



# Public Input Summary

Accessory Dwelling Units  
March 27-May 1, 2024

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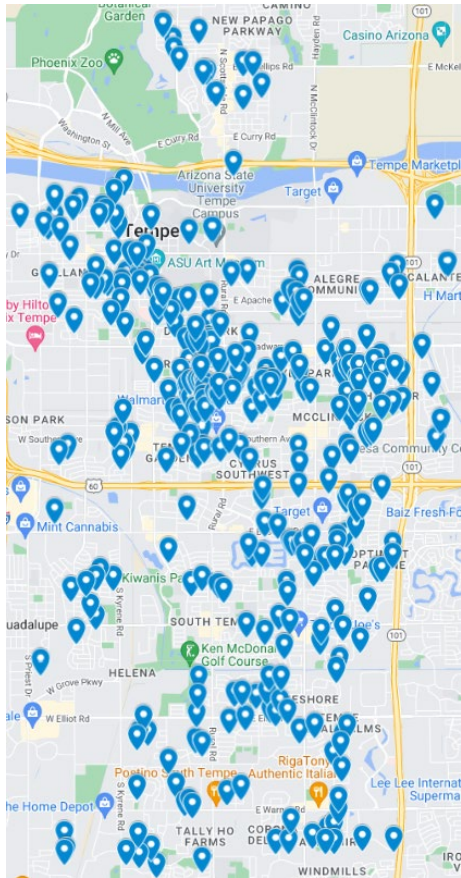
## I. OVERVIEW

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 included a first phase of input in October 2023 to assess initial public interest. The below summary includes feedback gathered from March 27 through May 1, 2024. As data was being collected, the Arizona State Legislature was proposing measures to regulate ADUs statewide, which, if passed, will impact what is done.

**Total survey responses: 619**

Pins reflect survey participants who chose to share a Tempe address:



## II. OUTREACH

Several bilingual methods were used to provide information to the public regarding the project, meetings and opportunities for input during March and April 2024.

1. Direct mail postcards sent to residents, businesses and property owners in Tempe.
2. Media coverage in KJZZ, Tempe Independent, Tempe Tribune and Wrangler News.
3. Email alerts and invitations to neighborhood and homeowners' association contacts, participants from the first input phase, Tempe Forum and city news subscribers.
4. Peachjar flyer to Tempe schools
5. Yard signs and reach screens posted in city parks and facilities.
6. Public meetings with facilitation assistance by ASU Public Involvement Professor on March 27th at noon online with 51 participants, an in-person meeting at Tempe Public Library on March 27 at 5:30 p.m. with 60 participants, an in-person meeting at the North Tempe Multigen Center on April 2 at 6 p.m. with 21 participants and an in-person meeting April 8 at 5:30 p.m. at the Arizona 811 office with 21 participants.
7. Presentations at Neighborhood Advisory Commission, Transportation Commission, DRC Study Session, Historical Preservation Commission, Sustainability and Resilience Commission, Arizona Faith Network and Broadmor Neighborhood Association Annual Meeting. Upcoming May 14 presentation at Mayor's Youth Advisory Council.
8. Dedicated project website and topic posted from March 27-May 1 on Tempe Forum.
9. Social Media:

Facebook	Instagram	NextDoor	Twitter (X)
<ul style="list-style-type: none"> <li>• 3/20 Reach: 1k Engagement: 4</li> <li>• 3/26 Reach: 1k Engagement: 10</li> <li>• 3/29 Reach: 571 Engagement: 2</li> <li>• 4/1 Reach: 1.5k Engagement: 13</li> <li>• 4/6 Reach: 1.3k Engagement: 3</li> <li>• 4/13 Reach: 867 Engagement: 6</li> </ul>	<ul style="list-style-type: none"> <li>• 3/20 Reach: 1.3k Engagement: 32</li> <li>• 3/26 Reach: 869 Engagement: 35</li> <li>• 3/29 Reach: 577 Engagement: 20</li> <li>• 4/1 Reach: 1.1k Engagement: 63</li> <li>• 4/6 Reach: 589 Engagement: 17</li> </ul>	<ul style="list-style-type: none"> <li>• 3/20 Reach: 1.3k Engagement: 32</li> <li>• 3/26 Reach: 869 Engagement: 35</li> <li>• 3/29 Reach: 577 Engagement: 20</li> <li>• 4/1 Reach: 1.1k Engagement: 63</li> <li>• 4/6 Reach: 589 Engagement: 17</li> </ul>	<ul style="list-style-type: none"> <li>• 3/19 Reach: 787 Engagement: 9</li> <li>• 3/26 Reach: 1875 Engagement: 56</li> <li>• 3/28 Reach: 503 Engagement: 6</li> <li>• 4/1 Reach: 1,548 Engagement: 39</li> <li>• 4/7 Reach: 1006 Engagement: 16</li> <li>• 4/11 Reach: 748 Engagement: 19</li> <li>• 4/20 Reach: 1644 Engagement: 41</li> <li>• 4/21 Reach: 791 Engagement: 32</li> </ul>

### III. Survey Introduction

The survey was designed to allow participants to provide feedback on various aspects of the proposed measure, ensuring that their opinions are considered in the decision-making process.

This introductory statement was posted on [tempe.gov/forum](http://tempe.gov/forum).

An Accessory Dwelling Unit (ADU) is an independent, rentable dwelling unit located on the same lot as an existing, standalone single-family home. ADUs come in many forms and can be attached or detached from the main residence or converted from existing portions of the home.

The [Tempe Zoning and Development Code](#) currently allows ADUs on properties zoned for multi-family use if a single-family home is already present. Approximately 300 lots are currently eligible to build ADUs on the properties.

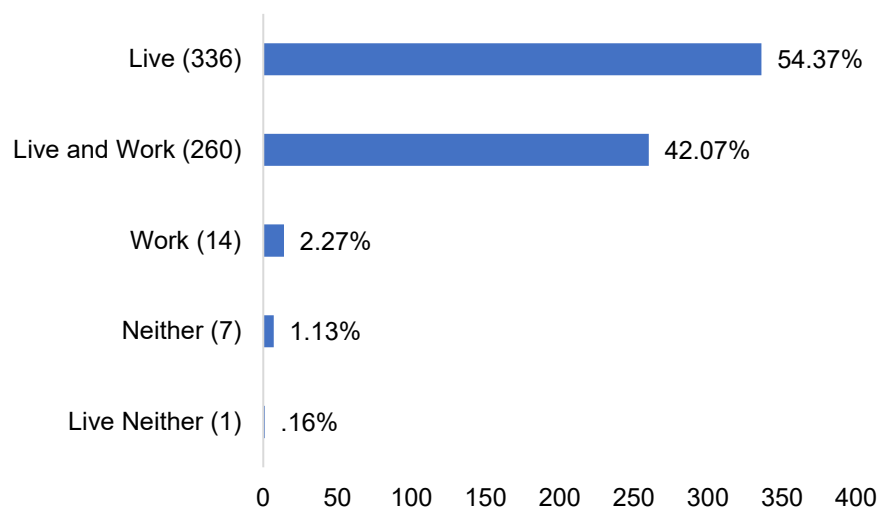
We want to hear your thoughts on a possible code update related to ADU location, square footage, parking requirements, short-term rental restrictions and Guest Quarters. There are no proposed changes to maximum height, setbacks or lot size requirements.

Amendments to the Zoning and Development Code must be initiated by City Council. This survey is intended to determine community preferences regarding Accessory Dwelling Units to assist with creating a formal draft of an ADU Code Text Amendment should Council wish to proceed with it.

Please contact 480-350-8234 or [neighborhoods@tempe.gov](mailto:neighborhoods@tempe.gov) if you would like clarification on any of the questions, a paper copy of the survey or to set up a one-on-one meeting with a project team member.

