



Public Input Summary

Accessory Dwelling Units
October 16-30, 2023

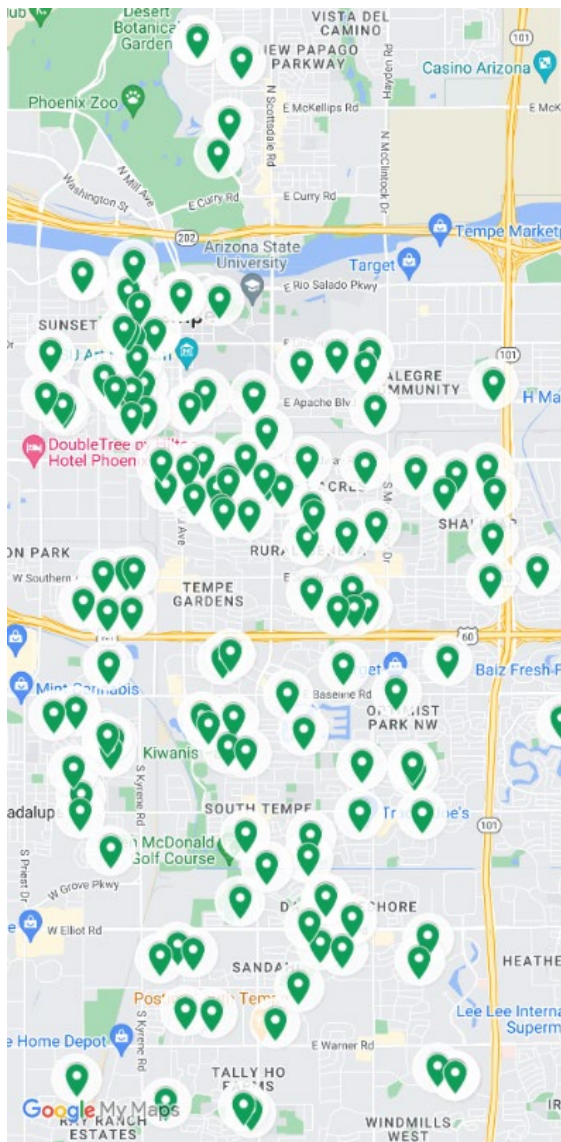
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I. OVERVIEW

An ADU is an independent, rentable dwelling unit located on the same lot as an existing, standalone single-family home. Accessory Dwelling Units (ADUs) come in many forms and can be attached or detached from the main residence as well as converted from existing portions of the home. In 2019, the City of Tempe passed an ordinance to simplify the process for adding ADUs to Multi-Family Residential zoned properties.

The City is now considering updates to the ADU section of the Zoning and Development Code to expand eligibility to Single-Family Residential zoned properties. The planning process for this topic includes this first phase of input to assess initial public interest. Pinned locations reflect survey participants who chose to share an address:



Total survey responses: 201

II. OUTREACH

Several methods were used to provide information to the public regarding the project, meetings and opportunities for input.

1. Direct mail postcards sent to residents, businesses and property owners in Tempe.
2. Email notification to neighborhood and homeowners' association contacts inviting them to share with their neighborhoods.
3. Email notification to those subscribed to city news.
4. Two public meetings with an in-person meeting on Monday, October 16 at 6 p.m. and a virtual option on Tuesday, October 17 at noon. A total of 43 attended the virtual meeting and 57 attended the meeting at the Tempe Public Library.
5. The topic was posted online from October 16-30 on Tempe Forum and a notice was sent to all users.
6. Project website made available.
7. Social Media and eblast:

FACEBOOK

10/14/23 –852 reach, 139 engagements

NEXTDOR

10/12/2023 –909 impressions, 6 comments

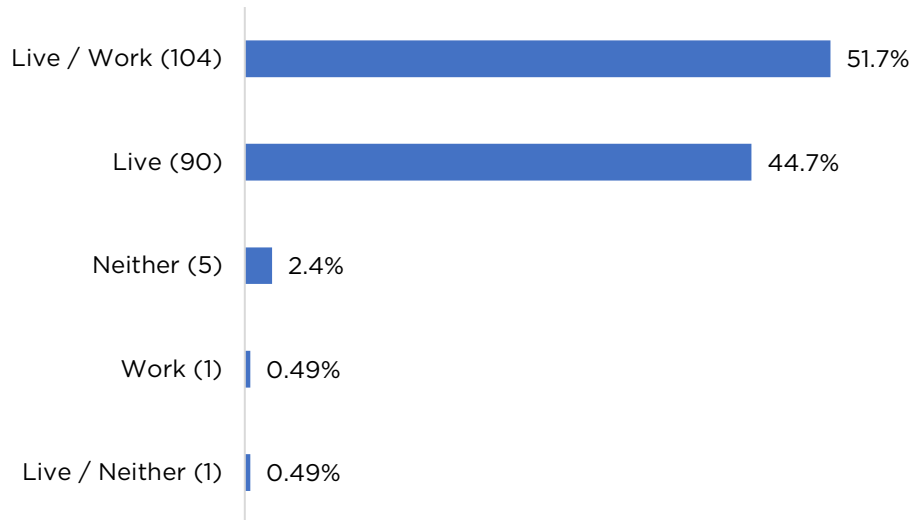
EBLAST

10/12/2023 -2,237 sent, 1,483 opens

10/15/2023 8,697 sent, 3,355 opens

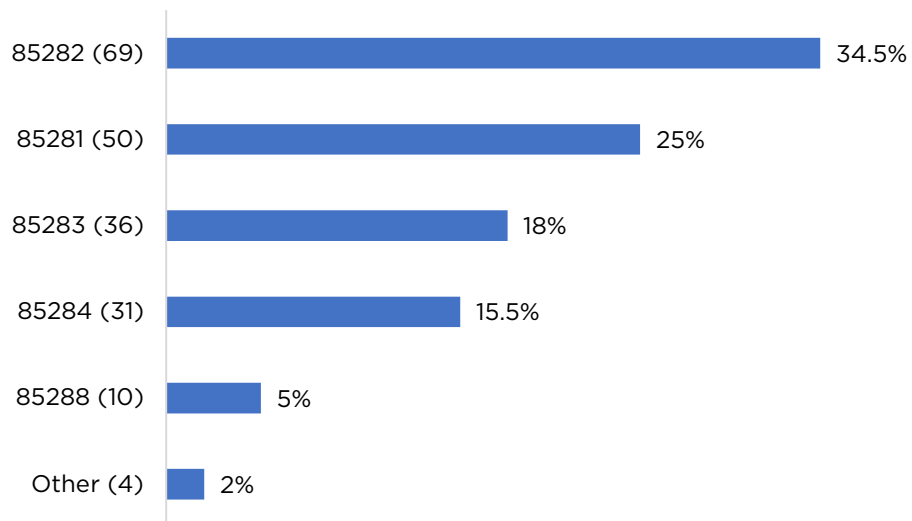
III. SURVEY RESPONSES

1. Do you live or work in Tempe? Select all that apply.



Responses: 201

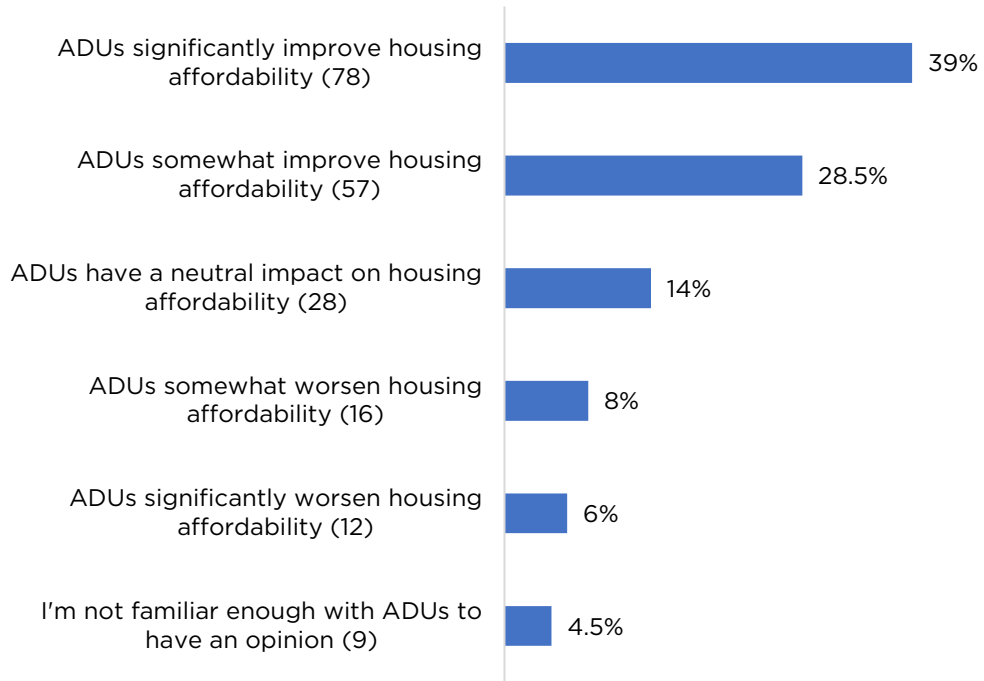
2. What is your residential zip code?



