



City Council Weekly Information Packet

Friday, December 27, 2024

Includes the following documents/information:

- 1) City Council Events Schedule
- 2) Community Development Housing Inventory Report Addendum



City Council Events Schedule

December 27, 2024 thru November 23, 2025

The Mayor and City Council have been invited to attend various community meetings and public and private events at which a quorum of the City Council may be present. The Council will not be conducting city business, nor will any legal action be taken. This is an event only and not a public meeting. A list of the community meetings and public and private events along with the schedules, dates, times, and locations is attached. Organizers may require a rsvp or fee.

Mon	Dec 30	6:00 p.m. – 6:30 p.m.	Menorah Lighting Ceremony Location: Ragsdale MLK Park 24 E. 6th Street Tempe, AZ
Thu	Jan 2	4:00 p.m. – 8:00 p.m.	Captain Scott Leatham’s Services – Public Viewing Location: Valley of the Sun Mortuary & Cemetery 10940 E. Chandler Heights Road Chandler, AZ
Fri	Jan 3	10:30 a.m.	Captain Scott Leatham’s Services – Funeral Location: Mission Community Church Gilbert (Elliot/Power) 4450 E. Elliot Road Gilbert, AZ
Wed	Jan 8	12:00 p.m. – 1:00 p.m.	Utility Rate Study Virtual Public Meeting Location: Zoom https://us06web.zoom.us/meeting/register/tZwvceusrT0qGNSncZ3zYjqGEEWkFBN4bB0g
Wed	Jan 8	5:30 p.m. – 6:30 p.m.	Utility Rate In-Person Virtual Public Meeting Location: Tempe Public Library Desert Willow Room 3500 S. Rural Road Tempe, AZ
Fri	Jan 10	8:00 a.m. – 10:00 a.m.	2025 Meet the Elected Officials Breakfast Location: Avion Center 1733 E. Northrop Boulevard Chandler, AZ
Fri	Jan 10	4:30 p.m. – 7:30 p.m.	Pre-Plunge Party - Silent Auction & Raffle Supporting Adaptive Recreation Location: Spokes on Southern 1470 E. Southern Avenue Tempe, AZ

Sat	Jan 11	8:30 a.m. – 9:30 a.m.	Polar Bear Plunge at The Lakes of Tempe 2025 - 13th Anniversary Location: 1502 E. Northshore Drive Tempe, AZ
Sat	Jan 11	10:00 a.m. – 12:00 p.m.	Breakfast with Berdetta: Sandy Hook Promise – Protect Kids from Gun Violence Location: Tempe History Museum 809 E. Southern Avenue Tempe, AZ
Sat	Jan 11	5:00 p.m. – 8:00 p.m.	Parkview Gardens Neighborhood Association Block Party Location: E. Vaughn Drive near Forest Avenue Tempe, AZ
Sun	Jan 12	11:30 a.m. – 12:30 p.m.	2nd Sundays on Mill featuring the Barber Battle! Location: Mill Avenue Tempe, AZ
Mon	Jan 13	7:30 a.m. – 10:00 a.m.	Martin Luther King Jr. Diversity Awards Location: The Buttes 2000 W. Westcourt Way Tempe, AZ
Tue	Jan 14	7:00 a.m. – 9:00 a.m.	23rd Annual East Valley Breakfast with the Governor Location: Delta by Marriott Phoenix-Mesa 200 N. Centennial Way Mesa, AZ
Tue	Jan 14	12:00 p.m. – 1:00 p.m.	Residential Energy Equity Roadmap Virtual Public Meeting Location: Zoom https://us06web.zoom.us/meeting/register/tZUIf-mpqDsiG9DhI9v9o5KnNz7a4_aPG2Xa
Tue	Jan 14	6:00 p.m. – 7:00 p.m.	Residential Energy Equity Roadmap In-person Public Meeting Location: Envision Center 1310 E. Apache Boulevard Tempe, AZ
Tue	Jan 14	7:00 p.m. – 8:15 p.m.	Dance Tempe: Student & Resident Artist Showcase Location: Tempe Center for the Arts 700 W. Rio Salado Parkway Tempe, AZ
Fri	Jan 17	5:30 p.m. – 7:30 p.m.	ACDC Open House and Appreciation Dinner Location: MAC6 Coworking Space 1430 W. Broadway Road Tempe, AZ

