

Accessory Dwelling Unit (ADU) 1 Year Review Stakeholder Meeting Summary

Tuesday, January 31, 2023 | 10:00am – 11:00am | Virtual via Zoom

This document summarizes public input from a meeting to gather stakeholder feedback on the first year of an ADU ordinance in Tucson.

Planning and Development Services staff gave a presentation on the background of the ADU ordinance, the guidance behind the 1-year review, and examples of the permit applications submitted in the first year. An online survey is available for additional feedback and preliminary responses were also shared. Questions and clarifications were discussed. Approximately 20 participants attended the meeting. The presentation and additional background can be accessed on the project webpage: <https://www.tucsonaz.gov/pdsd/accessory-dwelling-units-code-amendment>

Summary

Primary issues mentioned are listed first. More detailed input is listed below.

- More analysis encouraged around sleeping quarters, second units and ADUs. From a less technical perspective, they are the same kind of housing option, but have significant differences in permitting processes and costs.
- Costs and impact fees were recognized as a significant barrier. There was interest in reductions for certain qualifications or commitments to affordable rentals.
- Model plans were highlighted as a resource to save time and money in building ADUs.
- Other resource suggestions included a directory of relevant services or organizations.

Detailed Input

Public comments have been grouped by similar topic. Responses are in *italics*

Costs

Sleeping quarters still pay impact fee, just significantly less than ADU?

There are no impact fees for sleeping quarters, as they are not an additional dwelling. intended to be an expansion of space for one household. however, we cannot regulate whether these get rented out

Folks shying away from the ADU ordinance impact fees pushes them back into the sleeping quarters size restrictions, so an ideal potential course would be to absorb the best of sleeping quarters and ADU ordinance into one less restrictive, more affordable option.

Impact fees are a really big concern, especially as they relate to projects that you would really want to run into the amnesty program .

For instance, the timber frame design showed earlier, it has a micro budget (around 30,000) and the impact fees if it had been permitted as an ADU would have accounted for 17% of the overall budget.

Maybe a program could be developed on the city side, where in waving those impact [fees] could be really, really impactful.

I believe at least from the Mayor's/Mayor's Office perspective: we want this ordinance to work, so any changes, including discussion of impact fees, should be part of the conversation – at least at this point!

About lot sizes in Blenman Elm and Sam Hughes -- the lot sizes are larger than in Feldman (where I used to live), but many are less than 10,000 sq. feet -- so to build an ADU requires the ordinance. For example, my own lot is under 8000 sq. feet. At the same time, a friend of mine in Sam Hughes was very much interested in building an ADU to house a disabled child and that person's caretaker. Her lot is about 9500 sq feet. She'd been waiting to see how the ordinance went -- and then started right away very early in 2022 to start the process. She wanted to build an 800 sq. ft. ADU. Her project got caught up in people in PDSD not quite understanding the new rules, the early requirement to have separate metering, a separate address, and more problems. Those expenses plus impact fees meant that she (she's a retiree on a fixed income) had to downsize her plan to being just sleeping quarters. Her situation is exactly what the ADU ordinance was supposed to help -- and it didn't. COST was too much for her.

Also, as a proponent of affordable housing, can we talk about possible incentives to house voucher holders?

I'm wondering if we can tie this impact fee discussion, or incentive or affordability discussion to bring in some of our voucher tenants. We know that there's not enough units for our voucher holding tenants in the city. What if you got your impact fees waved or reduced. What if there was some other incentive for people who were willing to house vouchers?

Policy Changes and Additional Analysis

I would be really interested to see in the future how many detached sleeping quarters are getting built compared to ADUs

I think the ADU ordinance passage got lots of people fired up to build an ADU and then the majority of them turned to sleeping quarters ultimately. So yes, having the number of sleeping quarters permitted last year would be really interesting.

So, one thing I always push for is making processes as simple as possible, because the harder the permits get the more people just circumvent it in other ways.

The challenge in our neighborhood is, people don't apply because the lots are small, and so it makes it more confusing when they start talking about building, because it's 10% of the property size, and then every house has to be individually tailored, which is more expensive going through an architect to get a 10% lot size ADU.

I would rather see just a blanket size as the bottom maximum threshold. Personally, just because then you could build a more modular system that could be applied which would make it cheaper for everybody.

Additional Program or Policy Ideas

The max maximum bedroom count for a lot, and how that affects parking. If there's room to add that to a handout or something like that.

In an affordable housing effort, we are going to start soliciting designers or architects to put together some models that would be affordable to build.

I just wanted to reinforce the model Plan library, love that. And also, maybe another resource list, either connecting people to architects that are interested in designing a to use builders that are interested in building a to use. And also, maybe again, we could put a connection to the voucher tenant, somehow, with resources. Even if there's no incentive involved, maybe just the connection would be helpful.

Benefits and Positive Outcomes

We get a lot of customers asking about ADUs. We're in the county. We have guest houses that would suggest that you are getting the word out about 80 users, which is a good thing. So people know what they are, and there's interest in them.

Really happy to be in a city working on good housing policy. Thank you so much for being willing to shift and adjust the code as you learn. Thank you for trying to address the issues with the city. Excited to see what we are able to do as we calm the fears of some people who were opposed to ADUs in the beginning.

The changes early on were huge wins!! :D

I just wanted to compliment that handout. I thought that was really well done. I very much appreciated it. when I was able to get that to people it really helped. I just wanted to compliment any educational outreach things that people are doing in the YouTube Channel is great, and I'm happy to learn about that.

Regulations

Is the County following the same guidelines as the City?

Is there a minimum distance required between the main house and an ADU?

4' from the primary house per building code

Are carriage house ADUs legal?

If someone has a detached garage, they could potentially convert that to an ADU.

What specifically what is a cool roof and can a gable roof be a cool roof? I assume a cool roof is a flat roof with a cool or white coating.

You would basically need to be developed with a high albedo level (white roof), or would have to meet the requirements of the ICC Green Construction Code. There are a lot of different materials that would meet that, but the idea was to also provide a cheaper option (white roof)

Typical urban lot side, which is like around 7,000. the majority of the type of lot that Tucson has which are perfectly primed in this case, and what the majority of cases there's nothing built in the back. It's just dirt. It has alleyway access. It's just perfectly set up for a second unit.