Other:
85003
85202
85034
85745

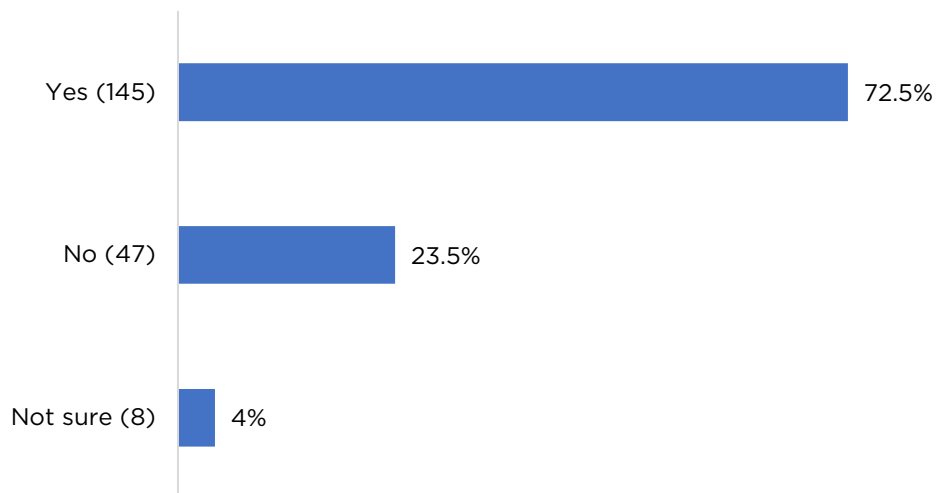
Responses: 200

3. How do you perceive the impact of ADUs on housing affordability?



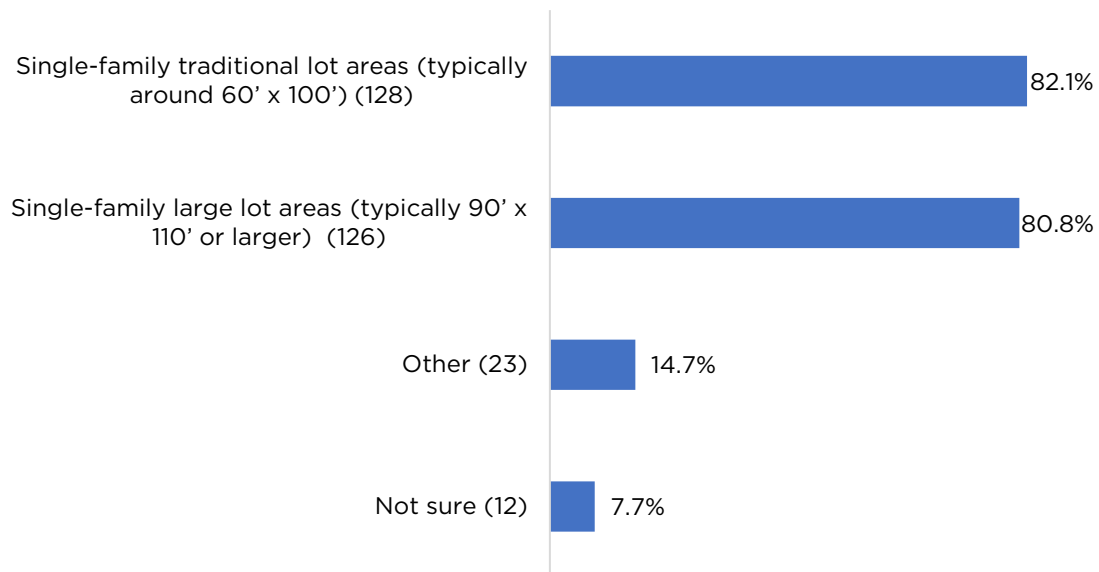
Responses: 200

4. Would you like the city to consider expanding where ADUs are allowed?



Responses: 200

5. If yes, where would you like to see them? Select all that apply.



Other:

1. All lots should allow ADU's and Mixed Use.
2. All residential zoned SFH and MF should have option for ADU
3. All single family zones
4. Any residential lot regardless of size should be eligible, as long as their proposed structure still fits residential building code size requirements
5. Any residential single family zone or multifamily zone. Current rule is way too restrictive
6. Any size lot. Allow homeowners and HOAs to decide.
7. Anywhere a property owner thinks it would make sense
8. Consider authorizing them on properties zoned for commercial with the same understanding that residents have to abide by noise or other pre
9. I'm open to them being anywhere
10. If you own the plot of land, you should be able to do anything on it that follows safe construction guidelines and permitting.
11. Pretty much anywhere as long as they're built to code. I'd even like to see setback requirements relaxed relaxed for them
12. Smaller Lots under 6000 Sq Ft

13. There should be no lot size requirements on ADUs
14. All lots
15. All single family lots
16. Any size lot, do not limit by lot size, as this would only increase the level of inequality.
17. Anywhere an ADU is able to fit
18. Either
19. Everywhere
20. Historic areas where lots are at risk for tear
21. Lots near and around ASU and near the rail lines
22. Only on properties large enough where no existing setback changes would be allowed. I am not in favor of changing setback codes.
23. We should allow ADUs but there's so much opportunity for abuse that we should proceed cautiously.

If no, please share why.

1. ADU inclusion creates a negative impact on the quality of life in single family neighborhoods with traffic and parking congestion.
2. ADUs as defined become available for rent to 3rd persons. This increase in density will strain parking areas in residential neighborhoods. Possibly creating safety issues with small children. This is very similar to homes which have been converted (kitchens and living areas converted to bedrooms) for purposes of maximizing occupancy and used as short term rentals. The City already acknowledges public safety issues related to these converted residences in single family neighborhoods. While at first glance this may seem like a path towards lowering the cost of housing in Tempe, changes to allow ADUs for rent in single family home neighborhoods will have the opposite effect. Expect the following instead: eligible properties will be converted to rentals, an ADU will be constructed per the maximum capacity allowed, the additional rental income will increase property value as an investment and push affordability beyond the reach of the average citizen.
3. ADUs will clutter Tempe and limit our resources. Keep Tempe beautiful and do not allow this clutter
4. Allowing ADUs increases population density, increases traffic in neighborhoods, causes parking issues and all the other issues with having

renters in our neighborhoods. Tempe citizens move into residential neighborhoods and don't want them turning into rental properties. Renters tend to not care for their properties or the long-term livability of a neighborhood.

5. Areas are too crowded as they are.....More people, more cars, more noise, more parties.....NO thank you.
6. Congestion in Tempe is bad. Traffic is bad. Increasing the density of areas not originally built for that purpose has been done enough in Tempe. The cost of renting an ADU does not mean it will be affordable. The owner of the property can charge whatever they can get.
7. Creates increased density, increased traffic, becomes multi-family dwelling with less accountability for upkeep, devalues the existing homes as many don't want to live in a high rental area, and it also can affect what lenders are willing to lend for so you end up with more investor properties and fewer owner occupied homes which historically is not good for crime rates, blight etc.
8. Crowding more people into the same space will result in all kinds of negative consequences. First it will only have marginal impact on housing costs because supply will never meet the new demand that will be created. Taxes will go up because more services will be required to support more people in the same area. Various forms of conflict will increase again because of population density. And finally property values will go down because of less desirable living conditions. People live in Tempe for a number of reasons - but Quality of Life in the city is one of these. And it will most certainly be negatively impacted by cramming more people into the City.
9. Guest quarters are currently allowed for immediate family so why change? ADU's will not really put much off dent in housing due to the low rate of return but could potentially increase law enforcement calls due to rent disputes and will definitely exacerbate neighborhood parking problems.
10. I am in favor of a primary residential guest house or casita on property for family or out of town guest, NOT an ADU.
11. I believe that ADUs will be another means of solidifying the Short Term Rental issues and actually make housing less affordable. I also see this as a way for the City of Tempe to say that they are addressing the housing issue in the city . . . but in reality this can open a Pandora's box because it can completely

change the faces of our neighborhood communities. People bought homes in neighborhoods due to many favorable factors . . . pretty sure having ADUs and doubling the human and vehicle density was NOT one of them. The only way that the ADR would be more affordable is if there is some type of "Rent - Control" stipulations. Also, pretty sure that has not been presented as a mechanism to allow for affordability. The City of Tempe needs to demonstrate that they have a grip on the STR currently in the city before unleashing all this unknown potentially divisive ideas among our great communities. Have all of the STR owners registered their rental? Are you doing spot checks on them to ensure they are following the rules? How does this ADU impact those neighborhoods with CC&Rs?

12. I can't determine if an ADU is affordable as the property owner regulates the rent or its use as a mother-in-law suite. Affordable housing is in the eye of the beholder. However, a property with an ADU will sell for more, thus not more affordable.
13. I do not support allowing ADU's in Single-Family Residential zoning districts. This proposal will just increase urban density and really will do nothing to help with affordable housing. Address affordable housing by really building more apartment housing OR just realize that in a landlocked city it may not be possible to have an over abundance of "affordable" housing. Adding ADU's are just a way for developers to keep cramming people into neighborhoods. Tempe is becoming a less and less desirable a place to live. I have been in the city for more that 35 years and I am angry that our lovely city is being eaten away by developers. We have enough problems with college students not respecting our single-family residential areas. They don't know how to drive, park, obey speed limits, or use city services (like alley garbage) correctly. Adding ADU's just means more and more traffic in our single-family residential areas. It means that single-family residential areas will no longer be single-family. PLEASE. Save family residential areas for single families! Do not approve this!!!
14. I live behind and next door to 2 of these "rentals." Every weekend they have parties and they go all night. They yell swear words and hang out by the pool so I can hear them loudly in my backyard and sometimes wake me and my dog up from 2a until 4a. Last week they put a Bouncer in their backyard and I couldn't be outside because of all of the gas fumes. This is unacceptable to

me. I bought this home 22 years ago and have been spending hard earned money as a elementary school teacher on my landscaping and interior, just put a new roof on last year and pay monthly for insurance for my old sewer and water pipes. The other rental right beside me came in and replaced everything with cheap materials and added a HUGE back porch and the people sit outside and talk on their cell phones all day. They have no idea that I am sitting right next door quietly trying to read a book. When the landscapers come every Monday they blow all of the dust and debris right into my pool. These renters have no business ignoring our community of diversity and local involvement. I dropped off a gift with a welcome card when they moved in and was completely ignored. I deserve to have neighbors that invest their time and attention to keeping the standards of a caring neighborhood. I am so angry about this explosion of noise that I had to go camping a long time this past summer to find some peace and quiet. Please stop this madness. Thank you

15. I moved into my neighborhood to have single family structures next to me, not houses AND apartments and the problems the "apartments" bring. If it is zoned for single family homes, then ONLY one single family home per lot. Don't allow more buildings on a lot. I am surrounded by huge structures in my neighbor's lots, which are unattractive from my side of the property. Why is it that the rights of the rich always win out over the rights of others? It's disappointing that Tempe allows as many people as they can cram into a city and call it "affordable housing." Apartments belong in areas with other apartments, and the existing ADUs need to be taken down to preserve neighborhood integrity and beauty. Stop trying to add more unnecessary building in Tempe and start regulating some of what is already going on in the neighborhoods. Progress for the sake of making money is not what a neighborhood or its residents need. The City doesn't worry about eating up land for a City building, but now they worry that a single family home doesn't have the ability to build another structure on their lot for "affordable housing?" House flipping takes away affordable housing because the rich take the affordable properties, paint and plant a tree, then sell it for a price that only the wealthy can pay, thus cheating people out of starter homes and "affordable" housing. The high prices trickle down to apartment rents in other places. All the ADUs do is build wealth for the owner when the property is

sold, because the purpose was to make money not provide housing. When it is sold, all prices go up again for the ADU renter. ADUs ARE STUPID, ugly, cause crowding in a neighborhood, decay and alteration of a neighborhood, and are self defeating for affordable housing in Tempe. Tempe has a zillion apartments, so regulate their prices, not allow more ridiculous and unnecessary ADUs. Again, the City needs to address the existing issues of the home owners and stop trying to create and allow more problems. Tempe is over-built as it is. We need City owned urban farms to FEED us, not more stupid little ugly buildings to house people we can't feed.

16. I'd like some restrictions on who can build ADUs.
17. In my opinion, these units will be used for transitory populations (vrbo and the like) which is not beneficial to neighborhood quality and may ultimately diminish property values. If these were long term leased properties I might feel differently. Additionally the added traffic and parking could create problems within the neighborhoods.
18. It will negatively impact the quality of our residential neighborhoods. I don't think the city has the resourcing, regulations, money to properly govern it. Also could negatively impact safety similar to short term rentals.
19. More housing means lower rent costs for everyone
20. My concern is that new ADUs don't compromise privacy for surrounding residences, i.e., not too close to property line, not too tall. I believe that is in the City code for outdoor structures, like gazebos. I'm concerned about whether ADUs will fit well on small lots, but not categorically against small lots.
21. My neighborhood is already out of control, with single family zoned properties being rented out as dormitories/frat houses with 6 or more people living in 2-4 bedroom houses throwing parties multiple times in any given week. I am going on the second year and second set of college kids living next door to me. The out of state owner turned the carport parking space into a 4th bedroom, leaving one driveway parking spot, so there are 7-9 illegally parked cars all over our cul-de-sac street every day and every night, including usually blocking the fire hydrant. The city is doing nothing to contain this nonsense, not even issuing parking tickets. Considering ADUs for single family dwelling properties is absurd, especially if you won't require an on property parking spot for each resident over the age of 16.