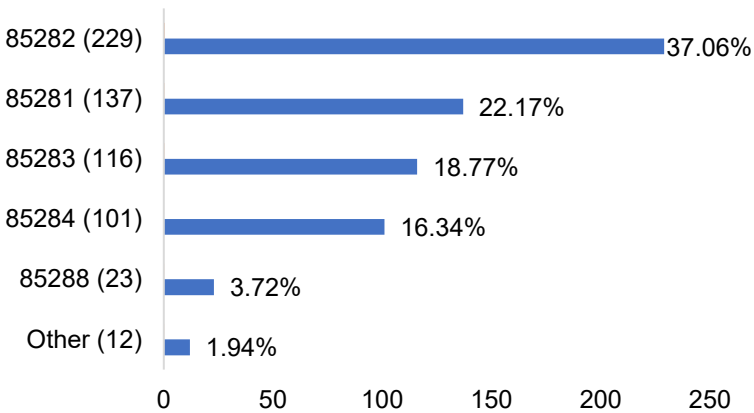
### IV. SURVEY RESULTS

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



Responses: 618

## 2. What is your residential zip code?



Other:

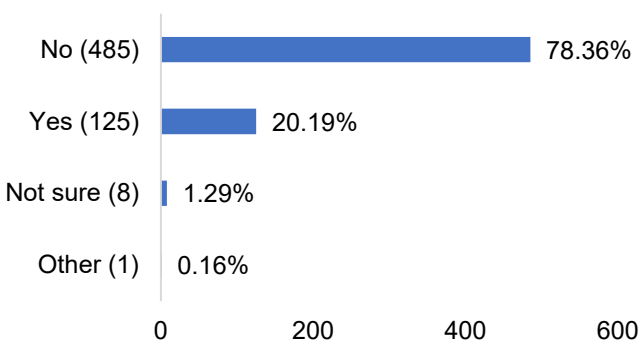
- Other - 85008 (2)
- Other - 85251(2)
- Other - 85001
- Other - 85018
- Other - 85024
- Other - 85202
- Other - 85251
- Other - 85304
- Other - 85719
- Other - 85745
- Other - @aol.com

Responses: 618

## HOAs

**Some homeowners' associations (HOAs) may allow ADUs while others have restrictions. If you live in an area governed by an HOA, please check your HOA's requirements related to ADUs.**

## 3. Do you live in an HOA?



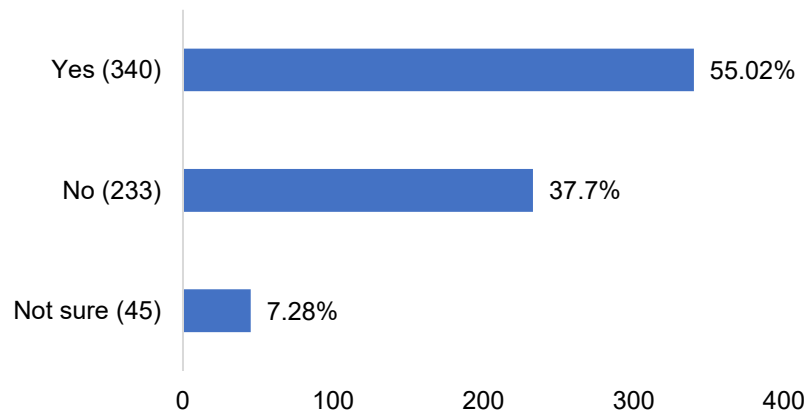
Other - Yes in one home, No in another

Responses: 619

## **ADU Expansion**

**Currently, ADUs are allowed on properties in multi-family zoned areas with an existing single-family residence. The preliminary draft code is considering allowing ADUs in single-family zoned areas that have an existing single-family residence.**

**4. Would you like to see ADU eligibility expand to single-family zoned areas that have an existing single-family residence?**



Responses: 618

**5. Please share why or why not:**

**Those who said yes:**

1. This would increase the ability for families to stay living together longer providing freedom and accessibility. This would also go towards increasing our housing supply.
2. We have an affordable housing crisis in the country.
3. There is insufficient affordable housing.
4. We need affordable housing and our city officials are doing next to nothing. The residents who have helped make Tempe what it is should be able to afford housing.
5. Allow for city living and more affordable housing option. Plus the ability of homeowners to generate additional rental income
6. Only if the building materials match the single family dwelling and only if the rentals are 6 months or longer. One month rentals are most definitely short term rentals.
7. I would like to be able to afford to live here in 5 years, ideally when my parents age out of their current house I would like to be able to provide for them
8. Tempe needs more affordable housing
9. Create more diverse housing options to address housing affordability crisis! One-bedroom apartments are prohibitively expensive--ADU's can provide critical options at the bottom end of the housing market.
10. lack of affordable housing and the growing need of multi-generational housing unit.
11. The cost of housing has skyrocketed, making it almost impossible for young people to live in the city at Tempe, therefore they're moving out of town and going to an affordable area, leaving behind everything that Tempe has to offer. In addition, the Tempe population is aging, and having an ADU and moving into it would make it easier

- for seniors to stay at home and have family near them to help care for their needs without moving into assisted living.
12. It allows homeowners to offer and share housing to others that might not have another option for living. It would also allow older homeowners to stay in their (larger) home or downsize to a smaller dwelling on the same property of their larger home. This could allow for retiree's to earn income that helps with increases in living costs. Another positive to allowing ADU's is to allow independent living to those wanting to be in close range to family members but not able to, or prefer to not be in the same house. It could also allow for older children of homeowners to have a place to call their own, if needed at some point in their life, without feeling like such an intrusion on their parents.
  13. I would like to more options available for homeowners to increase their income through secondary rentals and increase the housing stock availability across the city.
  14. Yes because many of us are trying to make affordable housing for our growing family. Or plan for long term care in house.
  15. It's your property you should be able to do what you want with it. It's a fix to the outrages prices in the area.
  16. Housing and rent is so high this makes sense to be able to have your kids, parents, etc. live with you without living in your house!!!
  17. We need to increase housing density in Tempe to meet demand and move our city along with its sustainability goals.
  18. We need to increase the availability of affordable housing
  19. ADUs are a terrific way to increase affordable housing, supportive housing, and density without changing the character of a single family neighborhood. Our neighborhoods (northwest Tempe) were among the first advocates of this practice back in the early '90s. However, there needs to be a requirement that the primary residence is owner-occupied. Without this, you are simply making single family neighborhoods multi-family neighborhoods without a zoning change.
  20. I absolutely support ADU eligibility expansion. ADUs are a big reason why I've been able to live in the neighborhood that I love for as long as I have. Several of my neighbors have them, and I love that fact; they add to the liveliness and feeling of community in the neighborhood. I believe the increased supply that the current amount of ADUs represent is very likely why I haven't yet been priced out of the area and have been able to finish my degree near campus. As far as I can tell, many ADU residents here are fellow students who want a quiet and slightly more affordable place to themselves close to campus.
  21. Multi Generational - owner income potential
  22. A person should be allowed to place another housing unit on his property if there is room for one.
  23. Old Tempe residences with large lots have had ADUs for many decades...these additional units have successfully provided needed housing to single adult friends as an alternative to less desirable apartment living. As long as the lots these ADUs were built on were large enough to assure the ADUs do not interfere with neighboring properties' privacy and peace, I am in favor of them. This assurance should include a maximum number of residents per unit. I don't agree to ADUs for short-term rentals, as the purpose of ADUs should be for housing solutions and/or landlord income, but not to the point of neighborhood disruption.



24. There would be plenty of conditions which should apply, and I'm not sure it is practical for this reason. If it moves forward, I would not want smaller properties to be ineligible so long as parking, setback, structural, architectural and other requirements are met. In my case, the idea of attaching a carport in front of the existing garage so the existing garage structure can be used as an ADU would work well for me if the setback could be changed in our neighborhood; I have seen this improvement made in other neighborhoods, and it looks attractive from the street.
25. If implemented correctly it will mitigate housing shortage, allow home owners to better leverage value of their property, while maintaining the character of the city.
26. Tempe needs less people driving from outside of Tempe to work and play. More density please!
27. With the current economy, more accessible policies to build ADU's with a single family residence would take stress off of larger families and people with insecure living situations, elderly friends and family, and many more people who might get some relief knowing their friends and family might have an ADU they can stay in. One question I do have is how might this apply to rental properties? Or homes with limited parking either on or off street? How will parking be considered when it comes to space requirements?
28. Yes..so that families can help elderly or disabled so that the elderly or disabled is near..but has a sense of some independence. Also College students that want some independence but also some privacy
29. ADUs will allow me to add another revenue stream to my portfolio, maximize usage of my property, and increase density of our city giving it a better chance to become more walkable and bike able.
30. With the cost of these units, I don't think it will make much difference.
31. They can be very helpful as spaces for parents to live--close to children but not with them.
32. Live on 3/4 acre - ADU is an affordable way of expanding living area
33. The housing market is not friendly for buyers and due to our growing family we need to add on additional rooms to our home. The cost of homes are through the rough, so for many of us creating an ADU is helpful and what we can afford.
34. ADU's can be helpful in providing housing for people.
35. Within common sense and legal, regulatory guidelines it would be alright. Not too large, one story,
36. Convenient for adult children, extended family and guests. Helps the city stay affordable for all residents
37. Yes, zoning artificially causes issues with supply and it utilizes land terribly while also making the city car dependent and unsafe for pedestrians.
38. Yes, this is a good solution to add more housing units to a landlocked city. We love living here and there needs to be cheaper options for residents. An ADU is a good idea. We are likely to build an ADU on our property and see it as a way to provide a place to any of our extended family as needed - kids growing up and wanting a soft launch into the real world, anyone falling on hard times, aging parents, etc. We want to make sure that if ever needed, our family has a place to live.
39. the (un) availability of affordable housing in Tempe is a disgrace. More housing is needed, and outward expansion is not going to get it done.