Wed	Jan 22	4:00 p.m. – 5:30 p.m.	First Business After Hours of 2025 (Tempe Chamber) Location: Benchmark Electronics 56 S. Rockford Tempe, AZ
Sat	Jan 25	10:30 a.m.	Backstage Pass with Vice Mayor Garlid Location: Public Works Assembly Hall 55 S. Priest Drive Tempe, AZ
Sat	Jan 25	4:30 p.m. – 7:00 p.m.	Unity Walk Location: Tempe Beach Park 80 W. Rio Salado Parkway Tempe, AZ
Wed	Jan 29	8:30 a.m. – 10:30 a.m.	Neighborhood Day at the State Capitol Location: Arizona State Senate, 1st Floor Majority Caucus Room 1700 W. Washington Street Phoenix, AZ
Wed	Jan 29	6:00 p.m. – 7:30 p.m.	Broadmor Neighborhood Association Meeting Location: 326 E. Aepli Drive Tempe, AZ
Fri	Jan 31	3:00 p.m. – 6 p.m.	Slalom Office Opening and Ribbon Cutting Location: Slalom 310 S. Mill Avenue Tempe, AZ
Fri	Jan 31	5:00 p.m. – 8:00 p.m.	TIE Foundation – Joseph P. Spracale Awards Event Location: Arizona Heritage Center 1300 N. College Avenue Tempe, AZ
Tue	Feb 4	6:00 p.m. – 7:30 p.m.	Art Tempe Location: Tempe Center for the Arts 700 W. Rio Salado Parkway Tempe, AZ
Wed	Feb 5	3:30 p.m. – 6:15 p.m.	Tempe Tourism Annual Event Location: Tempe Mission Palms 60 E. 5th Street Tempe, AZ
Fri	Feb 7	9:00 a.m. – 11:00 a.m.	AAAC's Faith in Action Prayer Breakfast Location: Tempe Center for the Arts, Lakeside Room 700 W. Rio Salado Parkway

			Tempe, AZ
Sat	Feb 22	10:00 a.m. – 2:00 p.m.	Tempe Empty Bowls 2025 Location: Tempe Public Library 3500 S. Rural Road Tempe, AZ
Sun	Feb 23	2:00 p.m. – 5:00 p.m.	12th Annual Neighborhood Olympics Location: Daley Park Ballfields 1625 S. College Avenue Tempe, AZ
Thu	Feb 27	8:30 a.m. – 12:30 p.m.	Tempe Youth Talks - 2025 Location: Marcos de Niza High School 6000 S. Lakeshore Drive Tempe, AZ
Fri	Mar 7	12:50 p.m. – 1:30 p.m.	Diablos Charities Check Presentation - Spring Training Location: Tempe Diablo Stadium 2200 W. Alameda Drive Tempe, AZ
Sat	Mar 8	11:00 a.m. – 12:00 p.m.	Colonial Dames' Marking & Dedication of Petersen House Museum Location: Petersen House Museum 1414 W. Southern Ave Tempe, AZ
Sun- Fri	Mar 9 – 14	All day	NLC Congressional City Council Location: Washington D.C.
Sat	Apr 5	9:00 a.m. – 11:00 a.m.	Neighborhood Celebration Location: Kiwanis Park Fiesta Ramadas 6111 S. All American Way Tempe, AZ
Sat	Apr 19	5:30 p.m. – 8:30 p.m.	Ignite the Night – Tempe Diablos Charity Event Location: Phoenix Zoo 455 N. Galvin Parkway Phoenix, AZ
Tue	Apr 22	5:00 p.m. – 7:00 p.m.	State of the Downtown Location: TBD
Fri	Apr 25	5:00 p.m. – 7:00 p.m.	2025 Boards and Commissions Appreciation Event Location: Tempe Center for the Arts 700 W. Rio Salado Parkway