22. my only concern is placing them in every backyard without ample parking on the property. Minimize cars in the street somehow.
23. Other cities, such as Scottsdale and Phoenix, have already had issues with ADUs being turned into rentals by investors (not residential owners that have lived in the community for years), as well as investors over-building on lots. ADUs turned to rentals will continue to attract investors and short-term rentals that will increase rental prices and make it even harder than it already is for residents to own homes in Tempe. It will push Tempe residents to other areas in hopes to be able to actually afford their own homes. It will also encourage investors and other property owners to over-build on lots, decreasing privacy and over populating residential areas. I'm all for current homeowners being able to add on to their primary residences or finding ways to supplement their income with renting out their space... as long as it does not decrease privacy and parking, etc. for the rest of the neighbors/community and the house is still being use as a PRIMARY residence for the owner. Requiring ADUs to be built on single family Large lots would be great for neighborhood and parking concerns. Overall, in addition to regulations regarding rentals and building, I believe that ADUs should only be built on owner occupied single family large lots.
24. Our community was originally zoned for single family dwellings. This included taking into account parking, traffic, and all of the planning for a certain density of people. I feel that allowing ADUs on the properties will increase population without addressing congestion. I also see many violations in city code around my neighborhood from existing homes, so I fear that a with even more dwellings, violations would increase without being addressed by the city.
25. Tempe is already a small city and it will makes things worse. I grew up here and the saying used to be "everyone wants to live/move to Tempe." It has now become a place that even people from Guadalupe and Tempe locals are moving away from and toward Gilbert. All the locals notice how crime has increased and it has begun to lose its personality - people are trying to move out of homes near Kyrene and Guadalupe (I also recently did). At Marcos and Scudder/residential parks, there are golf carts selling things - I also grew up in a gang related area in Phoenix and that's how it starts and next people are going to be riding ATVS recklessly around the regular streets, I have already

seen it at the park on Vaughn street. If ADU's are expanded Tempe will no longer be recognizable.

26. Tempe is already grappling with overpopulation and increased density, resulting in longer commute times due to the abundance of traffic lights. Allowing more ADUs will only exacerbate the issues of population growth, traffic congestion, and rising crime rates in our community. How will subjecting residential neighborhoods to Airbnb and rental units going to enhance the quality of life for residents living in Tempe? 1) Tempe is promoting ADU's, not simply investigating them, because it wants federal transit funds which are more likely when neighborhoods near already subsidized transit corridors fulfill concepts promoted by federal guidelines, 2) Tempe is understaffed, can't fill jobs, doesn't meet surrounding pay scales, and neglects neighborhoods already (noise, traffic control, pavement conditions, retail interference, parking enforcement, police response, etc.) and can't fulfill primary obligations to citizens even after raising taxes, 3) the example neighborhoods are Tempe's oldest and closest to ASU and the homeowners are increasingly investor owned NOT investor occupied, the ADU's don't improve neighborhood property values (monetary or otherwise), 4) Tempe's zoning code has turned all, or parts, of the example neighborhoods into blight and neglect, 5) ASU should build student housing for its students, it has the land, the money, the demand and the dedicated transportation system, 6) ASU student housing is already affordable because 4, 5, or 6 students can rent a single family residence with no risk of code enforcement, 7) this is an investor bailout and federal grant teaser which will continue the slow urban corrosion of Character Area 3 neighborhoods whose non investor owners do not want to be "activated."
27. Tempe is crowded enough and does not need additional rental properties on existing private ones.
28. Tempe is currently crowded enough. I am unsure as to the reasoning behind making ADUs more accessible. Why does the City want to expand the use of ADUs when Tempe already has major issues with traffic and over-crowding. I just don't see the reasoning behind the expansion of ADUs.
29. Tempe is land-locked and doesn't need more small living spaces for lower income levels. ADUs will lead to higher noise and traffic levels in areas where owners have purchased to be AWAY from these issues.

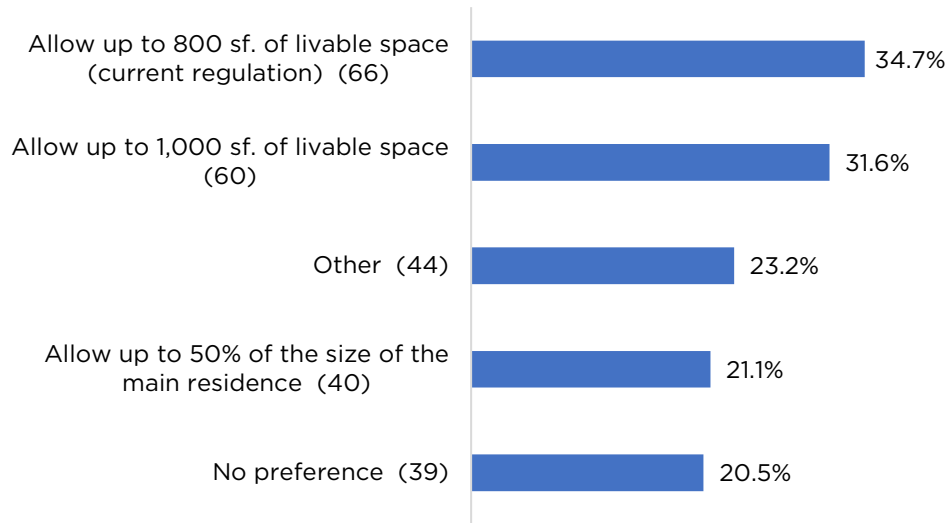
30. The density of Tempe is already achieving it's maximum capacity with the addition of apartment complexes. The main properties that could allow for the building of detached rental units are the larger properties. Many of these properties are in areas where the properties do not have rain gutters and are required to be able to take on rain runoff for their half of the street plus have retention areas for their own properties for the potential large (100 year) floods. If the zoning changes, there would not be sufficient retention for rain runoff on many properties and could create flooding of properties. City of Tempe would have to dig up all the streets and implement gutters for runoff. The infrastructure cost/benefit is not feasible. If Tempe ignores this, and allows building ADUs in these areas, there could be massive flooding and lawsuits due to this negligence on the part of City of Tempe. This zoning change proposal should not be passed.
31. The neighborhoods are already dense enough. There are already plenty of R2 and R3 properties. Parking in my neighborhood is already an issue without adding yet more people and cars.
32. There are many variables that should be considered before ADU is allowed; the size of the lot is not sufficient alone for consideration. Variables such as actual affordability vs. perceived affordability; impact on traffic; parking in neighborhood; safety; investors coming in like they did in vacation rentals which removed residents and replaced with investment and property managers; neighborhood characteristics; etc. Would like to see ADU on a variance level only instead of changing zoning requirements and city wide. In my single family neighborhood, homes at the end of dead-end street or the like with huge back yards, may be able to accommodate if they have parking. Alley access is a no due to makes alley a street and I don't want frequency in the alley for safety and privacy reasons.
33. There is already an issue with normal single family homes. There are so many instances of rentals with a lot of tenants in each house, multi-generational households with a lot of tenants -- all who have cars. Our streets have become parking lots for every person in the household with a car with no regulations on where they park or how long it sits. Currently both sides of the streets lined up with vehicles, recreational vehicles, huge army vehicles, trailers, etc. There is no respect for those who maintain our homes. We are forced to look at others vehicles parked in front our homes and it is unsightly.

Adding the ability to have MORE people live in a house or extra house with absolutely no regard to parking is a nightmare. We pride in keeping our house looking nice, only to be cluttered up by renters and owners who just keep parking more and more cars where ever they find space. It's unsightly and frustrating that the City of Tempe does absolutely nothing about it. Our nice neighborhood looks horrible.

34. These are already in my neighborhood along with the houses that are rented. One house has 6 cars from renting the house and the side unit. This is a single-family neighborhood. Turning the neighborhood into a multi-family rental area changes the entire dynamics. If I wanted to live in an apartment I would. Tempe should find a way to create more housing without encouraging greedy corporations to buy single-family homes and turn them into rental units. Separate units for family use is fine. Rental is not. Use that land planned for the arena for housing- tiny houses, container housing.
35. These units if added to sites where zoning is restricted to single family homes, will immediately cause the neighborhood to be overcrowded and undesirable. I have no doubt that the current value of the single family homes in the area will be downgraded and home owners will suffer loss of the value to their properties.--A loss that few homeowners can cope with. The city of Tempe will quickly become known for the unfortunate zoning policies that currently plague Mesa.
36. These will turn into college rentals in my zip code, traffic, parties, parking, no neighborhood community. We already have too many rentals. Overall the density in Tempe is too high. I have lived here since 1980 and the increase in traffic, crime is significant. I have short term rental behind me and rentals on the street already. The increase in ADUs will put me over the edge and i will move further east like so many of my neighbors have.
37. This does nothing to address affordable housing; rather, it creates a lot of potential problems for neighborhoods by allowing single family homes to become multi-tenant commercial enterprises. It will make the plague of short-term rentals worse, which is partly why housing is unaffordable in the first place. ADU's are likely only to benefit homeowners wanting another source of income through vacation rentals and seasonal student housing, likely at the expense of neighbors and local communities (think parking,

- parties, and wear and tear on community amenities). A backyard casita is not going to make it easier for families to buy homes and build lives in Tempe.
38. This is a terrible idea. Mixing more rentals in with homeowners means less knowledge of who lives in the area, brings in lack of accountability, crime, blight, etc.
 39. This is what is done in major slum cities around the world. It would increase traffic in neighborhoods, increasing risk to children and pets. It is said that these tiny houses in back yards could be used as a rental property. Yes, that is just what Tempe needs is more rental properties.
 40. This will allow landlords to add a dwelling as another means to rent. The house next to me is a normal 3 bedroom house that has 3 different families living there. Can you imagine the landlord adding another family on the property??
 41. Too many rentals in Tempe already with lots of people already parking on the street. The city needs to STOP GIVING TAX BREAKS TO DEVELOPERS FOR LUXURY HIGH RISES AND WORK TO COME UP WITH BETTER AFFORDABLE HOUSING SOLUTIONS. THIS IS NOT IT. MOST RESIDENTS WOULD WANT THE HEADACHE OF BEING A LANDLORD. This doesn't solve the housing problem. Furthermore, most residents don't have the cash flow to build an ADU. Will the city subsidize the costs?
 42. very expensive and apparently difficult to insure.
 43. We don't need this change. It's just a way to increase density and lower the quality of life so some people can make more money.
 44. We don't need to be building tiny houses and turning our city into community shanty towns. If the city and the state would make housing affordable, we wouldn't need to build these tiny homes.
 45. We should allow ADUs but there's too many opportunities for abuse such that we should proceed cautiously. Extremely cautiously.
 46. Will cause a significant increase in traffic.