40. If the lot size supports it, ADU's add housing options and potentially a source of income to residents of Tempe, and especially can be beneficial as a source of income for retirement.
41. Yes, because we live on a culdesac and have a large backyard with a pool. My husband and I are seniors and would like to have an ADU to accommodate guests, or possibly a caretaker, when we get older and need help, so we can continue to live in our home.
42. More housing options should not be prohibited.
43. We desperately need more housing, parking requirements for new developments should die though, it should be up to the developers to bother building parking or not. It shouldn't be forced. Parking/cars take up so much ducking valuable space already. Cars are an urban disease.
44. Provide affordable housing.
45. It's essential to increase housing inside the city limits.
46. We've got my aging parents and my emerging young adults. We could use the space for either and would likely rent it out to a college kid in the distance future.
47. Yes because it's a way to increase housing density other than putting up huge apartment complexes. Yes because people (for example young people, or seniors) might be in a housing situation where they don't need or want a lot of space, but don't want to live in a apartment complex or apartment highrise
48. With growing inflationary costs, it seems like the next step to making ends meet.
49. I think it could provide an opportunity for some homeowners, as well as others looking to save money, allowing them to live outside of apartments and other high-density areas that may be less desirable.
50. I think homeowners should have more flexibility to do as they please with their property.
51. Additional housing availability on a lot with an existing home would help family members for whom home the cost of renting or home ownership exceeds financial resources (i.e., aging parents, college students, disabled individuals, young couples). ADU's can also provide financial help to struggling seniors who could rent out the ADU on their property; or live in the ADU and rent their home out.
52. May need for family member
53. To give owners a source of extra income and renters affordability.
54. Makes sense for a mother-in-law residence, or a caretaker. Or maybe a little income for a retiree having a hard time meeting their expenses.
55. I have a parent who is aging, and her sister who has no children. I want very much for them to be able to live nearby in a place that is manageable, and where I can help out when needed, but where they still have their own independent space.
56. i own my property, and i should be allowed to fully utilize as I see fit. Adding an ADU should be allowed for the 300 house holds that qualify.
57. New policy would retard urban sprawl. The increase in the density of citizens in the area will not be excessive, as would occur if high-rise buildings or large condominium complexes become the alternative. New policy may well encourage (certainly facilitate) the co-habitation of three generations within families, and this is an advantage.
58. Creating opportunities for affordable housing is the first step in solving the problem.

59. Assuming that there is lot space, then yes. I believe that there should be a requirement for a certain % of green scape. This would stop the lot from becoming solid pavement.
60. We have such a dearth of affordable housing. Not everyone who can afford to do this will do it.
61. The flexibility to add ADUs will be a low-cost option to increase density required for continued population growth.
62. This gives City's an opportunity for additional housing units.
63. We have a side yard that may allow for an ADU for retired parents to maintain their independence. A build would be an investment in my property versus a costly retirement rental.
64. It's a piece of the housing puzzle and allows current homeowners more autonomy o. Their space for aging family members, children, and rental income
65. ADUs will help address Tempe's housing shortage and affordability crisis.
66. Absolutely would like it expanded. Even though I don't think we have the funds to build one ourselves at this point, having infill housing on properties (obviously as long as it's built to code etc) is a great way to add housing where we're quite short on it as is. I would like to see it allowed even in what are otherwise setbacks on the front and back yards. Most people barely use their front yard at all and allowing further housing (obviously if they want to, nothing required) is at least a step in the right direction, even if not enough on its own. It can be one of many different approaches taken to better lives of those in our community
67. More housing is better for everyone
68. I would like to see many more ADUs if it could be used for family members who are struggling to pay rent. Not to gouge new renters. College children can't afford housing after graduating. Seniors are moving in with their children because they can't afford housing. If this was used correctly I'm all for it.
69. If the yard is big enough. There should be strict regulations
70. Additional options to expand onto my lot if needed.
71. Yes, provided there are regulations around noise level, maintenance and cleanliness
72. Times are tough. Buying a house is nearly impossible for many young adults. We would like to build an ADU in our backyard for daughter and grandson to live in. It is the only way for her to get out of the rental trap and live independently.
73. I am born and raised in Arizona, mainly Tempe and Mesa. I love Tempe, and don't plan to move out of Tempe. I would like to be able to build a casita/guest house for my parents to live in when they get older.
74. I'd love to be able to build a ADU for my parents and anything that allows people to invest in their real estate easily is a good step in the right direction.
75. My house is old and small, I have a big yard where I can add some living space.
76. I have an aging mother who within a few years will need to live with us, we want to build an ADU/addition for her
77. It is a small step that allows the city to grow naturally without disruptive large scale changes.
78. ADU's offer several potential benefits to our community. They allow for the creation of new long-term rentals, which are often rented at below market rate. For families, they offer multi-generational living situations, where the elderly can age in place while

- having support from family or others in the other home. Additionally, ADU's can offer supplemental income to those who are retired or on other fixed incomes.
79. We need affordable housing and walkable density to create livable and thriving communities. ADUs on existing SFR lots is a great way to help accomplish this goal.
  80. We need more housing in Tempe that isn't overpriced "luxury" apartment buildings. ADUs could create an opportunity for people to build more community with their neighbors (if their neighbors are in their own backyard!)
  81. We want to build an ADU on our property for our disabled son whose had to move several times because of increasing rent.
  82. ADUs would provide property owners with a potential revenue stream. ADUs would provide the city with a potential tax resource. ADUs would increase the density of neighborhoods, increasing local business revenue and incentivize business development. Increased neighborhood density would also incentivize development of transit and multimodal transportation outside of the downtown Tempe. Limited area for ADUs in most areas would result in the primary use as low-income housing.
  83. I'm interested in building a small ADU for my aging parents.
  84. We have a shortage of affordable housing in Tempe.
  85. This will significantly help with housing affordability by increasing the number of available rental units while also allowing homeowners to reduce their housing costs.
  86. Doing so wpukd hopefully increase access to reasonably priced housing.
  87. While ADU's may have their shortcomings, in a an environment where housing is at a shortage, I believe a homeowner should have the right to build this type of supplemental housing on their land if they choose to do so.
  88. there are many areas in Tempe that would benefit from more housing options
  89. I think it's a no brainier right that people should have on property that they own.
  90. Provide affordable housing.
  91. Ease of multi-generational family living in this difficult economy with little hope for solid recovery - high rents, home prices and borrowing rates are here to stay. My elderly mother or college aged son are priced out of affordable living options.
  92. With rising rents/mortgage interest rates, I think a family being able to add an ADU for aging parents or for their adult children seems sike a good solution. I would NOT be in favor of the ADUs existing as a revenue generator like an Air BNB as that has proven to be a nuisance in neighborhoods.
  93. It would be away to provide more affordable housing.
  94. Only those with larger lot sizes
  95. I believe that increasing the housing supply through expanding the areas with ADU eligibility will enable further growth for the city.
  96. we used to call these mother-in-law places, so grandma could be by family but nit right in the house, population is aging greatly. there is a shortage already of good independent and assisted living places that do well for their clients, also a lot of people are getting evicted here. this would be a good place for family that would be homeless, payung less rent, but not in the same house.
  97. This country and this city are experiencing unprecedented levels of unhomed people and people who have been priced out of the current housing market. We need to address these issues and make available more housing options including ADUs.
  98. I would like to be able to build another small dwelling to house family when they come into town.

99. The cost of homes is too high and ADUs are an excellent alternative. This could also create a stronger sense of community with multi family or extended families in the same parcel.
100. More spacr
101. I think it should be up to property owners if they want to have an ADU or not. It could also provide affordable housing or multigenerational families to live more comfortably if they have the land space.
102. I would like to have family living closer
103. We may need to have our mothers come live near us, but it would be better for all if they had a separate home on our property.
104. Many properties are larger and having the ability to build an ADU may be necessary for helping to house family members in this very high rent environment.
105. In this economy with lack of affordable housing, there should be more flexibility for 1) more multigenerational housing, and 2) opportunities for moderately priced rental housing, i.e. a "cottage" type dwelling as a separate unit from the property owner's own dwelling.
106. Expansion of ADU eligibility to single-family residences can be of value to elderly or disabled residents who need help with activities of daily living.
107. It helps increase hosing inventory which results in cheaper housing over time.
108. Agree on limiting the use of ADUs for short-term rentals, but agree that we need to find solutions to the housing shortage, and this could be a way to do that. I would like the city to require that the ADUs be built to a certain standard so that we aren't just allowing a bunch of sub-standard housing to be built.
109. More housing is desperately needed.
110. The city NEEDS more housing, and if someone wants to build something on property they own they should be allowed to.
111. Expands ability to use property as owner needs.
112. I think we need another option for how people can afford to live in Tempe. I've lived here all my life and it's hard to stay here so I think for those folks who want to stay here it gives them another option possibly because I am aware that not everybody who puts a unit on their property is going to want to have strangers live there and it may just be another way for them to keep their family together
113. Expanding our housing stock is vital to keep the COL down in Tempe.
114. ADUs are a bare minimum for helping with the housing shortage in tempe
115. I am for this expansion because; Having the ability to build an ADU would give me a manageable place to do short term rental and still be profitable. Whilst giving me the ability to plan for when my parents require long term care and develop supplemental income to retire before I am 80.
116. I believe that ADUs are one approach to incorporate smaller living space housing stock into our older single family areas. We need more affordable housing, and this is one option that can be right for some situations. In particular, aging in place and in-family support for a range of situations from first time independence to school etc.
117. ADUs are an efficient way to add gentle density to Tempe neighborhoods that will enable shorter trips as people can live closer to their jobs and amenities. If I had and ADU, I would move my in-laws into it, saving several 10 mile trips per day on Warner Road and adding life to my sleepy neighborhood.