			Tempe, AZ
Tue	Aug 19	All Day	AZ League of Cities and Towns Location: Fairmont Scottsdale Princess 7575 E. Princess Drive Scottsdale, AZ
Wed	Nov 19 – 23	All Day	NLC City Summit Location: Salt Lake City, UT

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TEMPE HOUSING INVENTORY REPORT ADDENDUM



TO: Mayor and Tempe City Council

FROM: Jeff Tamulevich Community Development Director
Ryan Levesque, Deputy Community Development Director, Planning Division

DATE: December 27, 2024

SUBJECT: Housing Inventory Report Addendum for compliance with AZ§ Section 3. Title 9, Chapter 4, Article 6.4 Section 9-469

The City of Tempe “Housing Inventory and Affordability Analysis” report 2024 was presented to City Council on December 12, 2024. Pursuant to Senate Bill 1162, now state statute Arizona § Section 3. Title 9, Chapter 4, Article 6.4 Section 9-469 Municipal housing needs assessment; annual report, the following pages are being provided as an addendum to the City of Tempe Housing Inventory Report for the beginning of year 2025.

The following additional information to the document is provided to comply with the mandates of the Bill. Data provided is an extrapolation from data provided within the Housing Inventory Report, Tempe General Plan 2050, Maricopa Association of Governments (MAG) and records obtained from the Planning and Building Safety Divisions of Community Development to address elements required by the State of Arizona. The annual report data is required to be submitted to the Arizona Department of Housing by January 1, 2025, and every year thereafter. The housing assessment growth projections and the annual report data will be published online and available to the public at a new page link on the website of: [www/tempe.gov/planning](http://www.tempe.gov/planning).

1. Total Population Growth Projected in 2030	219,300 MAG data
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2. Total Job Growth Projected in 2030	233,700 MAG data
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3. Total amount of residentially zoned land with detail on land zoned as single-family	
Below is an itemized list of the number of acres and the total number of maximum potential dwelling units by zoning district:	
<u>Single-Family Zoning Districts</u>	
AG - 1,924.6 ac = 1,925 units (1 du/ac)	Multi-Family and Mixed-Use Zoning Districts
R1-15 - 380.9 ac = 914 units (2.4 du/ac)	R-2 - 514.7 ac = 5,147 units (10 du/ac)
R1-10 - 144.5 ac = 405 units (2.8 du/ac)	R-3R - 114.8 ac = 1,722 units (15 du/ac)
R1-8 - 146.0 ac = 489 units (3.35 du/ac)	R-3 - 1,086.0 ac = 21,720 units (20 du/ac)
R1-7 - 1,169 ac = 4,384 units (3.75 du/ac)	R-4 - 556.1 ac = 13,902 units (25 du/ac)
R1-6 - 5,011.1 ac = 20,044 units (4 du/ac)	R-5 - 31.8 ac = 954 units (30 du/ac)
R1-5 - 19.1 ac = 115 units (6 du/ac)	RMH - 195.5 ac = 1,369 units (7 du/ac)
R1-4 - 516.8 ac = 4,134 units (8 du/ac)	MU-2 - 3.9 ac = 59 units (15 du/ac)
R1-PAD 18.4 ac = 247 units (13.4 du/ac average over all PADs)	MU-3 - 45.3 ac = 1,133 units (25 du/ac)

4. The total need for additional residential housing units for rent and for sale in the municipality to meet:	
a. Any deficiencies in housing the existing population	
	Rental Housing Gap: 14,642 Owner Housing Gap: 8,288 Total Housing Gap: 22,930
b. Any deficiencies in housing the existing workforce.	see pages 75-76 and Tables 21 and 22
c. Population Growth Projections (2030)	219,300 MAG data
d. Job growth projections (2030)	233,700 MAG data
e. Housing needs across all various income levels (2030)	13,694 General Plan 2050 projection

ARS 9-469 Subsection B Paragraphs 1-5 Data Report

Metric	Details	July 1, 2023 to June 30, 2024	Notes
Number of Housing Units in New Projects Submitted	Proposed submitted (initial units based on zoning)	1302	
	Net new submitted single family final plat and multi-family	722	
	Entitled	3569	
	Platted	44	
Number of Housing Units (may be overlapping data with previous section)	Building Permits Issued	2061	Building Permits Issued # excludes the following: 26 Ready to Issue 11 Corrections Required 89 Expired Permits
	Certificate of Occupancy	702	CofO is not included in the Building Permits Issued #