6. Please share your preference related to the size of ADUs. Select all that apply.



Other - general feedback:

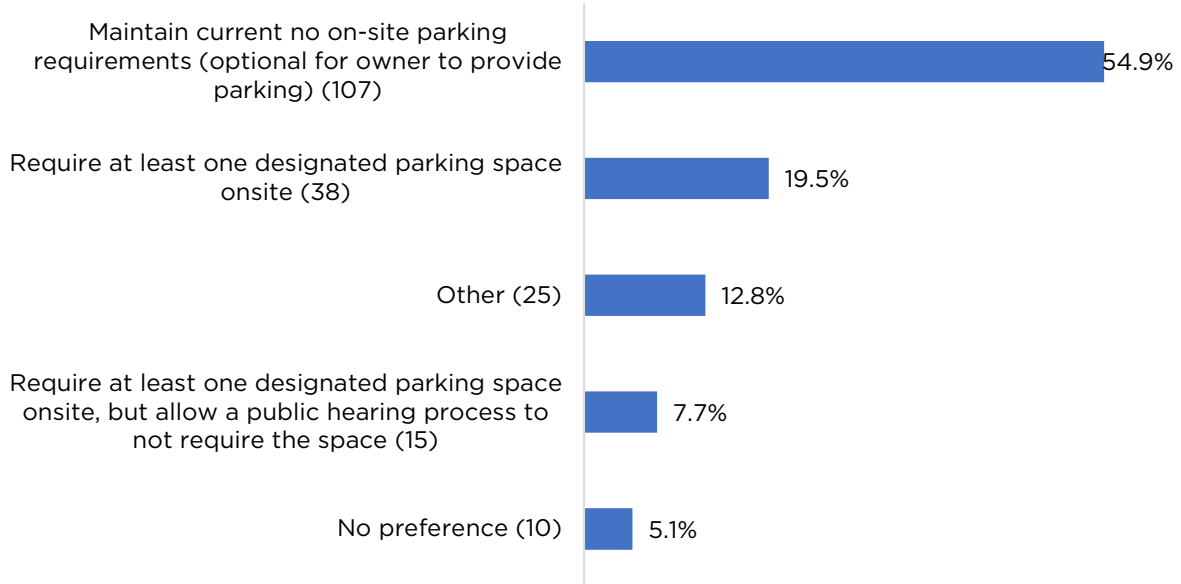
1. As much as one can fit within the current setback regulation and height within the neighborhood. Window height to preserve backyard privacy of the neighbors.
2. As much as the owner of the land desires
3. Better to focus on the percentage of the lot size covered.
4. don't allow other than as guest quarters or additional family living, i.e. kids/parents of owner...familial relationship where primary class 3 is still responsible for and living in the home.
5. Do not artificially restrain size, this only reduces the number of affordable units.
6. Guest quarters only
7. I prefer fewer restrictions on ADUs. I don't see any reason to limit the size.
8. I think that Tempe should allow as large an ADU as possible to provide the most additional housing space.
9. In general, I support the most permissive possible regulations on ADUs to give people the flexibility to create the housing types that make sense for their lot and their lifestyle
10. Less than 500 Sq ft

11. Must not reduce privacy for neighbors.
12. No limit
13. There should be no limit to interior livable space.
14. Unlimited livable space

Other - no:

1. Comments from above apply (Areas are too crowded as they are.....More people, more cars, more noise, more parties.....NO thank you.)
2. Do not allow
3. Do NOT allow ADUs!
4. Do not allow it at all.
5. Don't allow any change to existing laws, start enforcing the laws that exist
6. Don't allow them
7. I do not want the zoning for ADU's to change. I want my neighborhood to stay as it is and not add additional livable space on private properties. If I wanted to live in a crowded area I would move downtown or to New York City.
8. I don't believe they statute/code should be changed
9. I don't support any size of ADUs.
10. No ADS for residential single family zoned properties.
11. No ADU of any size.
12. No ADUs
13. No ADUs
14. NO ADU's in Single-Family residential areas.
15. NO ADUs!!!
16. no more ADUs
17. No Verbos or excessive corporate buy outs
18. No. This is simply a very bad idea.
19. NONE!!!!
20. Without parking restrictions this can't be intelligently answered and will lead to misleading data when presented to the public.
21. Would not prefer adu in my neighborhood where there are already a lot of rental homes.
22. Zero

7. Currently, additional vehicle parking is not required for ADUs. Please share your preference related to vehicle parking requirements for ADUs.



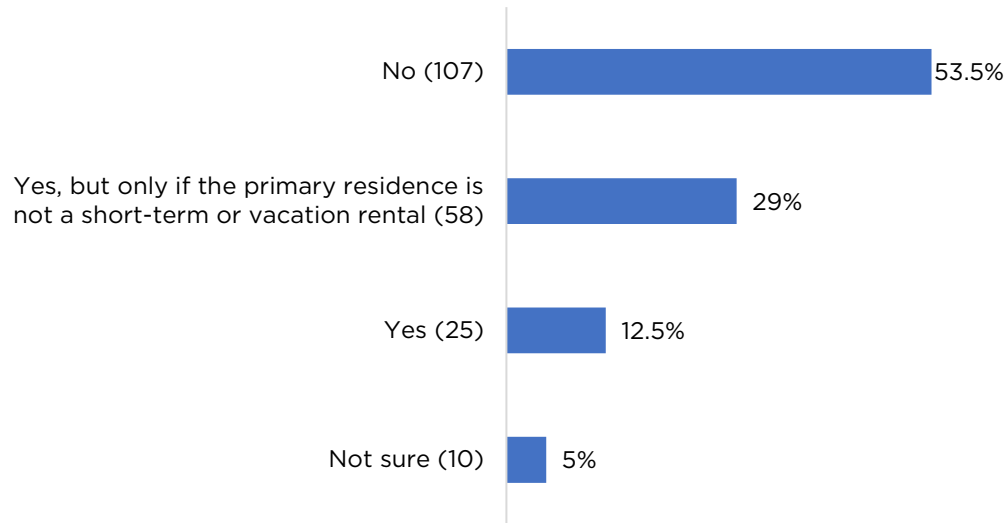
Responses: 195

Other:

1. Again, I think it should be up to the property owner. There are places in Tempe where tenants might not have a vehicle but may have a bicycle or some other form of transportation but may have guests. Property owners should be responsible & considerate.
2. As it is, homeowners do not provide off street parking for their vehicles. ADUs will only compound the problem. Address the existing problem before you add another parking problem. NO ADUs.
3. At least one on site, more depending on bldg size and actual occupancy, severe penalty for alley parking or interference.
4. Carrots & sticks. We already have so many people cramming into unregistered rentals, adding unpermitted parking, clogging streets. Why not give perks to residents who minimize motorized vehicles? Other places have done this.
5. Comments from above apply.....too crowded no matter what
6. Do NOT allow ADUs!
7. Do not put any restraints on parking, in the future, if self driving cars become more common, less people will have cars, and this is also true with rising fuel prices.

8. Don't allow them.
9. Drive through homes on 75th and Thomas in West Phoenix if you want to see how parking will look like
10. I do not agree with the zoning change for ADU's so the parking situation is not an issue.
11. If the ADU is in an area where parking is limited, then a parking space should be required so as not to take the space of current residents/neighbors
12. In general, all parking requirements for residence should be abolished.
13. In my neighborhood parking is already a problem.
14. No ADS for residential single family zoned properties.
15. No ADUs
16. NONE - the city of Tempe can't manage existing households. Don't add to the problem
17. Parking must be required on the property and no street parking allowed.
18. Require at least one designated parking space on-site, BUT NOT allow a public hearing process to 'not' required. Stop the parking on the street!!!
19. Require designated parking and not allow our streets to be a congested used parking lot.
20. Require designated parking increased to match home capacity increase.
21. Require parking to accommodate rental space.
22. Split requirement based on proximity to light rail. No parking req's if within X of lightrail/streetcar stop; parking req's for those beyond.
23. Stop allowing streets in my neighborhood to look like used car parking lots.
24. This would create yet another eyesore to the detriment of the neighborhood.
25. To me, more important than if there is a designated parking is if the property/street is overcrowded with cars. I don't know how to regulate this, but I think there should be regulations related to the number of cars on & near the property.

8. Do you support ADUs being used for rentals of less than 30 days (short term or vacation rental)?



Responses: 200

9. Please share why or why not:

No:

1. A significant portion of short term rentals in Tempe would be for sporting/cultural events that are often associated with increased alcohol usage and later evening activity which might be disruptive to working family neighborhoods.
2. Absolutely not!!! Short term rentals are already mostly abused. They're one of the drivers of our present housing shortage and rent increases. It's one thing to rent out your spare bedroom or your house if you're away on sabbatical. But "investors," both local people and out-of-state, are making it harder and harder to find affordable housing, whether to rent or to buy. It would be fine if family or a caregiver who's caring for someone who lives in the primary house live in a casita on the property. Allowing people to rent out their casitas? Absolutely not. It would accelerate the erosion of the residential character of neighborhoods. More traffic. Less cohesion. Let short term visitors stay with family, possibly in a spare bedroom (the original AirBnB model) or in a hotel in areas designated for short term rental.

3. Absolutely not. Tempe is already a city challenged with traffic, noise, and parties. Look at Scottsdale for the problems caused by short-term rentals. We do not need more party rentals...we are already filled with those due to being a University city.
4. ADUs as defined become available for rent to 3rd persons. This increase in density will strain parking areas in residential neighborhoods. Possibly creating safety issues with small children. This is very similar to homes which have been converted (kitchens and living areas converted to bedrooms) for purposes of maximizing occupancy and used as short term rentals. The City already acknowledges public safety issues related to these converted residences in single family neighborhoods. While at first glance this may seem like a path towards lowering the cost of housing in Tempe, changes to allow ADUs for rent in single family home neighborhoods will have the opposite effect. Expect the following instead: eligible properties will be converted to rentals, an ADU will be constructed per the maximum capacity allowed, the additional rental income will increase property value as an investment and push affordability beyond the reach of the average citizen.
5. ADUs seem like a powerful tool to make Tempe more affordable for people to live here, I'm afraid short-term rentals would work against that goal. Long-term rentals (like for grad students, young couples, parents in law, etc) are beneficial on so many levels, vacation rentals are a whole different thing.
6. ADUs should be rented for at least 30 days. Less than 30 days means a highly transient population that will not be part of the surrounding community.
7. ADU's should not be permitted.
8. Allowing ADU's to be used for short term rentals will allow them to be used for AirBnB's and similar markets which will not significantly improve housing availability
9. Allowing short-term rentals would undermine permanent housing options in Tempe, and undermine the argument for expanding ADUs.
10. Allowing them to be used as short term rentals would reduce the number that are used as affordable homes
11. Anything short term leads to transient situations. Too many people revolving through leads to deteriorating conditions of the property and dwelling.
12. Because if they're less than 30 days it's really not helping with Affordable housing That's more of an Airbnb situation and I do think they're putting more