118. ADUs are an appropriate balance of density in these areas that will advance shared values (affordability, multi-generational communities, eyes on the street and safety, and prevention of sprawl) while also empowering residents to capitalize on their land by creating new sources of revenue (rent) and increasing the value of their property.
119. I think it can allow people to have more space for guests and family.
120. The city desperately needs more housing and ADUs would help achieve this. Plenty of neighborhoods in Tempe have both single family homes and plots with small or backyard apartments. They add character to our neighborhoods and make it easier to live here.
121. ADUs are a great way to increase housing density in low-density areas. They increase housing availability and options (studio, 1-bed, 2-bed, etc.) in addition to the standard 3-5 bedroom house.
122. Yes, I want to see ADU eligibility expand to provide more affordable and multi-generational housing in our city. My husband and I would really like to build an ADU on our property to care for extended family or college students we know.
123. Multi generation families can benefit.
124. I think it's a great opportunity for when families have visitors or extended family in need of a place to stay, or children in college, or just for extra income through long-term rental.
125. With the huge increase in the cost of buying housing or renting in Tempe, most students, single parents or small families have few options. ADU's would allow homeowners with large lots to legally build a tiny house or casita and rent it to someone LONG TERM. Folks have been doing it illegally for years. As an appraiser, I have seen numerous guest house, apartments built on SFR zoning and they are NOT to code and have inferior workmanship. I believe to have a LEGAL ability to built ADU's on lots larger than say, 9,000 square feet would be a positive change to our zoning. Street parking could be permitted for a fee for the city to guarantee that the tenant has parking.
126. Great way to increase property values and have a cash flowing property
127. Housing is increasingly unaffordable. My mom lives in Pennsylvania & wants to retire but can't afford to buy a house anywhere she has looked. We have a detached office in our yard that could easily be a residence but current code doesn't allow that. Older people, college students, and everyone between need affordable housing and many people are able to provide that if single family residences were allowed to have ADUs.
128. Tempe has a housing shortage. Renters like me are continually facing increasing rents, making it more and more difficult to live in Tempe, especially close to major employers. By providing housing in all neighborhoods, the market can efficiently respond by adding housing to the areas with the greatest demand. Oftentimes these areas are near employers or transit options -- by allowing more people to live in these areas, it can decrease traffic pressure in the city.
129. People have a right to utilize their land how they see fit. Also, a lot of folks are caregivers for their parents or loved ones so having a place they can build to have them would help a lot.
130. This is the smallest yet important step to provide more affordable housing in Tempe. Small homes and dwelling units provided to renters will increase our housing supply.

131. We currently have 3 family members in need. One homeless, my son, I am leaving to go get in NC today and two older folks also. Allowing this to be rentable help allow me to be able to help out.
132. With the influx of housing costs, inflation, the rapid growth of Arizona, not to mention the landlock of Tempe, it's inevitable that families are going to need to live together. Like the "mother-in-law suites" of the 1940s, I foresee this being a must for many. This also allows for the middle class to develop on their own properties and their own terms instead of relying on big developers to force their way of living. It also combats the idea of a society of renters and allow for the next generation to have a shot at home ownership.
133. In the University Park subdivision, there are severe dozen ADUs. Nearly all are probably in violation of zoning, but they work well. I have had a ADU for nearly 50 years. It's been occupied by our kids, my M-I-L, and now the partly disabled sibling of a neighbor. It and others in the neighborhood have never been a problem. Size and parking must be considerations in any liberalization of ADU restrictions. Many other cities have successfully addressed these issues. Tempe can use their successes and failures for guidance.
134. We live on a large property with small houses and I have adult children and an aging mother in law.
135. I need a separate living unit because we have a multi-generational family that needs to care for each other in one location. Our family members are aged 100, 80, 55 and 20.
136. Tempe (and indeed the rest of our metropolitan valley) is developed around a 'sprawl' model, with people and amenities in most parts of the city too far out to be accessed easily - especially without a car - or to form any sense of community. ADUs are a great way to allow for crowd-sourced infill density that benefits homeowners (by generating rent) and renters (by allowing more housing supply) alike.
137. It would be a big help for elderly parents to possibly live with their kids, but still have a level of independence or it could be nice to have some thing available if friends and family come to visit but you don't have any room in your house
138. We've owned our home since 1979. My husband and I plan to continue to reside here. We would like to be able to add an ADU or upgrade to create guest quarters from an existing on-site building for my brother (currently staying with us), age 57 who works in Tempe.
139. As our kids and our parents are getting older, we are looking at potential uses for our property. We would like the flexibility to live in an ADU, while our adult children live in the existing single family home. In addition, we would like the flexibility to house our senior parents in the ADU to easily care for them as they age.
140. I believe it helps promote diversity and inclusion in my neighborhood.
141. Setbacks need to be loosened. Ability to build on side or front of property if lot is larger in the front
142. We are currently adding an approved guest house on our property to allow aging parents to stay with us. It is quite expensive with no prospect of any real financial return as long as we live here. While we don't plan to do so right no, having the option to either rent out the guest house when mom & dad no longer need it will allow us to be able to stay on our property as we also age.
143. I understand the viewpoint from my neighbors that an ADU expansion could cause an increase in the number of short term rental situations. I feel very fortunate that my wife

and I were able to afford the purchase of a home in Tempe in 2018, before home values nearly doubled to where it is today. We very much plan on staying, but I am looking towards the future with concern about care for two different groups. On one end we have our young son, who may need to stay with us for many years past high school graduation. I also have parents and in-laws in their 70's, who may need care further down the line. An option to build a small ADU on my property to allow for multigenerational care would be immensely helpful. I support the expansion of eligibility for ADU units, with considerations made to control for their size and use, such as not allowing them to be used for short term rentals..Thank you

144. More housing if all kinds is always good.
145. We drastically need more affordable housing and long term rentals in ADUs are great, as well as offering options for multigenerational families living together.
146. I think this would be helpful for affordable housing, and multigenerational housing. I am a realtor, a business owner in Tempe, as well I am the president of my neighborhood association. I feel that I understand what people need in the community.
147. I support dense use of residential land but in a way that maintains a neighborhood and community. ADUs provide flexibility to families, allowing for multi-generation use of private residence or renting to a student for example to help pay the bills. It's a win for everyone.
148. ADU's are a great way to allow multigenerational living, for older parents, for adult children, special needs family members.
149. The overall housing shortage within Tempe.
150. Perfect landlord tenant ratio of one to one
151. Parking would need to be included in any plan, and the sizes you talked about on the lot need to be much smaller.
152. AS LONG AS YOU RESTRICT THE SIZE DOWN FROM 1,000 s.f YOU HAVE SUGGESTED. THIS IS THE SIZE OF A SMALL HOUSE, NOT A GUEST STRUCTURE. THERE IS NO NEED TO HAVE 2 FULL SIZE RESIDENCES ON ONE LOT.
153. It's important to allow lower-income housing in our population-dense, landlocked area.
154. I think it's fine if it is done professionally and looks nice.
155. I think affordable housing options and multigenerational house will be a huge benefit to the city of Tempe
156. A lot of us have aging parents who are independent, but want to be close by as we start to raise our own children. My parents and other aging relatives don't need an entire house to pay for or maintain, but they deserve the separate space and independence provided by an ADU rather than just guest quarters. Having my parents come live with me would improve our family life and wouldn't waste a smaller, starter home on someone who can't keep it well maintained and doesn't want an entire, separate home. Not expanding ADU eligibility wastes precious space and resources in our community.
157. With the lack of housing affordability many individuals are struggling to pay their rents or mortgage. The incorporation of ADUs would allow for affordable options for individuals needing a place to stay, while benefitting the homeowners who own the land.
158. Only long term rental/leases, with a max of 2 occupants. Single family home also needs to be owner occupied. Single family residence takes all responsibility for ADU.



