Incentivize
 - Home owners
 - Developers

MODEL PLANS/PERMITTING PROCESS

- Getting through process of actual building.
- Program manager
- Design templates could help with the aesthetics concerns of the ADUs.
- Model plans
- City can be aggressive to provide individuals with assistance to develop appropriate site plans.
- Waive building permit fees for certain types of ADUs
- For affordability – have template designs that are preapproved by the city.
- Separate group in PSD just to deal with ADU issues
- ADU templates to save on architect fees and predatory developers.
- Helpful if City developed streamlined process for ADUs
- Certified contractors
- Lower cost plans
- Reduce the friction involved in constructing ADUs, in money and time– better for adoption
- Allow for flexibility in assessment of ADU plans
- Certification program
- City review process to make more affordable
- Maybe the city could address more constructability items they could add in the code. Prefab options for walls, and other building features.
- Research what other communities have done such as reduced cost and model plans

OCCUPANCY

- Often types of loans help with owner-occupancy, but hard for city to monitor. Tax credit for national districts by owner occupancy – county send outs letters
- Owner occupancy limitations could be conflicting. Owners may want to live in the smaller unit. This could be remedied by simply requiring the owner to live on-site regardless of which unit.
- Existing owner-occupied transfer to another existing owner-occupied; need some auditing to ensure compliance with existing ADU guidelines
- Period of time that an existing ADU that follows all the regulations they are given permits without repercussions
- Doesn't support owner occupancy policy; waive costs for long-term rentals
- Limit the ADU to owner-occupied primary units, property owner must be occupying the primary dwelling unit
- Allow the community to control the assets and the properties, adopt a home-owner occupancy policy
- Owner occupied of main living space
- 75% owner occupied neighborhood is a good thing/more buy-in
- Responsibility and pride of ownership

SHORT TERM RENTALS

- STR need to have owner occupied primary building
- Vacation Rentals: Research what are other communities doing around vacation rentals
- Getting ahead of STRs

UTILITY METERS

- All units on one meter to force cooperation between 2 units
- Sub-metering homes - preferred for enforcement and increasing independence
- Concerned about separate meters and splitting of lots
- Work with utilities to help make the utility connections more affordable

PARKING

- Parking – goal is to increase density and infill – at some scale – requiring parking could have a negative impact on some of the goals of the ADUs
- Incentives for public transit
- Parking on site
- Setting size restrictions and enforcing access and parking. On-site parking could help limit street over-parking.
- Parking space
- Opening wall in back to allow a car but there's still 8 cars in front

ENFORCEMENT

- Increasing code enforcement funding and staffing
- How its regulated – devils in the details
- More communication and community participation to evaluate if it is working
- What are the goals and checking back in
- More laws and ordinance to enforce the limitations of ADUs
- Need monitoring and enforcement
- Oversight and enforcement
- Concerns about oversight. Since the city is complaint driven with code violations, concerns about staff having the capacity to process and enforce rules.
- Enforcement?
- Incentivize following the process legally
- Monitoring and enforcement

DESIGN/NEIGHBORHOOD REVIEW

- ADUs have language (explicit) specifically that preservation zones take priority (HPZ, NPZ, historic landmark designation, Rio Nuevo)
- NPZ's have regulations as well that could be added to this ordinance
- Like the FLD regulations
- Zoning review with neighbors ability to weigh –in before building
- Review process for historic neighborhoods to ensure ADUs maintain character
- Plans review by neighborhood assoc. boards or city
- HOA and neighborhood oversight
- DDO process does provide good neighborhood notice
- ADUs in historic should blend into environment
- Look at other cities, how they navigated loss of character
- Keep a neighborhood feel
- Maintain the feel that owners bought into
- Privacy mitigation – wall, art piece – built into regulation

NEIGHBORHOOD-BASED REGULATIONS

- It should be up to each neighborhood if they want ADUs or not
- Overlay zone instead of by-right?

- Instead of code amendment, use an overlay instead.
- Perhaps restrictions around the university.
- Would like to explore if a neighborhood would like to implement ADUs as a pilot.
- Project pilots with rules and regs that don't go into effect immediately
- Need a way to allow ADUs where they will be beneficial for the city and in areas where they will have special concerns, we can have special solutions

SUSTAINABILITY

- Should be incentives and regulations for solar and water harvesting.
- Subsidies for green building, energy conservation, helpful in climate change
- Sustainable design
- Green space
- Minimum size of open space

OTHER

- Does it really help?
- Flexibility
- No easy answer
- Everyone working together to address the concerns
- More community involvement
- NIMBY and YIMBY collaboration
- Grandfathering those who already have ADUs