- properties on a property is going to increase tax rates in the whole area for a property tax. I don't want more people jammed into small parcels
13. Changing the ADU policy would ideally a step towards creating more long-term housing options for people, so allowing this sort of defeats the point.
 14. Creating more short term rentals will not help with the housing shortage Tempe face.
 15. Defeats the purpose of providing more housing
 16. Disruptive to the residential neighborhood.
 17. Do not want proliferation of vacation and temporary rentals. The idea is to help people in need of low cost permanent housing
 18. Does anyone care about the existing neighbors? Noise, animals, more trash in the alleys, more cars, more structures obstructing light, and space, more smoking wafting into neighbor's yards, more parties, more cars on the street, more cars moving in and out,...need I go on? PRESERVE THE SINGLE STRUCTURE NEIGHBORHOOD! If I wanted apartment living I'd rent one!
 19. For the same reason I do not want ADU's rentals in backyards, front yards or side yards.
 20. From my experience (outside tempe) users of ADUs on short term rentals are not as invested in the neighborhood and have a higher tendency to impact surrounding neighbors.
 21. Given the housing shortage, I think the resulting rental ADUs should be for people who live here (or want to live here), not tourists. Such a limitation could also remove the concern that these would become nuisance properties. But in honesty, I'm not sure of the legalities of such a use restriction.
 22. Homeowners are not equipped to deal with situations that could arise from "guests" that just need a place to "party." Things can get out of hand real quick, especially with people that have no permanent connection to the property and can just create havoc and leave after fact.
 23. I believe this would create too much traffic and noise in residential areas.
 24. I feel this is going to depend on size of lots, availability of parking and noise. I would use my ADU for family and guests. As far as renting out it would need to be private entry and parking. With no parties etc.
 25. I would ADUs to help housing affordability and be available for long term residents

26. If 30 day or less rentals are permitted, that would not solve a housing shortage would it. A 30 day rental is completely counter to this proposal.
27. If the goal of changing the code for ADUs is to help with affordable housing, vacation rentals do the opposite.
28. If the purpose is to increase affordability or isn't to increase dirt term rentals
29. It would only encourage people to build these tiny houses for profit.
30. Keep the existing neighborhood styles and densities as they are... that's why homeowners live there.
31. Keep the zoning laws as they are.
32. Less than 30 days makes it in the short term rental business and may be a way for existing short term rentals to get out of the limited requirements needed for them.
33. Many neighborhoods already have too many short-term rentals and they have proven to be problematic in many ways. The ADU proposal has the potential to turn neighbor against neighbor if it's not handled properly. Turning an ADU into a short-term rental would likely guarantee neighborhood degradation and lower property values. Otherwise quiet, peaceful neighborhoods could become loud, party-like atmospheres too easily. The people renting for less than 30 days have no incentives to be respectful of the neighbors around them. Allowing additional ADU's (which I support) should only be done with two interests in mind: 1. Providing for affordable (long-term) housing, which is so desperately needed! 2. Providing for 'mother-in-law' type housing for elderly people or others who need to live with family or friends.
34. More traffic in the neighborhood. Transient nature of these transactions
35. Mostly attracts investors and not actual residents looking to live and work in Tempe. Drives up rental prices and decreases availability of long-term rentals for actual Tempe residents. Adds to street and parking congestion and safety for Tempe residents. Also is a factor for long-term Tempe residents to move to other Cities who don't allow ADUs to be built and used in these ways. The main question is do you want investors and tourists or actual residents living/working in your city? Actual residents can benefit from ADUs being used as AirBnBs... but they cannot compete with the financial resources that an investor has. So, if an investor wants to buy a house and turn it into an AirBnb to make more money, then they will be able to out-bid or even pay well over asking price to purchase a house to do so before a community

member can (who intends to live there and use their primary residence as an AirBnb as a way to decrease living expenses). The City needs to survey and look at the overall effects of these ADU regulations that have been put into place in areas such as California for much longer. What are the regulations that these areas are now implementing years later after the initial regulations (due to unintended or adverse consequences, perhaps)? Because LA County is now implementing a height restriction to ADUs to help with overbuilding and privacy issues because they clearly had issues with that and now are having to rectify it. So, in addition to what other regulations other cities are now having to implement because of short-term rentals, consider: What is the percentage of investors vs. the percentage of owner-occupied properties that are building ADUs and/or using ADUs as short-term rentals? What is the percentage of long-time homeowners that move out of these neighborhoods once these short-term rentals and ADU additions regulations are passed? Lastly, I appreciate the City gathering our opinions, but if you want to do your due diligence then please perform the research it takes to identify the positive and negative consequences that other cities have experienced due to passing these regulations and learn from their mistakes. If you want to build community here in Tempe and make this a great place for all to live and own housing in, not just those with deep pockets and no intention of being a part of our community other than to make profits, then please pass regulations that are less attractive to investors and support long-time Tempe residents and homeowners to stay and own or rent housing in Tempe.

36. My experience is that STRs tend to be used for loud/wild outdoor parties and it has been hard to get abatement.
37. My neighborhood has a number of Air B & B's and I don't agree with those either. Late night parties, noise and trash seem to go along with the Air B & B's so I certainly don't want more short term rentals in my neighborhood. I do not agree with the zoning change for ADUs because I do not want my neighborhood to be more crowded and full of rentals than it already is. The Metro Phoenix area is over-crowded and full of traffic as it is. I'd like to maintain as much peaceful living in my neighborhood as possible. The addition of ADUs will slice into the peacefulness of the neighborhood.
38. My neighborhood is now full of vacation rentals. There is much less "community;" Of course, people do not participate or vote.

39. Neighborhood street parking would become an issue, making the only parking available in front of other neighbor's homes.
40. NO MORE SHORT TERM RENTAL!!!!!!!!!!!!!!
41. No one in a single family neighborhood wants houses turned into short term rental. Look at all the problems associated with that already. There is no interest in the community. Loud parties. Violence. Enough of this.
42. Noise, parties, and extra foot and vehicular traffic.
43. Please see objection above. Additionally, the ADUs will increase traffic, crime, and lower the property values and quality of life in Tempe. There would be more short term rentals with potentially loud parties. It would require more city services such as police and fire. This proposal is not appropriate for certain areas.
44. Preserve Tempe, keep it beautiful. Stop catering to this
45. Properties being used for transient visitors would cause the same amount of over population and parking congestion of the long term rentals.

46. Rentals make housing affordability much worse
47. Safety continues to be issues. The ability to regulate has not been shown. It changes the construction of our neighborhoods.
48. Same problems as VBRO or AirBnB will create a party atmosphere and could potentially increase law enforcement calls due to rent disputes and will definitely exacerbate neighbor hood parking problems.
49. See previous comments.
50. Short term occupants do not generally care about their neighbors with the exception those related to the owners of the primary residence. In Area 3 neighborhoods they typically are in Tempe for events or entertainment and are oblivious to those nearby.
51. Short term rentals are a big problem.
52. Short term rentals destroy neighborhoods.
53. Short term rentals do the exact opposite of what this is intending to do.
54. Short term rentals would continue to decrease availability of accessible housing for residents.
55. Short term renters are a problem to surrounding neighbors.
56. Short-term rentals are another horrible disruption to our neighborhoods. We'd easily have more "affordable" housing if all those properties currently being

rented short term were sold on to families who need a long term place to live. By the way, you do know that many many properties are not being registered with the city as short-term?

57. Short-term rentals pose a direct threat to housing affordability as investors buy up stock and rent homes to vacationers, reducing the pool of available properties in our city for single family use. Short-term rentals also are synonymous with neighborhood conflict, unwanted noise, parking congestion, and a steady stream of strangers not invested in the local community.
58. STR or vacation rentals completely benefit the (off-site) owners and the short-term users. None of the neighbors appreciate a STR next door . . . they may tolerate it but I can guarantee that NO neighborhood in Tempe is actively pursuing STR to come into their community.
59. The conversion of owner-occupied and rental houses to short-term rental properties in the Tempe area has reduced the number of affordable rentals for those that wish to live in the community. Adding more non-short-term rentals (ADUs) should help.
60. The core population of Tempe belongs to the university, and students are feeling the housing crunch more than anyone. Making it easier for a short term rentals does nothing to reduce housing costs for students.
61. The existing short term rentals in my neighborhood are not being maintained and are decreasing the value of single family homes in the neighborhood. Adding more short term rentals would simply exacerbate the problem.
62. The focus of adding housing stock available to city residents should be focused on those who work and/or live in Tempe. The short term rental market is competitive and does not need an additional boost.
63. The house next to me was converted from a 4 bedroom 2 bath house, to a 5 bedroom 5 bath house, so that could be used as an air bnb. The house has 5 exterior doors, providing singular access for the air bnb renters. This has increased the number of cars parking on the street. In the future, who would want to buy this monstrosity, unless they wanted to operate a motel-6 in the neighborhood.
64. The main reason I support ADUs is to increase housing availabilities for future residents, not for visitors. There are already plenty luxury condos to rent. We would like people to live in these units.

65. The purpose of expanding ADU eligibility to include Single-Family Residential zoned properties should be focused on reducing the rent charge. Short term rental of less than 30 days will not reduce rental charges which are currently so high in Tempe and are even higher once the rental tax is added. The City of Tempe, further then, should get rid of the rental tax if the Mayor Woods and the city council members actually want to at least somewhat immediately reduce the high rental charges in Tempe.
66. The whole idea is to create more housing, this will not do that just make investors buy up any possible lots to double dip then flip. No Airbnb, verbo or other dorky apps and fake ways around it like classifieds or Craigslist. If people want to do that, make them rezone, the proper way, public hearings, easements, parking, commercial operations, business license and insurance, no garbage apps, real bed and breakfasts like the old days, rezone and business licenses.
67. They party and yell swear words all weekend. It's horrible. I have never thought of moving out of my house until this explosion of neighborhood noise.
68. This is a terrible idea!
69. This is meant to improve housing access, not tourism.
70. This won't help the housing market and this seems why you are presenting this it will only cause issues like air b&b has caused throughout the housing market in this country
71. This would not solve the affordable housing problem.
72. We already have problems with short term rentals as a nuisance.
73. We need affordable housing for Tempe residents, not more short term rentals in a market that is oversaturated with them.
74. We need more available housing units! NOT short term rentals
75. We need more housing for current residents and Tempe has plenty of hotels for people to stay at.
76. We need to increase housing stock for local renters.
77. We should be building housing for Tempe residents, not for visitors--we have hotels for the latter.
78. What would be the point of adding adus to housing stock to then use them as short-term rental. This makes no sense
79. Whole point is to help those needing affordable long term sustainable living not to help those who can afford to travel.