Metric	Details	July 1, 2023 to June 30, 2024		Notes
		Single Family	Multi Family	
Housing Development Applications	Number of projects received	8	11	
	Number of total units (SF and MF) received	49	1253	
	Number of units approved (SF and MF)	73	3540	Total number of units approved includes applications that were submitted prior to July 1, 2023
	Number of Units disapproved (SF and MF) by denial of project	0	0	
	Number of Units (SF and MF) otherwise not approved	1	579	Note: Projects expired or not approved remain under staff review
Residential zoned land use	Acres of Single-family and Multi-family Zoned land use	9330	3081	
	Acres of undeveloped Single-family and Multi-family land use	31.14	109.57	
	Single-family units yield range (using density in zoning)	32,657		
	Multi-family units yield range (using density in zoning)	99,266		
	Multi-family units as percentage of total residential units (calc in cell)	75%		

Threshold Requirement	Current deficiency of housing need	22,930
	Projected housing needs for next 5 years (2029)	97,454
	Sum of housing yield from current density (calc in cell)	131,923
	Does the current yield meet demand for deficiency and projected 2029 need?	YES
	If NO then please add details below:	
	<i>Additional Multifamily zoned land needed to meet demand</i>	
	<i>Additional Single-family zoned land needed to meet demand</i>	
	<i>Multifamily zoned land as percentage of total residential land needed to meet demand for deficiency and projected 2029 need</i>	

Housing Needs Progress (Year 1: Baseline)	Total Housing Units in Pipeline (permitted, entitled and platted)	5,674
	Additional yield from available undeveloped residential zoning	8,376

Comments:

What is not accounted for in housing provision

Housing in Tempe include short-term rentals and student housing. Short term rentals remove existing dwelling units from housing stock and substitute commercial hotel uses. Student housing provides housing to a specific population group and relies on private housing to meet the needs.

The number of housing units removed from permanent housing availability varies from year to year, there are approximately 809 short-term rental establishments registered with the City of Tempe's Tax and Licensing Department. The housing inventory does not account for housing stock that is removed from housing availability and is not used principally for housing but is rather used for

Currently, ASU has 16,896 student beds housed in dorms on campus. ASU Dormitories are outside of Tempe's housing inventory calculations. As the dorms are often multiple bed occupancies, an assumption could be made that one dorm unit = 2 student beds; 16,896 student beds provide 8,448 units of housing. Only a portion of the ASU student population is housed in dorms. The remaining students occupy single-family residences and apartments which are a part of the Tempe housing inventory and impact the housing market available for employees seeking to live in Tempe. Private sector market rate student housing has stepped up to help meet demand, providing additional demographic-specific housing. The census accounts for students, who also impact the income level and projections for affordable housing needs. Note the densest populated census tracts in Arizona are also among the lowest income levels in Tempe and surround the ASU campus.