159. Should be allowed to do it as long as it is under regulations, I'm pretty sure it already happens so let's make it legal.
160. I live in my home in a single-family zoned area, and might take advantage of zoning that would allow for an ADU on my property.
161. Creative new housing solutions needed to meet increased demand in Tempe
162. ADUs and increased density are important to solving the affordable housing crisis.
163. ADUs offer an alternative to taller multi story building for potential tempe residents, and bring down the costs of rent to a smaller dwelling unit.
164. In my mother's old age I cannot afford to pay for retirement home or adult care facilities. I would also like to build an ADU so that she can afford her medical bills since she is now living on social security. Building an ADU is honestly the only viable option for my brothers and I to maintain our family home in these inflated economic times.
165. Elderly parents can't afford anything else. Family members can't afford housing!
166. ADUs and updated guest quarter regulations will encourage our residents to do more with less. We are landlocked and need to use all of our resources to the fullest extent.
167. Many properties zoned for a single family residential have a larger lot size that could accommodate either an attached or detached ADU.
168. I think you have to live under a rock not to see the housing crisis in America, and Tempe is not an exception to this. NIMBYs should be ignored about concerns about base property values. I own a home, and would absolutely consider constructing a small housing unit on the unused land on my plot. I would be happy to rent it out to make housing more available and affordable (as long as Tempe regulations don't make it prohibitively difficult/expensive for me to do so). Specifically, ADUs should be allowed on plots with 7500-7900 sqft (provided that existing structures don't block/create maintenance issues)
169. I would like to, primarily for multi-generational use, and for expanding family. I live on a SFH lot with a small-ish home. When I think about how to take care of my parents and my expanding family, my only options would be to buy a larger property or move out of Tempe. Being able to build an ADU would allow us to think about living here long term, with more space in a ADU that is more up to date than the existing 1970 structure.
170. This would be great to support my college students and when my mother can no longer care for herself and needs to live with us! Additionally Airbnb income could be helpful.
171. Effective use of land. Solves baby sitting and elderly care problem - helps smooth transition between generations. Revenue for the owners in the form of rent and increased tax revenue for community from the existing land. It has minimum impact on schools due to increased online or alternate education. Most of Tempe is sparsely populated (big lots) as compared to major cities. ADU is win win with minimum impact on infrastructure and environment.
172. I believe this expansion will help alot of disabled people to feel more included.
173. We need to density and make it easier for housing stock to be added to the market across the board. It helps with so many issues; housing cost, efficiency of transportation networks, efficiency of resources, increases tax base for the City of Tempe, improves community, and more
174. Housing shortage, excessive prices.
175. We need more housing in Tempe. ADUs are a great example of "gentle density," which will provide badly needed supply without drastic changes to neighborhoods.

176. Would love to have a casita in the back for my mother in law, and possibly someday for my kids when they start college.
177. Larger properties have the space.
178. It has positive benefits for housing costs, sustainable development, multi-generational households, and as a general rule I'm in favor of minimizing restrictions on the development of one's own residence.
179. To create more housing options in Tempe.
180. The cost of housing is skyrocketing. I would love to build an ADU and allow my family members to live here.
181. Several benefits - (likely) more affordable housing, increased density, secondary revenue stream for property owner
182. There are many reasons people may want ADUs far beyond short-term rentals. They include having extra living space for adult children with special needs, more space for growing families to have working offices, rooms for personal guests, artist studios, etc. This allows more flexibility for homeowners to make a home in Tempe that meets their needs.
183. As an adult with an aging parent, I hope to be able to house them on my property one day. ADU's have been successful in other cities, and the flexibility is much needed here in Tempe.
184. Allowing ADUs in single family zoned areas will be a great way to expand housing without changing the character of our existing neighborhoods. It also seems like a cost-effective and environmentally friendly way of growing without pricing out everyone but the most wealthy.
185. We have a daughter with special needs, we want to be able to build an ADU for her to be near us but have as much independence as possible. This is a much for financially feasible option for us than buying a condo since prices are so high.
186. I want to increase the capacity of my property.
187. ADUs should be fully legal, the current ordinance does not do that
188. More housing is important in a city like Tempe.
189. People need more housing, we have so many single family homes and it would be great to share that space with other people or families in need. Especially since we have older populations that don't need all the space, it's a great way to open that space to others who could use it while also contributing to peoples economic security. I do think that it shouldn't be limited to owning the home for 3-years. I think that if the homeowner lives on site or lives locally (as opposed to an investment entity) that they should be able to start their ADU as soon as they'd like. I do think special stipulations for entities or investors owning the property and wanting to build ADU's should be considered. I wouldn't like investors creating lots of ADUs and renting them all on airbnb, that sounds like a nightmare for our neighborhood.
190. Affordability and housing options. There's numerous articles posted every week in major publications about the housing crisis, but as someone whos been renting in Tempe for 10+ years, costs have been out of control for awhile. For those market enthusiasts out there, you're artificially restricting supply. Moreso, those specific neighborhoods mentioned in the policy brief are adjacent to downtown. I thought downtowns usually have the highest densities? Why restrict there specifically? Not to mention, we have invested millions into transit. Let's not limit those that can benefit

from that, like myself. If we as a community really want to tackle this crisis, then let's invite in change for betterment of all who live and want to live in Tempe.

191. I would like to see ADU expanded to SF zoned areas as a way to both help promote affordable housing and provide additional source of income for homeowners.
192. I've got a father in Ohio that wants to move to Arizona to be with me and my family, and help raise our two children. We can't afford to buy a house/condo, and we would love for him to be able to live out his years surrounded by family. If we set specific restrictions or limit ADU's to approved layouts, we should be able to improve our own property.
193. I live in a single family residence. I would like the option to build an ADU on my property to more easily care for my parents and rent the space to a tenant once they pass on. I also understand that more dense housing in areas with good public transit and cycling/walking options make more resilient communities, particularly in regards to climate change. I also think property owners have the right to responsibly make decisions about how to use their own property.
194. We need more homes, I want more neighbors, and I'd like a friend to be able to move onto the property where I live for a reasonable price.
195. There is not enough housing in Tempe, anything to increase the housing stock would be great.
196. More housing means, less demand and subsequently, lower rents.
197. With the costs of owning a home becoming more and more unaffordable, building an ADU will allow my family to prepare for multi-generational living.
198. I think these could be helpful for rental properties and also for family situations (mother-in-law quarters, etc.). I think there should be a lot of restrictions to ensure they fit in with the neighborhood and to minimize over crowding.
199. opposition's critique: Traffic, parking, garbage, noise. Your neighbors are renting to out-of-town sports fans or any group seeking a place to party into the night. Response: "ADUs are small livable spaces. For most homes, especially in Central and North Tempe, there isn't enough room to build a large enough dwelling for a group of sports fans to have a sprawling party and cause more traffic and garbage. "opposition's critique: "Even if ADUs became legal in every city ..... they can't be built quickly enough to supply..." Response: This is exactly why there is not much of a concern regarding AirBnBs. It takes so long and so much money to build a small 12 x 10 unit that the city is not going to explode with tourists and traffic very quickly. However, it will help single people looking for affordable housing to live in a safe, quiet neighborhood and allow a family in the main home to make extra income. It will take years before rental income to pay back the expense of building. If this regulation succeeds, many homeowners will want to build a She-shed/studio/office/guest home for their own pleasure. opposition's critique: "An unintended consequence of the proposed zoning change could be unregulated private equity firms building additional rentals in these investment properties..." Response: Investors will not make a 'fast return' on their investment because it is cost prohibitive to build and earn a profit from rent. If it takes 30K-100K paid in cash+ to build and rental income is \$1000-\$2000/month it would take at least 2.5- 4 years to break even. Additional arguments "for": the oppositional group shuts down all initiatives to help people seeking affordable housing. This is one way to help a little bit. It is much better for lower income

populations an opportunity to live in safe, stable neighborhoods as opposed to clustered "projects" type apartment buildings.

200. By adding ADU eligibility to current residences, IF they qualify, allows 1. Tempe to increase in population, 2. Allows for an affordable housing component within our city, 3. It would also allow families with elderly relatives to age in place in or on familiar surroundings
201. This is a great opportunity for long term rentals and have space for family members to live close to loved ones.
202. This is simply about giving people more choice over what to do with their own property. In addition, ADUs are much needed to alleviate the housing shortage and provide people with more options for places to rent.
203. We need more houses.
204. We have to solve the problem of increasing density and this should take some stress off just relying on high rises in downtown.
205. I would like homeowner to have the ability to build on their property to suit their needs. Additionally, I believe that we are in need of more housing supply.
206. I think ADUs are one of the key solutions to solving our housing shortage crisis.
207. Tempe needs more places for people to live and work. (people work from home nowadays) Tempe only has a few areas left to build more living spaces. ADUs would help and hopefully, the rent or cost of the ADU would be affordable.
208. This would increase housing availability for a verity of needs: Multi-generational households, caring for elderly family members, student housing, etc.
209. We need more and denser housing in Tempe. This is an easy way to get more housing.
210. Homes in Tempe are quite expensive and rather than having a million apartments- ADUs will allow for affordability through multigenerational living. Tempe should allow us to build to care for our kids and family by creating more housing so families can be together
211. Allowing a residence to have a ADU will allow families to extend care for older generations more easily
212. I'm concerned about Tempe's economic prospects. There have been regular headlines about Tempe employers pulling out of or reducing their downtown presence. This is no "surprise" it's happening in cities across the nation as work-from-home (WFH) takes hold. For this reason we need to reform our housing laws to become more business-friendly and to attract new employers to Tempe. Many other urban areas experiencing affordability problems along the West Coast are eliminating density curbs altogether, and it's working to bring back affordability. We should be matching their pace of reform, but at the very least, we should ensure this ADU measure is drafted in a way that it can succeed so that, as a city, we can begin building momentum toward real, more substantial reform. Employers need a workforce housed in close proximity to jobs. We need more density in our city and more varied housing options to keep our city growing.
213. Clear advantage for the city. Opportunity to better serve multi-generational families and expand options for students and caregivers.
214. Allowing Accessory Dwelling Units in Tempe, Arizona, can significantly address the city's housing shortage, providing affordable living options and contributing to housing diversity. ADUs can enable homeowners to generate supplemental income, thereby

enhancing economic stability. They can also offer a solution for multi-generational living, supporting family units to stay together while maintaining privacy. Implementing ADUs aligns with sustainable urban growth by optimizing existing infrastructure and reducing the need for urban sprawl. Embracing ADUs in Tempe can lead to a more inclusive, economically vibrant, and community-focused urban development.