Yes:

1. Additional space on our property should be utilized at the owner's discretion.
2. ADUs are a good first step for zoning reform. Constraining what homeowners can do with ADUs is an encroachment on homeowner rights and diminishes the uplift in value to our properties from the ADU entitlement boost.
3. Again, I think this should be at the discretion of the property owner. I recently went to a wedding at an AirBNB in Flagstaff where the main house was used by the bride and her attendants and the groom and his attendants stayed in the guest house. There shouldn't be restrictions as long as the property owners are being responsible for their properties and they should have noise cut off time & parking restrictions and perhaps party restrictions in their vacation rental listings to be considerate to their neighbors who live here year round. It is unfortunate that people can't be considerate on their own but that does seem to be the case. This area is a vacation spot for many because of our amazing weather, sports, golf, Barrett Jackson, etc. and we should embrace the future of private enterprise and share our beautiful city!
4. Do not put any limits on housing. The number one reason why there is so little affordable housing and so many homeless people is zoning. If anything, reduce the number of restrictions.
5. I can see short term/vacation rental ADU's helping home owners be able to afford their mortgage and have the freedom to use their ADU's for a variety of purposes. Maybe it's initially built so a family member can live in it, and then they move away, so having the option to rent it out long term or short term would be nice to not limit options.
6. I do not support Tempe's recently-passed restrictions on short-term rentals and think they were too much of a knee-jerk reaction. I would like to see STRs rules as open as possible.
7. I prefer giving home owners the ability to expend their income through this model
8. More housing means lower rent costs for everyone and more tourism to Tempe.
9. Property rights: the city should not prevent people from using their land as they see fit. Economic freedom: the city should not prevent people from acting in their best economic interest. Positive externalities of density: the

- local economy benefits when more people engage in it. Tourism boost: more options for vacationers means more tourist dollars for Tempe's economy.
10. seems low-risk as long as there is adequate off-street parking, and size is kept to 800 sq feet or less.
 11. The STR and rental markets are connected- if you allow people to build for whatever purpose, then they can easily convert them whenever there is more stress on one category. Making it harder for one type means that if there is ever a surge of demand for long term rentals, you won't have capacity from STRs to switch over
 12. This provides a flexibility of income that can be helpful to Tempe residents and lowers the price for short-term rentals for renters.
 13. We are considering building a 'grandpa flat' in our car port (which would be a little over 300 square feet as an ADU living space). When my father is not staying there it would be great to be able to rent it on AirBnb. We also would consider having long term tenants (including full-time residents) in such a space.
 14. We don't need to micromanage what homes are used for and short-term rentals can fill a helpful niche
 15. Allowing for short term rentals limits housing accessibility for long term potential tenants. I would love to see a limit to the number of short term rentals in Tempe, maybe a lottery system with time limits for short term rentals.
 16. And I may add "Host on Site" and not across the street.
 17. Better supervision by the Landlord, if they live in the primary residence.
 18. Both being short term rentals may result in conflict or large parties
 19. I support ADUs as a longer term rental solution, but I'm not against them as short-term rentals. I want rental flexibility but I don't like seeing short-term rentals take over our neighborhoods.
 20. I would be amenable to ADUs being used on properties where the owner is not the tenant of the main house. My only concern is the commodification of housing in Tempe if we pass this and no other city takes similar steps to up housing stock. In the short term, I think at the initial build out of the ADU, the main residence should be owner occupied, but only require owner occupation on site for the initial two years post ADU build. It would have to be paired with an enforcement mechanism that has real teeth, but I think it would be fair. It

- allows for individual operators/investors (local folks who want to be in property management) to set-up and move on, but requires them to be invested in the community, prevents some poorly intended ADUs hopefully.
21. I would like some level of responsibility from the owner and believe this would be the case if the primary residence is lived in by the owner.
 22. I'm not interested in having more investment properties, I want full-time homeowners to be able to rent spaces so they can afford to live in Tempe.
 23. I'm okay with a homeowner in their primary residence, having an ADU as a short term rental that they can manage and deal with directly since they live on site. If this is allowed for investors to buy homes and add ADU's and then rent both out, it will be a negative to neighborhoods.
 24. If the owner is on site, then it won't have as many issues if it is a short term or vacation rental. It also defeats the purpose of increasing affordable housing if ADUs are a short term rentals.
 25. If the property owner lives in the main residence, the property is less likely to fall into disrepair, or for the occupants of the ADU to create issues with the surrounding neighbors. The City of Tempe should maintain restrictions on rental properties regarding non-related individuals and should have restrictions on short term rentals.
 26. I'm a bit torn, but I think that flexibility is important. More supply should help affordability, even if some of the new supply is used for rentals. The renters would otherwise suck up other housing supply, I suppose.
 27. It erodes a sense of community if primary residents are transient or remote investors.
 28. It seems an alternative to renting a single family home or an apartment should be available to people of modest means. ADUs could be an option. Also as property taxes go up, having a rental on your property could be a source of income that would allow long time homeowners to afford to stay in their homes, especially in retirement.
 29. It seems like a good idea to have the owners of the ADU on-site, especially if they will receive income from it and a good way to allow more housing but keep a core of full-time residents in the area. However, it would be nice to see some thought pieces on this one. I think I am more interested in creating an environment with more rentals but where people can leave full time versus driving out the option of long-term rentals, if that makes sense.

30. Make everyone who wants to do short term rentals get a short term rental license. Make the licenses limited in scope and subject to a lottery like the Liquor Licenses. This will generate extra revenue, limit the amount of short term rentals and ensure a healthy housing supply and short term rental supply.
31. More parking requires more land and resources, and this would be a barrier for a lot of people to construct an ADU.
32. Owners should be onsite to avoid nuisance rentals.
33. Short term rentals allow for greater visitor flexibility as well as additional income for the property owner. However, that needs to be balanced with respect for the neighbors. Recommend licensing, fees and the owner be the full-time resident.
34. Short term rentals have decimated the affordability in my North Tempe neighborhood. Many of the long-term and permanent residences have been converted to short term rentals which produce high revenue and displace permanent residents.
35. STRs are already frowned upon. If the main residence is occupied by the owners while the ADU is rented short term, it will mitigate complaints from neighbors. Ideally, the main residence occupants will be there to set out recycling bins, keep noise down, prevent parties and events, and regulate parking issues. If the owner of the main residence is seldom there while there is an STR, the entire property is then (in essence) an STR and might cause issues. Having Long Term renters in the main home while the ADU is an STR may or may not work well, and will vary case by case. It is common for Long Term Renters to cause disturbances to neighbors but for STRs to be scapegoated. (IMHO from observation)
36. There's an excess of available rentals short term and vacation in Tempe already and I see no need to increase that supply. For instance, two houses on my block are rentals and are unoccupied for 80% of the year. I feel by decrease the supply of short term rentals, we can add more housing to the market and housing costs will come down correspondingly.
37. These new ADUs are meant to help housing affordability, short-term rentals do not help this.
38. This creates a happy medium where residents have an ability to purchase homes and help with the mortgage. Not these huge hedge fund companies to keep eating up homes and making the market unaffordable.

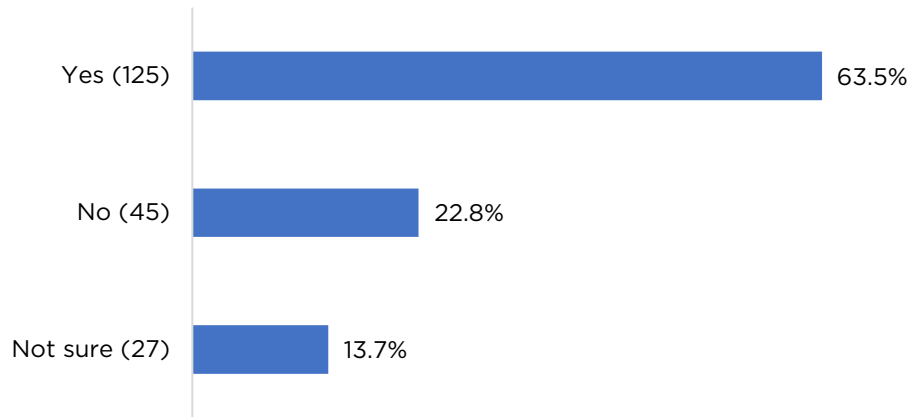
39. Vacation/Short-term rentals are terrible for housing affordability because they reduce the available housing stock. However, if the homeowner is present on the property, they can be a great way to incentivize building additional housing stock (such as an ADU) that could later be used for long-term housing. The best compromise is for vacation/short-term rentals to be outlawed in the entire City of Tempe unless the homeowner is present on the property for the duration of the stay, as is the case in New York City.
40. Want the use to specifically target helping current residents and long term residents with housing supply for the city rather than cater to vacationers
41. While I would prefer extended family or long term renters in the ADUs to provide greater housing inventory, I do not want to limit options for the primary resident land owners who have made the investment in their home and are part of the community. (Not absentee investors just interested in milking a cash cow.) As long as the main residence is owner occupied, most typical "nuisance" complaints for STR use of ADU's are mute because it is a small space and there is a responsible party on site. However, the STR allowance could require a license as a control/deterrent to possible bad actors, without taking the privilege from everyone. The market will be self limiting, as not everyone wants to manage a STR and there is always the supply/demand balance.
42. With so many people in between homes - having the option to rent short term would be helpful and less stressful.

Not sure:

1. If I had one, I would want to be able to do short-term rentals on it when my family isn't staying there. However I have concerns about airbnbs taking housing options away from permanent / year-round residents! And the potential noise / party concerns where short-term renters don't have to "care" about their neighbors' quality / peace of life as they're only there for a couple of days.
2. I'm not certain it will make much difference either way. The good thing about them is that their small size will probably disincentivize loud parties, but retain the bed-tax benefits for the city for when someone comes in from out of town.
3. It seems much more imperative to house people at this time than to provide vacation accommodations. Of course temporary housing can be helpful for people for many other reasons.

4. Not a big consideration for me but I'd support a stipulation that they can't be used for STRs.
5. Primarily, I think it would be good to have the ADUs available as lower-income living spaces to Tempe residents (or for extended family). Having said that, I'm not sure I'm completely anti them being used as vacation rentals as this may help homeowners bring in some income that benefits them. I wouldn't want to see properties not lived in by homeowners be able to max out their properties for vacation rental. Maybe allowed for homeowners who live on site only.

10. Would you like to see alternative construction types of ADUs that are currently restricted?



Responses: 197

11. On a scale of 1 to 5 with 1 being the lowest and 5 being the highest, rate your support of the below alternative construction types.

Manufactured homes



Prefabricated/modular homes



Shipping container homes



Tiny homes on a foundation



12. What else should be considered related to ADUs

1. 5 Reasons ADU's are beneficial to Residents and the City of Tempe: 1. With our aging population growing and many seniors are on a fixed income, finding affordable housing is not only scarce but the costs are astronomical. An ADU affords an elderly parent(s) their dignity of independence yet allows the family members to provide oversight of their well being. This will not only help homeowners solve this problem but the benefits of multigenerational households is immeasurable. 2. Provides housing flexibility with a small environmental footprint. 3. Utilize existing infrastructure (eg. water, electricity, roads, sewers, schools), reducing the demand to expand infrastructure 4. Increases the tax base to utilize existing governmental infrastructure (eg. roads, sewers, schools), and reduce the demand for expanding infrastructure allowing the City of Tempe to maintain and or upgrade existing infrastructure, and or increase services to it's residence. 5. Provides housing for a young person starting out, and future housing for a teenager or young adult and/or affords the possibility of rental income. The City of Tempe currently charges homeowners who own but rent their properties this would add additional revenues on top of property tax revenues to City coffers.
2. Access from alleys. Is the entrance allowed from the ally? Is a parking allowed along alleys? Having entrances along alleys may contribute safety of alleys.
3. Access from the street and not from the alley.
4. ADUs are a gentle way to increase housing density + affordability while keeping the historic character of the neighborhood. I like the idea of being able to have a place for family from out of town stay long term and being able to rent to a student at some point.
5. ADUs are a no-brainer solution to high housing costs. We can add a significant amount of housing with existing land, no additional parking required. Our streets are wide and a waste of space. There is so much room that we are wasting. Let's use every bit of it to put people under roofs. Also, remove setback requirements. We need to make the most of our land in Tempe.
6. ADUs regardless of construction method should be built to mimic the architecture of the existing residence. They should not be unique architectural

statements that call attention to the structure or are a albatross that neighbors have to look at.