ARS 9-469 Subsection B Paragraph 6 Data Report

Strategy	Status*	Comments:**
Offering Financial Incentives for Affordable Housing	In Use	Parcels are purchased by the City of Tempe using multiple funding streams, including the city general fund, CDBG and HOME Fund for development with long term leases and land trust agreements, in addition to GPLETs and Fee Waivers.
Offering Regulatory Incentives for Affordable Housing	In Use	
Offering Financial Incentives for Workforce Housing	In Use	Parcels are purchased by the City of Tempe using multiple funding streams, including the city general fund, CDBG and HOME Fund for development with long term leases and land trust agreements, in addition to GPLETs and Fee Waivers.
Offering Regulatory Incentives for Workforce Housing	In Use	Apache Boulevard Redevelopment Area offers 50% Workforce Housing, provided that at least 15% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 100% of the AMI but does not exceed 120
Using GPLET to aid the construction of Housing (General)	In Use	By DDA developers make contributions to Hometown for All program to contribute to public benefit, and receive an agreed upon GPLET.
Using GPLET to aid the construction of Housing (Workforce)	In Use	By DDA developers provide a percentage of workforce or affordable housing in return for an agreed upon GPLET.
Using GPLET to aid the construction of Housing (Affordable)	In Use	By DDA developers provide a percentage of workforce or affordable housing in return for an agreed upon GPLET.
Offering Financial Incentives for Adaptive Reuse	Not in Use	
Offering Regulatory Incentives for Adaptive Reuse	In Use	Adaptive reuse program allows reductions in parking, and reduces code required standards for existing conditions for conversion of building to new use and occupancy. Could be used for commercial to housing on smaller sites.
Waiving or Reducing Permit Fees (General)	In Use	Residential rebate program for homeowners doing additions or remodels to their existing homes.
Waiving or Reducing Permit Fees (Affordable)	In Use	
Waiving or Reducing Permit Fees (Workforce)	In Use	Apache Boulevard Redevelopment Area offers 50% Workforce Housing, provided that at least 15% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 100% of the AMI but does not exceed 120% AMI, or 10% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 80% AMI but does not exceed 100%
Self Certification	Not in Use	
Administrative Approval of Plats and Amended Plats	In Use	Preliminary Plats and Final Plats with 3 or fewer lots are processed administratively.
Administrative Approval of Site Plans	In Use	Up to
At-Risk Grading Program	In Use	Applicants may initiate grading prior to entitlements or permits at risk to expedite construction schedule.
Concurrent Regulatory Processes	In Use	Entitlement processes can be run concurrently to expedite schedule.
Expedited Approval Timeframes (General)	In Use	For additional fee, when reviewed by city staff (not 3rd party review)
Expedited Approval Timeframes (Affordable)	In Use	For additional fee, when reviewed by city staff (not 3rd party review)
Expedited Approval Timeframes (Workforce)	In Use	For additional fee, when reviewed by city staff (not 3rd party review)
Adopting an Accessory Dwelling Unit policy beyond state requirements	In Use	Had ADU code prior to state, modifying to meet state, extending size allowance on AG lots for larger ADU than state.
Adopting an Adaptive Reuse policy beyond state requirements	Not in Use	
Adopting middle housing policies beyond state requirements	Under Review	
Offering Incentive to Convert Short-Term Rentals to Long-Term	Not in Use	

* Please Use One of the Following Options:

Not Applicable - This strategy does not apply to your community. (Please provide an explanation in the Comments section of that strategy.)

Not in Use - This strategy is not currently in use in

In Use - Your community has already adopted this strategy.

Approval In Progress - Your community is actively pursuing either the administrative or council adoption of this strategy.

Under Review - Your community is exploring the potential use of this strategy.

**Please use this column to provide additional commentary specific to the corresponding strategy.

General Comments:

Hometown for All: Established in 2021, this innovative program serves as a dedicated funding source for affordable housing in Tempe. To date, developers have contributed or pledged \$22.3 million to the initiative. The city has invested an additional \$9.4 million into the program via redirected permitting fees.

Affordable Housing Strategy: Adopted by the City Council in 2019, this comprehensive document proposes recommendations for improving the affordability and availability of housing in Tempe. Key recommendations were incorporated into Tempe Tomorrow: General Plan 2050.

See page 69 of the Housing Inventory and Availability Analysis for the strategies used to meet the needs for additional housing units.

Tempe Coalition for Affordable Housing: This 501(c)(3) nonprofit, referred to as The Affiliate, relies primarily on Hometown for All, and HUD's Community Development Block Grant funds to purchase permanently affordable single-family homes, townhomes, and apartments. It also operates an Emergency Unit program serving people experiencing homelessness and victims of domestic violence. The Affiliate currently owns about 60 units, but thanks to a recent acquisition, this figure is set to nearly double.

Community Housing Partnerships: Habitat for Humanity, Newtown CDC and Chicanos Por Le Casa have partnered with Tempe in developing unique housing opportunities to serve community needs including attached and detached single family homes on fee simple lots and on community land trust properties to assure long term affordability through financially sustainable housing models.

Please refer to the Housing Inventory Report for details regarding the plan specifics intended to satisfy housing needs in Tempe.