215. There are many reasons why this should be permitted here are but a few. 1 Some have extended families and would like to live with them in a closer situation. 2 This would ease the lack of house affordability for many who are are working and decent but not making enough to pay those high current rents. 3 Some would prefer their care giver live nearby but have some freedom away from the existing house.
216. Good opportunity for multi generational housing. And additional income opportunities for home owners.
217. To allow for multigenerational housing
218. As housing becomes more scarce and less affordable it is important to create more affordable homes.
219. Would love to have the ability to build separate quarters for our parents to live in and provide them a home and independence.
220. We need more affordable housing options. Also multi-generational living options as the price of taking care of aging parents is skyrocketing.
221. I would love to have guest quarters that my in-laws can stay in and with our growing family.
222. Availability to increase value and space in a Tempe Property. I could make an office space to free up a guest room in the main residence and remain in Tempe. As my grandchildren get older they could share space with me. As family members age, an ADU would offer a space to live alone, but not be alone.
223. This action could drastically increase the housing supply, lowering rent rates and providing increased capacity. It allows for smaller housing option that helps individuals age in place.
224. Cost of housing continues to increase
225. I have a corner cul-de-sac lot and this ADU expansion would allow me to build for my adult children that want to live in Tempe where they were born and raised, but cannot afford their own house or condo. They have good jobs working at SRP, The City of Tempe and ASU, it is the housing market that is out of control. I could also build a Casita for my elderly mother so she could be close in case of an emergency.
226. We need affordable housing in the city!
227. Housing for families is expensive, this would allow extra generations to live together with privacy
228. This would expand availability lower-income housing for rentals in ADUs, and increase housing solutions for families with relatives with special needs (i.e., aging parents, family with disabilities).
229. Access should be for everyone
230. Provide more housing
231. Something has to be done about the housing crisis. This is one step to make housing more affordable.
232. I believe this change would absolutely help with the housing affordability crisis. One good example to look at is Austin & what they've done to alleviate their housing demand by up-zoning & streamlining the build process.

233. It would be beneficial to have an ADU for aging relatives
234. It's an absurdity to only allow ADUs in areas zoned for multi-family. I'm sure the Council knows that in practice, that more or less means no ADUs will be built. We should do away with most single family zoning in any case, but \*at least\* we should let people build small structures in their own backyards, generate tax revenue and economic activity, and put a small dent in the housing crisis.
235. We need more density near ASU, even with new apartment builds there are still more neighborhoods with single family homes that could benefit homeowners and renters alike
236. Rent is unaffordable in Tempe. I am a mom and a full time student at ASU. I am doing an internship over the summer in Phoenix and plan to take the light rail. My wish is to stay in Tempe and if this increases the density and affordability to stay in Tempe, I am for it. I don't need extra parking. I ride my bike and take the light rail.
237. I currently live in a largely single-family area with some ADUs. I think they're a great part of the neighborhood and I wouldn't mind more, especially if it can help address housing prices in the area.
238. Tempe lacks affordable housing. This is one way of addressing this problem.
239. More housing options
240. To address the shortage of affordable rentals.
241. We must increase options for people and allow housing options to respond to demand. We must also increase housing density and halt urban sprawl. It will also make life cheaper.
242. The fact that ADUs were ever banned in the first place is what we should all be concerned about. If someone owns property and wants to build an extra tiny home, to code, on their empty yard, why did anyone ever think they have the right to ban that? It's property rights infringement. It's social engineering. That has to stop.
243. ADUs create an affordable option for individuals who may not have the income to afford typical living arrangements while providing them with the privacy something like shared living would not. ADUs could also be beneficial for our growing senior population that is having a difficult time finding affordable housing.
244. Absolutely, we must expand ADU eligibility to single-family zoned areas. Many of us have elderly parents who do not want to move to assistance living facilities and would prefer to have independent living options next to family. In addition to this, many of us will need to welcome back our adult children and help support them as the U.S. economy changes. Multi-family living options that provide for semi-independence are ideal and essential as we move forward.
245. Better use of space. No need for so much open area in my backyard. Tempe has been growing/developing like crazy, it's time our zoning adapts accordingly. More options for renters. More customers for local businesses. Will likely bring more diversity.
246. ADU's allow individuals or smaller families to rent safe housing that is more affordable. This also allows property owners an additional revenue source.
247. Provides additional loving space for residents
248. To give more opportunities for homeowners/property owners to provide multigenerational housing, housing for extended family members, or possible rental income.
249. All property owners should have the ability to build an ADU, as long as it safe.

- 250. Yes so that people who can't afford homes could live with their relatives or friends in an ADU.
- 251. ADUs should be available as an housing option by right citywide, not just in special districts.
- 252. I'm always in favor of more housing
- 253. We need more housing
- 254. Because the cost of living is ridiculous and people need alternative options to be able to live.

**Those who said no:**

- 1. Increased traffic and parking with increased density inviting group congestion such as gangs as experienced in area
- 2. Parking, and over all policing by city on infractions. The city is unable to hire someone to police and manage existing problems with infractions in parking in yards, gravel. large trailers and RV"s.... How are they going to manage extra renters, cars for these ADU's
- 3. The core of Tempe has become so dense that is no longer a pleasure to participate in activities there. Single family home owners at least have a relief from the density in their own homes and neighborhood. If we had wanted greater community we would have chosen to live in town houses or other multi family situations. Increasing neighborhood density at the expense of current homeowners will further degrade the life of Tempeans. ADUs benefit developers & the already megalopolis university in our middle , not the average homeowner wanting a pleasant neighborhood with moderate traffic and less density. This will not really impact low income housing. It will drive up property prices in neighborhood with investors hoping to make money on the changes. Thank you.
- 4. I have lived in a neighborhood with many ADU's and can speak from experience. The added population density results in more neighborhood noise, more vehicles parked on streets, increased litter, and even a higher crime rate. While ADU's may be seen as an answer to homelessness, it could easily destroy the quality of life I came to South Tempe to enjoy. Please reconsider this zoning change and do not expand ADU eligibility.
- 5. More traffic. More on street parking. Kids will not be safe. More density brings more problems: conflict, guns, don't know neighbors. Loss of community. More noise. More impact on green spaces. Only winners are those who make money on it. Will not increase affordable housing. How do short term rentals impact affordable housing.
- 6. Lead to increase number of people living on property. Also people will rent them out as short term rentals. This is what is killing our community
- 7. An unwanted increase in traffic, noise, and trash.
- 8. Once built the property can be sold to anyone, LLC or other commercial venture, and they can turn the property into a rental property. It just expands and accelerates the elimination of the single-family neighborhood concept.
- 9. This will only serve those who want to rent their property
- 10. Tempe already has a problem that it can't seem to control with campers, motorhomes and storage sheds in back yards being used as living quarters. Code enforcement just

tends to look the other way when this type of problem is out of sight to them as they drive by periodically but for the residents living in the neighborhood, it means having to deal with extra vehicle and foot traffic through our alleys which is how these people access their back yard living quarters. These additional illegal living quarters also create a health problem with backyard - makeshift toilets in and overflowing trash containers in our alleys (which we as residents are supposed to maintain). Adding more people to single family properties will only worsen the problem street parking, traffic and too many people packed into one property such as we currently have with college student rentals and short-term rentals which Tempe residents already have to deal with. So, let's work on fixing our existing nuisance, health, traffic problems and lack of amenities such as quality grocery stores to sustain the amount of people already living in our city before creating other problems.

11. I do not want to see any more congestion in our already crowded neighborhoods
12. I am opposed to rentals on a single-family residential lot. I can only see having an additional living space for a family member. And, short-term rentals have not been ruled out, which I definitely oppose in a single family residential community. 1. Adding one parking space for an A.D.U is not enough. 2. Occupants of an A.D.U. will use the alley to drive to and from the A.D.U. The unpaved alley behind my home creates enough dust currently without adding to the alley traffic
13. City needs to get it rental codes fixes first before moving forward. They also need to work on Short Term rentals too before moving forward
14. Parking and more activity is to be expected at the address. I don't want someone, not my family and invited guests to park in front of my home.
15. Too much traffic, not regulated correctly
16. Without transparency to understand all of the reasoning (both intended and unintended) to why this needs to apply to single family housing units, I cannot lend an intelligent opinion (yeh or nay). It would be helpful if there was some reasonable justification provided on why this is an issue that needs to be addressed now - what is the true driving force behind this ADU expansion?
17. ADUs are not going to solve our affordability problem,
18. I like it the way it is.
19. I'm concerned about the increased street parking as a result of the ADU as well as other items as increased in utility usage especially water with extra units on the properties. I realize many may be occupied with elderly family members and I am not opposed to that aspect. It's the others who may occupy the dwellings that I object to as there is no way enforcement can be obtained to only family members. I do realize we need more home locations for people; but I think it should be on other properties and not on single family lots. If elderly family are not the occupants of the ADU, there could be increased noise in the neighborhoods which will make it not pleasant for others.
20. I think it will change the character of the neighborhoods. Also, I think it will benefit investors the most rather than individual homeowners. Home ownership is already out of reach for many and this will increase the property costs even more by investors knowing that can get even greater income from their investment. The idea that the property be owner occupied will be very difficult to enforce although I do think it is a good idea. We already have difficulty enforcing the licensing of short term rentals. The two on my block were not licensed last time I checked.