7. ADUs should not be considered at all
8. ADUs should only be built on owner occupied single family large lots with height restrictions and parking restrictions. PLEASE research the impact of the regulations you are seeking to add on other communities that have implemented these regulations for a significant period of time and present your findings to only the residents of Tempe (not contractors, etc.) By providing us with this research, we as a community can make better informed and insightful decisions on ADUs. Most, if not all, of the municipalities have had to add supplemental regulations due to adverse/negative/unintended impacts of the initial regulations. Let's learn from their mistakes and gather/consider adding their supplemental regulations or amendments, etc. to our original regulations on these topics.
9. Allow larger AUDs than 1000 sq ft.
10. Allow no more ever.
11. Allowing ADUs would benefit communities greatly. It would make homes more affordable for homeowners and tenants. It is common knowledge now that single family zoning is detrimental to a city so I am glad to see that Tempe is increasing density. I fully support this initiative!
12. Allowing Separate meters would be nice. Need to figure out a way to limit on street parking.
13. Building an ADU from scratch is cost prohibitive. Most likely there will be a desire to convert an existing shed or workshop into living spaces.
14. City code requirements regarding safe interior temperatures must be preserved for these units.
15. Consider allowing ADUs on the 4-6 lots where alley's exit on to streets. The alleys right of way would be a shared entry point to these 4-6 ADUs. Having a "courtyard" of ADUs at the exit of alleys could improve alley security.
16. Consider neighborhood by neighborhood... clearly some neighborhoods are better suited (ie: Mitchell/Farmer or Mitchell Park is great; small lots in mid-Tempe are not).
17. Consider the neighbors who are forced to deal with issues they never bought a home to have to deal with. It is not fair, even if it is just one neighbor, it is not fair.

18. Could create huge issues in the areas of parking, noise, housing that exceeds height of back walls of houses back to back are just a few of the issues.
19. Do not poison-pill this rule with owner- or family- occupancy requirements
20. Don't do it.
21. Don't restrict lot sizes for ADUs or mother in law suites.
22. Don't do it
23. Don't water down the ADU zoning code with what are essentially poison pills that make it more difficult than it should be to get ADUs built. The city has only built a handful of units in the past several years because of issues like that. ADUs are a great tool to gently introduce more density and affordability while still preserving the look and character of single family home neighborhoods, and can help out home owners and renters with rising costs at the same time.
24. Duplex by right in SFH zones, up to triplex, fourplex depending on property size. Tempe needs more housing. Period. And not just mega-developments. More housing that can actually be owned by local residents so local folks can benefit from our community's growth, not just corporations. I am a young resident concerned about long term viability of living here and can't see myself staying if our city doesn't find more ways to say "yes" to new housing options and educate older residents (who are often neglectfully resistant to these changes) on the imperative for these changes.
25. Enforcement. Blending into the neighborhood..City services, (e tra garbage cans, etc.).
26. Everyone is concerned about parking and short term rentals in regard to ADUs, and very few people are talking about how an adjustment to the code could help real families. My father is elderly, and we'd like him to have his own space, on our property. The current code will not allow for many of the amenities in the apartment that we'd like to have. We need to think about how the vast majority of these spaces would be used instead of worrying so much about short-term rentals. In addition to this, the ability to rent space on our property will allow for lower cost housing... which Tempe definitely needs.
27. Fire codes/structural proximity to other structures, light/noise
28. focus on access, parking, lot size, noise and manner the house is going to be used. there should be more flexibility for family grandma, grandpa, adult

- children, special needs. I would say if its family parking and access may not be a huge deal.
29. Giving people opportunities to live, earn income and welcoming more people in Tempe is good for Tempe and Arizona.
30. Great idea and I hope that this will pass with lots of flexibility for property owners.
31. Have some control over aesthetics, like colors and height. Encourage trees and shrubs.
32. I am also concerned how ADU's will impact water, sewer, road, and garbage services, especially in our older single family residential areas.
33. I believe this code should apply to homeowners and not investment properties.
34. I endorse Tempe YIMBY's position entirely: "We need an ADU ordinance that will allow this housing type to be built throughout the city, providing an important, affordable housing option. It's important that a new city ordinance doesn't include onerous restrictions like parking mandates, owner-occupant requirements, and lot-size/setback requirements that will make ADUs costly or impossible to build."
35. I feel very strongly that a house that was originally built as a single story house should not be allowed to add a second story. I chose to purchase my house, in part, because it was surrounded by one story homes and the privacy that provides. I would assume that many other people have done the same. On a separate note, I think it would be wise for the city to provide homeowners who are adding an ADU with recommendations on how to be a good landlord. Of course, there are the legal components of being a landlord that should be shared. But other 'best practices' of being a landlord should be shared. Maybe even have an easy online course and 'test' to take to qualify to be a landlord. I'm thinking something similar to the Treebate online course.
36. I grew up in a Tempe with a strong community because families could afford to buy a home and stay put for decades. Today, as a Tempe homeowner, I see neighborhoods around me filled with rentals where great neighbors are pushed out and vacationers cycle through. Single-family housing has become a target for corporate investors because people are moving here faster than we are building housing, driving up rent. If we want good neighbors and strong neighborhoods again, we need to bring housing cost back down by

creating more affordable housing options. ADUs solve this problem, and we need to make building, selling, and buying them as easy as possible. That means allow ADUs in all single-family lots, exempt ADUs from setbacks and lot size requirements, avoid any owner occupancy requirements, have a catalog of pre-approved ADU designs which can be built by-right, allow ADUs to be sold and bought separately from the main house, and waive fees for ADUs. Some worry that ADUs will destroy our neighborhoods as investors swoop in. But the opposite is true: The investors are already here. ADUs will increase housing supply, lower rent, and drive investors to sell back to families. Some want to maintain the single-family feel of neighborhoodsâ€”but the alternative to ADUs is even more disruptive: more apartments. Some have legitimate concerns about how our city can handle increased densityâ€”but these concerns can be addressedâ€”without ADUs we will become the next San Francisco, where no one can afford to live anymore. ADUs give homeowners more options, which means more power over how to use your own property. And of all the solutions for affordable housing, ADUs provide opportunities for individuals and families to build wealth rather than driving profits to corporate investors or relying on tax dollars and government intervention.

37. I live in a neighborhood zoned for a single family dwelling and not for it to be rezoned multi-family which is what an ADU will make it. How will an ADU support "affordable housing?" Will the city now have rent control over the homeowner because I'm positive the homeowner will rent it out at a premium to benefit and cover their bottom line. Today an ADU tomorrow a business, rental offices, hair, nail tattoo salon all in single family residential neighborhood. Instead of undermining the integrity of the single family homes, consider improving existing infrastructure and rezone them for multifamily units. There are plenty of those! Last, I want to remind the forum quote on this survey input: "The responses in this record are not necessarily representative of the whole population..." Maybe it should be voted on so the entire Tempe community has input.

38. I of course think there should be some sort of approval process so as not to just bulk up Tempe with a bunch of rentals. Neighbors should be considerate of other neighbors and the aesthetics of the neighborhoods and landscapes. Property owners should be held responsible for the screening of their tenants and the restrictions on their vacation rentals.

39. I strongly support expanding ADUs as one element of a multi-pronged approach to improve housing supply and affordability. The only way to see if they will be popular is to legalize them and see what happens. I do worry that HOA's rules (CC&Rs) in most of the single family neighborhoods developed after 1980 will unfortunately forbid such structures; probably, state legislation would be necessary to overcome those clauses.
40. I strongly support this initiative! It would be a win-win-win. The city could generate more tax revenue and both property owners and tenants would be able to benefit from more affordable housing.
41. I think if adjusting the zoning code, single family zoning should be minimized and middle housing like duplexes, triplexes, and row houses should be more prevalent. Furthermore, there should be no parking minimums or much lower parking minimums, and allowing for smaller lot sizes or more coverage of lot sizes to increase density, thereby creating walkable neighborhoods and lowering the effects on our environment
42. I think the creativity I've seen with ADUs in other cities, I'd be disappointed if Tempe imposed some sort of homogenization requirement where the ADU has to look exactly like the primary home. Allow some character and creativity and color. The city code people trying to kill creativity in Tempe could sit this one out.
43. I think this is a great idea to increase housing and fits in with the Strong Towns idea of moving to the next level of density within zoning areas.
44. I understand the hesitancy that the city of Tempe might feel toward short-term AirBNB rentals. While I would hope to use such a space for short term rentals (among other uses) - I think encouraging these ADU's to be used primarily for long-term rental might help to make invaluable housing stock available. As a homeowner I like the idea of Airbnb income, but on the other hand I see what has happened in places like Sedona. The short-term rental market has completely wrecked the town as a place for people to actually live...
45. I would move out of the area if this is approved.
46. I would rather see ADUs (owned by individuals/families) sprinkled throughout neighborhoods than another ultra-high density, corporate-owned mega apartment block.

47. If and when someone is permitted to build an ADU or a studio or workshop there needs to be strict regulations, deed restrictions, pertaining to when the property is sold. What about conversion from a studio or workshop to an ADU? And what should be the minimum lot size? It's ridiculous that I can add a room to my house but that having a 7,300 sq ft lot I can't add a separate studio. Someday, if my son stays local I would like to consider letting him have the primary residence but only if I can live in a casita. Not interested in HOAs. Ever.
48. If done correctly, this would help with housing affordability and not negatively impact the standard of living of Tempe residents
49. If the ADUs are considered as necessary they should be placed in their own little neighborhood and not made the responsibility of homeowners.
50. If the issue is affordable housing, I do not think there is a significant enough benefit in considering ADUs. If the issue is should ADUs be allowed as short term rentals, my answer is No. Although it is a great opportunity for those properties to create a more passive income stream, I think it will be at the expense of neighborhood quality.
51. Incentives for making the ADU's as energy efficient as possible. Super insulated, solar for lighting and small appliances, gray water drains into landscape , etc. Basically try and keep the energy use and impact on the utility services as close as possible to what it is before the ADU was added.
52. increased traffic that is already unmanages by the COT
53. It's my opinion that we should include equitable and assessable living options with these ventures. Perhaps there's support or incentives for ADU owners to rent to low-income renters.
54. I've found that the current stormwater retention guidelines, which require on-site retention where additions are greater than 25% of the originally permitted building area, greatly disadvantage small homes. For instance my 1,000 SF home on an 8,000 SF lot must have a variance in order to construct anything larger than 250 SF, whereas an existing 2000 SF home is allowed to do an addition of up to 500 SF. I would like to see the city rethink their code regarding this so that ADU's are allowed up to a certain percentage of the lot area so that small homes could also see the addition of ADU's without costly and time consuming grading and drainage work.
55. Keep ADUs out of Tempe!!

56. Keep them out. These neighborhoods were developed for permanent residents not revolving door in and out residency.
57. Kitchens OK?
58. Lenders such FHA, Fannie and Freddie are allowing ADUs in their underwriting guidelines and recently FHA has revised policies to aid homebuyers. An ADU would provide more multi generational families to stay in Tempe.
59. Lot coverage %, height and basement regs., sewer capacity, design regs., minimum lot size should be all single family residential zones, my lot is 12k sf, some people have 5, 4 and 3k, this is all about making more housing, go big or go home. Also brownstones, and terraces should be allowed.
60. Maximize the usage of local contractors to build traditional stick garage conversions and back yard homes. We have a significant contractor working group of young folks who would benefit doubly with this option and the essence of the neighborhood would be better protected using this approach
61. Mixed use on all land. Allow people to cook for their neighbors, sell antiques, sell snacks and groceries, do electronics repair. Just allow people to use their land and you'll wind up with vibrant neighborhoods full of life.
62. More housing units decreases housing prices. This is not a hotly contested assertion and you really shouldn't ask residents what they feel about impacts when the impacts are known. Research consistently shows that adding housing units has positive impacts. I've linked one example. Tempe also needs to stop worrying about sufficient parking spaces. The general trend among younger people is living without cars and requiring that dramatically increases the square footage needed for a backyard unit to be compliant, decreasing the total number of properties that can build. <https://www.upjohn.org/research-highlights/new-construction-makes-homes-more-affordable-even-those-who-cant-afford-new-units#:~:text=New%20research%20shows%20that%20just,to%20move%20into%20new%20units>.
63. Mostly just to help the average couple afford a mortgage.
64. Must not allow street parking in a neighborhood for safety reasons. Multiple cars parked on street in a single family home neighborhood downgrades the appearance of the neighborhood.

65. My concern is regarding increased density and the problems that come with it. I'm all for homeowners having a chance to help with their mortgage, and for increased affordable housing. But will it be?
66. No owner-occupant requirements. In general, let's focus on getting ADUs BUILT so that they can provide places for people to live in Tempe!!
67. No Rental of these units. Why do we buy a house expecting a certain type of zoning for Tempe to turn it into something else?
68. Not interested
69. Not only do ADUs expand housing inventory, they also allow property owners to earn some passive income. Don't restrict those opportunities to only certain neighborhoods or lot sizes that already have the means and access to qualified, high-value neighborhoods or large lot sizes.
70. Nothing. No ADS for residential single family zoned properties. This survey itself is very biased and is really only geared to people who want ADUs. And NOT to those who oppose them. So I gather you are not really interested in getting balanced feedback from the Community.
71. Parking in total for location as many homes enclose garages or carports and don't meet even current requirements. So prior to accepting ADU application make sure that current parking requirements are met even if additional parking not required for the ADU.
72. Please do not expand the area where ADUs can be built. Please let private neighborhoods maintain their current status.
73. Please don't include requirements such as needing to be occupied by the owner or minimum lot-size/setback. These will make ADUs costly or impossible to build.
74. Please expand the access. The current regulations are too restrictive to allow for the housing Tempe needs.
75. Please expand the ADU regulations, as housing is in extremely short supply
76. Please make this amendment simple and thus accessible to as many people as possible.
77. Possible changes / exceptions to where they can be placed within property lines so that more people's lots would be eligible.
78. Power meters, water meters, sewer. Impact to vegetation and trees, accessibility if used for elderly parents
79. Read my lips, NO on this issue.

80. Redevelopment of closed big box strip malls to multi-family
81. Regulations and enforcement consistent with non-discrimination must prevent an increase in undesirable behavior due to ADUs, such as meth labs, loud, wild parties, car repairs or other unsightly activities outdoors. ADUs should not hinder 30% tree canopy goal.
82. Regulations on short term rentals would be helpful, as well as rent control.
83. safety
84. second story home additions, garage conversions
85. should be limited to 1 story and be less tall than primary residence. currently I see tall several new accessory buildings in my neighborhood that are blocking neighbors' views. adequate off-street parking, limitations on how many cars per lot, and ensuring that the ADUs do not become junky, poorly maintained eyesores that provide refuge for rats and pests are primary concerns. Tempe needs to ensure that ADUs don't end up junky trash that owner can't afford to remove. And ensure that suspicious activity (like keeping a kidnap victim like poor Jaycee Dugard) never happens here.
86. Some older housing stock typically had very large yards and small houses. A few also were setback far from the street with larger front yards and minimal rear yards. Same with large side yards. An ADU would fit but would it be allowed in front or side? Also in mixed use areas an ADU for a business, studio, salon , office etc.
87. Stop it. Unfortunately my next door neighbors and the home kiddy corner behind me have already moved in. So disruptive to my backyard environment.
88. Tell ASU to make sure they have enough housing for students before they take their tuition money.
89. Tempe is a land-locked city. I feel that efforts are being made to increase the population of the city/ neighborhoods without considering improvements to the existing infrastructure of the city to support the increase in population density.
90. The City of Tempe, further then, should get rid of the rental tax if the Mayor Woods and the city council members actually want to at least somewhat immediately reduce the high rental charges in Tempe.
91. The city should look into ADU best practices being done in CA and other states, and seek to structure the news rules to MAXIMIZE the amount of new ADUs constructed

92. The conversation about updating the ordinance related to ADUs should not be limited to ADUs only. Tempe should consider updating the guest quarters ordinance as well. For example, my residence in 85282 is 2,400 sq ft, built in late 1960's. This community has alleys which reduces my overall footprint. I am unable to build a guest quarters or ADU in my backyard due to this limitation of space. I do have ample space in the front of my house for a guest quarters, but the current regulations do not allow me to build a guest quarters in my front yard. I respectfully request that the Council and Mayor support an updated ADU & Guest Quarter ordinance that would allow for the development of a unit in the front yard. In my case I do not want to build an ADU because I am not looking to rent out the unit. I, and some of my neighbors who are in my same age demographic (30-45), want to maximize our properties by building a guest quarters for our aging parents. Tempe prides itself as an affordable, multi-generational city. I want to build an accessible guest quarters for my aging parents to allow them to age in peace, enjoy Tempe's amenities, and to avoid more costly options such as a nursing home. As every Tempe citizen knows, land is a finite resource in Tempe (we are land locked). Maximizing our current space makes sense economically. The City needs to embrace smart growth, and this is an easy option to do more with the limited resources (land) that we have. The outdated guest quarter ordinance was established in a time when limited resources were a future problem. Now we are faced with limited resources every day (land, water, energy, etc). Tempe needs to meet this challenge with forward thinking regulations to encourage smart growth. The alternative suggested to me by those opposing this idea is to buy a larger house. I purchased my house to accommodate my growing family, we have made significant investments into this property to ensure it is our "forever" home (replacement of grass with artificial turf, solar installation with batteries, electric vehicle charging, high efficiency AC and water heater, upgraded windows). I've invested significant capital in my property and I want to make this final investment to allow our family to thrive in Tempe. Additionally, I am leading by example through these investments, which is a trait I want my young daughters - who will grow up in Tempe - to understand. The answer is not more consumption (eg, buying a bigger house), the answer smart growth, ie, doing more with limited resources.

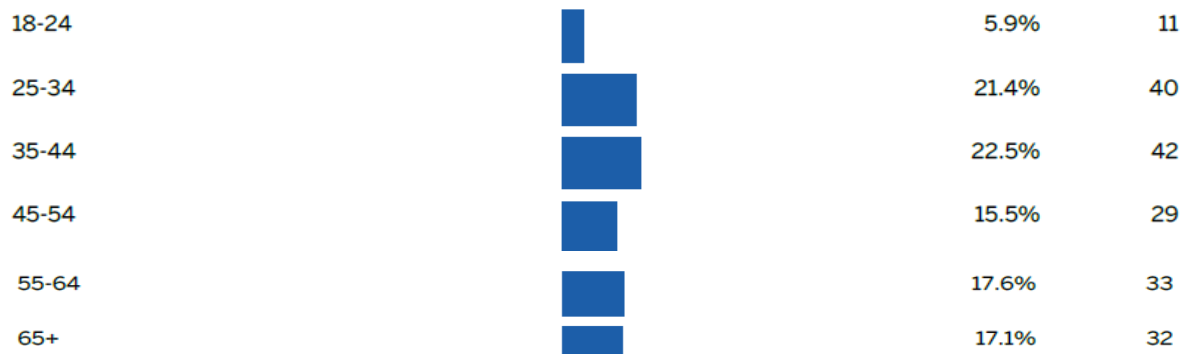
I encourage Tempe to be a leader in smart growth and adopt policies that allow our younger families to plan for the future.

93. The population is ageing and affordable housing is an issue. Recommend increased construction of ADUs to provide in-law living space. Short term rentals should be an option but need to be controlled to minimize impact on neighbors.
94. there are many neighborhoods that could support more density, like the victory acres neighborhood. many properties are large enough to have more than one and the impacts are negligible, if a property is 2000sqft on 1 acre of land you could easily fit 2, 500 sqft ADUs with out any significant impacts on the neighborhood. this process should be easy, flexible and fast.
95. There are many shipping container options or tiny home on wheel options ~ 120 SF that are cost effective for homeowners and add affordability due smaller footprint. Request that 120 SF and up be acceptable. Please curb excessive permitting requirements so that the option remains affordable for homeowners to place on their properties.
96. There are very many variables, the best way is by variance and individual consideration or neighborhood by neighborhood consideration but not city wide. I think the guest housing we have now would work to accommodate needs of family and elderly affordable, if it is indeed affordable, for helping residents out.
97. They also allow extended family to live together and to visit.
98. They should contain a full kitchen with stove and refrigerator, a bathroom, and laundry
99. They should only be allowed where the main house is owner occupied so the property is maintained and not owned by investors. Increasing the rental percentage of housing in Tempe doesn't bode well for the future of our city. With only 40% of the residents owning their homes, the population will support a tax base for schools. We need to be emphasizing a way for lower cost single family homes, so that first time home buyers can purchase a home in Tempe. Homeownership is more desirable than a population of renters. Homeowners take pride in their city and stay connected civically and engage in the government of the city.
100. Unless we prefer to have more homeless people roaming our streets, we need to remove the restrictions on ADU's.

101. What actually prompted this discussion and desire to revisit ADU regulations in the first place? Is affordable housing the primary objective? If so, this seems to be rather ill-conceived, as affordable housing should focus on making quality housing available to those who will build lives and invest in our communities, not offering homeowners a way to make a quick buck off of vacationers and students from out of state.
102. What is the long term goal that the City of Tempe is seeking with ADUs? Is there going to be a legal fund set up for homeowners to assess if the ADU is causing problems? Is there going to be a threshold on the eligible lot sizes? What if the neighbors oppose an ADU? What is there legal recourse? Is City of Tempe going to provide legal assistance to mitigate these issues?
103. What is wrong with the City Council that they want to complete with neighboring cities to see who has the most people living per square inch?
104. Why are these questions assuming "affordable" and how are you defining it.
105. Would they use the same utility connections as the main home?

IV. DEMOGRAPHICS

What is your age group?



Race and ethnicity, select all that apply.



What gender do you identify with?