21. People buy in residential neighborhoods to live in them. Zone for hotels where you want hotels and make short term rentals part of that zoning. Short term rentals replace housing in residential areas and are appearing in volume already in some neighborhoods. This hurts our neighborhoods. Current Real Estate Market is full of companies and individuals buying up multiple residences. It's all about profit, not housing. It's not about contributing to the city, the community or the neighborhood. Prices are out of this world. The purchases for short term rentals replace actual housing. And the current practice to rent longer term at very high prices often require multiple roommates, cutting families out of the picture and making the population more transient. This is already having a disproportionate impact on homeowners who don't live in HOAs and in areas with 2 acre lots.
22. I've been a Realtor here for 26 years and I've never had a seller not want top dollar for their property. ADU owners will be the same. This will not help increase the availability of affordable housing. It will only increase traffic
23. Not enough space (land) in our area.
24. It will increase traffic, noise and density.
25. Tempe already has very congested streets, and ADU expansion would only make traffic much worse. Allowing ADUs in areas zoned for single-family residences would degrade property values, due to residents concerns about increased crime with low income housing in their neighborhood. Restricting ADUs to single-family homes around ASU (where ADUs in multi-family zoned areas is already approved) should not be a problem as the renters would likely be students and they would likely use transportation means other than cars to get around. Short term rentals in ADUs should be prohibited.
26. I'm worried about more people coming into our neighborhoods. Many streets are already congested with cars parked on side of the road, some streets so bad that only one car can pass in a direction at once. I'm also concerned about more people living in my neighborhood who don't have a long-term investment in the quality of the neighborhood. The street I live on is already half rental properties and most of them don't seem to care about neighborhood issues. Being north of the 60, we have a lot of college students in our neighborhood and they are only here for a few years and then they move. The property owners don't always take care of the landscapes and many of them remove or stop watering mature trees, and fill in the yard with gravel. It makes the neighborhood look ugly. I'm very concerned that there will be an increase of property developers buying up homes and turning them into investment opportunities, and those very rarely benefit the neighborhood, either in aesthetics or in a sense of community.
27. Crowding in neighborhoods, increased street parking, private equity investors who own primary residence build ADU's on property, City is not able to enforce ADU short term rental prohibition.
28. We bought out home to be in a single family area without an hoa. We don't want ADU's in our neighborhood.
29. Concerned about traffic, parking, lack of code enforcement and turning family neighborhoods into rental communities. Destroying single family neighborhoods.
30. I believe that corporate real estate companies will work even harder to buy these properties, put ADU properties on the properties and rent them both out. Even if the rules don't allow for the building of ADU's to the real estate company, they WILL find a loop hole to get it done and the lovely communities that we currently live in will

deteriorate, crime will increase and the nice yards we have will be gone. There are already too many single family homes that have become rentals, we do not need more.

31. Renters/lessees don't take into consideration neighbors/neighborhood
32. Not enough detail yet; it's a step forward, but still isn't quite workable. Tempe should start with a more restrictive policy first. Many commenters mentioned sharing their home with multi generational family (aging parents, adult children, special needs adult family members, etc.); that's an obvious priority that residents support. ADUs are costly, which eliminates most typical homeowners options for extra income; when used for multi generational family, then there are more financial resources (perhaps funding an ADU by selling an aging parent's home). Parking is a constant battle in many neighborhoods; consider Concorda east of McClintock, which is over parked and no longer supports 2-way traffic; all due to over-filled college rentals. The city is unable to enforce occupancy limits; adding a 2-bedroom ADU could allow 4 additional adult residents living on a property (with potentially having a car). The way to eliminate this investor issue but still allow homeowners to house their family and/or get extra income is to have the policy include the three-year ownership BUT also that ownership must be declared a Primary Residence for that three year period. Another reason for my concern is that the city isn't showing an understanding of what's going on in many neighborhoods. The Tempe FAQ page states: "some drawbacks of ADU as perceived by the community members". Residents are NOT "perceiving" drawbacks; they ARE actually already living them (increased parking/traffic, rapid investor buying, overfilled rentals, etc.).
33. No I don't want added properties in the neighborhood.
34. Most lots in my neighborhood are not large enough to hold ADUs. It will cause an increase in water usage, traffic, trash generated and noise. People will use this opportunity to rent to students, generate income through short term rentals.
35. Houses are already close together and there are sometimes noise issues with neighbors. Allowing additional dwellings (most likely in the back yard) will result in dwelling units closer to the neighbor's house. This will result in increased noise in the neighborhood.
36. Problems with additional construction, utility usage and traffic will create future problems in our City.
37. Density control. Parking.
38. Do not want more traffic, party's, noise in my quiet backyard paradise area. Airbnb already is messing up our neighborhoods. The city hasn't help eliminate the problem with Airbnb's ADU would just make it worse.
39. Nobody will spend the money for an ADU and not make a profit from it. This means that they will be listed as short term rentals, and that means partying.
40. Overcrowding on streets for parking; increased opportunity for crime. Noise pollution.
41. I value the large lots that provide privacy in my neighborhood. It has been shown that ADUs do not help with lack of affordable housing, but rather are a way for investors to make more money.
42. Traffic is already bad enough.
43. Tempe is becoming more and more crowded. ADUs will add to this crowding. Many will become short-term rentals, whether legal or not. These can cause problems in established neighborhoods (as my neighborhood has seen). The idea that continuous

- growth is desirable needs to be re-thought. I almost never visit the downtown area because it has become so crowded and congested (retail areas, sidewalks and roads).
44. More traffic parking issues and it only makes prompt investors richer as they have more to rent. More garbage in our bins in the alley. Strongly opposed. You would need it to exclude Rental, Airbnb and only allow the property owner living in the home to have access to this which is \$100k to build
  45. I prefer to have my own space. I don't want anyone else living in my back yard. There are many complications to living in close quarters with others.
  46. Our streets and neighborhoods are already crowded. We do not need additional dwelling units in our neighborhoods.
  47. There are already too many people in Tempe.
  48. Many homes in my neighborhood have gone from owner occupied to rental properties. The inhabitants come and go. Many homes are maxed out and that comes with more cars, more than a property can hold and overflows to the street. Do we want more people living on a property and increasing the number of cars on the street?
  49. The current neighborhood developments weren't originally set up for this type of zoning. We believe it would change the character of current single family neighborhoods. The ADUs would create more traffic, and noise.
  50. ADUs as proposed will not solve or lessen the affordable housing problem and may make it worse by making houses for sale more attractive to investors wanting to have more bedrooms on a short term rental property. The current code provisions regarding Guest Houses are adequate for providing housing for parents, children and multi-generational living. Without requiring owner occupation of main residence, these properties will become large short term rentals or large student party house rentals.
  51. too much congestion
  52. a single family home does not need an ADU.
  53. I firmly believe this would have a negative impact to full time residents and communities in Tempe. Only benefit would be to landlords who want to maximize income on their investments. I bought my home here in a single family residential community only to see the neighborhood degrade over the years with increased rentals, an increase in high rise construction, increased loitering and camping of 'unsheltered' individuals in public areas, and a general decline in the quality of life. With ADU expansion, I see no benefit to residents in owner occupied homes.
  54. ADU's are a gateway drug to overcrowding. High density cities have PROVEN higher crime rates, more gang activity, more drug use, more pollution, more strain on water and sewer systems, heavier traffic, more congested parking, more heat island effect in the desert, higher suicide rates, lower academic scores, and a general decrease in quality of life. The politicians and bureaucrats act as if higher density is 'required'. It is NOT required; we can choose to preserve Tempe. We do not have to be like New York, Detroit, Chicago, San Francisco, or any other failed city!!
  55. SF zoned areas do not have the added plumbing, electrical, internet, or cell infrastructure. ADU's will lower property values, increase traffic in the neighborhood, increase trash, and increase noise. ADUs will not solve the housing shortages. Tempe should partner with developers to identify empty lots (such as SW corner of Southern and Mill) and build apartments or tiny homes.
  56. Our neighborhood is older, does not have an HOA and is already over crowded with rentals and student housing....there are so many cars, our street is reduced to one lane

as it is. More congestion, cars, noise and traffic does not protect Tempe to be a community of all make live comfortably.

57. I would be concerned about the traffic and the noise.
58. don't want/need additional people in areas zoned single-family. also don't want the additional cars and traffic.
59. Lots are not zoned should not have ADU's. City of Tempe council has mentioned that ADU's are a solution to low income housing. It is not. It is poor Urban planning. Most likely slum lords that own houses near ASU will build ADU's and continue to disregard the neighborhood. City of Tempe can barely enforce the rental laws that it has. The arrangement of ADU's creates two parallel neighborhood...one with a front entrance and the other backyard tenants will be "perpetual strangers" not engaging at part of the neighborhood. City of Tempe should instead encourage "gentle density" - duplexes - townhomes facing the streets. City of Tempe should also work with AZ Legislature to address a major reason for housing shortage - the amount of REITs that home single family homes since the subprime mortgage crisis. These predators have targeted Florida, Texas, Nevada and Arizona will great success. They buy single family homes - increase the rent by 50-100% and destroy front lawns. They are the worst type of neighbor. Many of the ADU's will become VRBO's or AirBNB...again this is another way to breakdown our neighborhoods. Most of us did not buy our homes to live next to mini hotels.
60. This will greatly increase congestion and traffic. It also has the great potential for misuse, given how poorly the city enforces codes and regulations regarding current rentals.
61. I own a home in a single family zoned area. There are lots of cars parked on my street now. If there were ADU's, the street parking situation would be even worse. More congestion, more noise, more traffic. The neighborhood would be gone.
62. ADUs will congest the neighborhoods with higher traffic and put our kids at risk. Many neighborhoods that were built with the schools having the playgrounds accessible no longer are with increasing their safety which keeps more kids playing at home. The increased traffic will put them at a higher safety risk. Neighborhoods need to be for our kids and families!
63. I want to keep single family home neighborhoods as single family. We are already overrun with rentals making the neighborhoods less cohesive. Do no destroy what we have.
64. Will make Tempe neighborhoods crowded and messy looking
65. Several reasons.....Undesirables moving in, too much noise, too crowded in an already crowded environment, too many vehicles parked on streets, driveways, and yes some actually on front areas whether it be stone or grass.
66. Do not want additional homes in our HOA community in backyards. The backyards are not big enough and the traffic and monitoring by the HOA would be a nightmare.
67. The city has not interviewed adu owners and their neighbors from similar cities to address the issues of infrastrucatur and parking.
68. Noise, traffic, safety
69. My neighborhood over the last 15 years has changed from 100% owner/family owned to 50% rentals. The number of vehicles parked on/off the street has more than doubled. There's been increased traffic flow along with this increase in population as

- the rentals now have many more occupants per house. The expansion would permanently change the neighborhoods with no turning back!
70. There's already too much of a push toward high density. This would just give developers and speculators one more edge to decimate the current "neighborhood climate".
  71. It leads to overcrowding and additional liability and no monitoring of ADU tenants
  72. They will be short term rentals and not long term rentals, problematic for police & city code enforcement. Would be awful to live next to an ADU, affects the enjoyment of one's property.
  73. We bought and moved to this neighborhood because it is a single family residence and it should not be changed as long as we have that original agreement.
  74. It will lower property values. It will wind up destroying many single-family neighborhoods as they turn into more and more commercially owned and operated rental housing businesses. Even if the currently proposed ordinance has some alleged protections in it against that, you can be sure future councils will get funds from developers and the council will change the restrictions. Stop it NOW while it can be stopped.
  75. I believe it will be subject to fraud and abuse.
  76. Parking: developers have bought the biggest houses on my street and several students rent. There is one car per renter. The street is packed during school year.
  77. Tempe is getting too dense for the infrastructure. Traffic would increase. Noise and congestion would increase. We are in danger of becoming a hot zone.
  78. You have already crammed us onto tiny lots. Now you want to add people and structures to these tiny lots.
  79. Adding units to existing homes is not well thought out. If you currently look closely in our neighborhoods, homes are currently already occupied by multi generational homes or rentals where this is a minimum of one car per person in the household. There is no parking, so the overflow of vehicles are on the streets and on other homes property lines. Driving the streets is unsightly, and those who keep their vehicles to a reasonable amount are forced to have other homes cars in front of their homes and on main intersections. The City of Tempe is doing nothing to address these issues. For those of us paying our property taxes and maintaining our homes to look nice and something we are proud of, we are forced to have the unsightly parking lot of others cars. Parking needs to be addressed off premise, or alternative solutions. Those of us who manage a reasonable amount of cars should not have to have our homes look like a parking lot so that Tempe can squeeze in as many people as they can. High density may be the goal for Tempe, but for those of us who purchased our homes (at a very high price), we are forced to look like junk yard neighborhoods with the existing conditions. I can't imagine you agreeing to add more to the existing problem.
  80. You're essentially allowing people to build single "apartments" on their property. More renters is not good for a developed residential area. This would not increase home ownership. Why is Tempe dead set on developing future ghettos (aka subsidized housing, aka "affordable" housing)
  81. Am sick and tired of Tempe believing it has a Mandate from Heaven to provide housing for each and every individual who wants to live here. Other valley cities don't appear to cram increased residential density (whether it's high-rises, ADU's, etc.) down their residents' throats. It appears to me that Tempe has it in for the last of the older

residents living north of the US60 who own their own homes. While city can't WAIT for those people to die off so their property can be "utilized" for some "Greater Good", it'll use zoning and code changes instead. Patience, grasshopper - we'll be dead and gone in another ten years. . .

82. my property is zoned R2. i pay higher taxes for this zoning and will be asking a lawyer to look in to the legality of this. very mad 50 year Tempe resident!!!!
83. No controls likely
84. Most neighborhoods are not equipped to support the increase in congestion that will occur when you add additional living units to single family housing. It will be costly and difficult for the city to police these ADU's.
85. I can't trust city officials to monitor these appropriately. Variances have been given in the past that override the rules which is a way to obviate the rules.
86. The house next door to me currently has 6 or more people living there. There are 4 to 6 cars that park in front of my house because the owner can rent to as many people as she wants. Where will they park. What about noise. No.
87. Too much density.
88. Afraid that investors will take advantage of the law. Concern about traffic and parking issues in residential neighborhoods. My son lives in LA and I have seen numerous ADUs built and the parking problems that have resulted so that many residents can't find parking on their own street.
89. Our neighborhood without an HOA has seen a disproportionate increase in airbnb's, group homes, sober living homes. Most neighborhoods around us are exempt because of HOA restrictions which makes our neighborhood an investor target. Allowing ADU's will negatively impact the character, density and quality of life in the neighborhood(Estate la Colina).
90. Too crowded as it is. Don't need any more additional density and or traffic to our nice existing residential neighbors.
91. No as it will be abused with short term rentals or student rentals
92. Tempe has done an awful job in 'managing' current rental properties (not ADU's)...particularly, in the 85282 zip code. Those neighborhoods have declined dramatically over the past 5 - 7 years. Many streets are overrun with cars from the large number of tenants that end up in these homes. There is no family-friendly environment left. Tempe has gone way too far overboard trying to capture revenue from landlords instead of focusing on true single-family residents and their properties.
93. Overcrowding, more cars.
94. ADUs decrease property value, adds further neighborhood congestion and lowers the socio/economic demographic of the neighborhood. This is a backwater attempt to turn Tempe into a sanctuary city.
95. Because I moved into this community knowledgeable of the housing density. I do not intend to live in a community that believes it must cram more people into the same acreage to be successful. Additionally, I value my home's appreciation. I will do everything in my power to make sure that my home's value continues to increase as demand remains tight. Adding ADU's will not help the current existing home owners.
96. Lived in a neighborhood previously with house-behind-a-house with alley access for parking. Brings constantly shifting neighbors who don't stay long, have transient ties to neighborhood and have to be monitored especially if you have children playing in

- backyard. There was a rental in front of the ADU and those renters were constantly battling with the ADU renters over loud music, etc.
97. Too expensive to build. Fees, utility connections, permits etc. Pool removal alone is about \$20k. You would be better off to put \$50k in a money market at 5% than spending same amount in a back yard dwelling for rental income. Stupid! This is one step closer to the elimination of Single Family Zoning in Tempe.
  98. Not enough parking, privacy
  99. Our neighbor hood has a lot of rentals already some good and some a nightmare
  100. We already have homes in our neighborhood with 5-6 unrelated young adults living in them. ADUs will increase the density and make our neighborhood less desirable. Additionally, they are expensive to build and have little return. It's a foolish notion.
  101. ADU expansion will not attack the roots of the housing crisis, and will open the door for bad actors to profiteer off my fellow Tempe residents' need for shelter.
  102. Too much neighborhood congestion already. Rental homes with 4-6 vehicles parked in the yards, driveways, and streets. on the other side of the street are dozens of ugly monster apartment complexes with auto congestion on poorly maintained streets that make Tempe one of the most horrible cities to go from place to place. Tempe has become a mecca for renters. Homeowners are given no respect.
  103. Congestion, crime, calls for service—do you want to double already slow response times?
  104. I don't feel that this is the answer to the perceived need for affordable housing.
  105. The amount of traffic, crime, and emergency personnel needed will increase and Tempe struggles to support the population now.
  106. I think this opens up another can of worms that will allow short term rentals to add to their inventory. In addition, it can lead to parking issues on residential streets and disrupt the quiet one-family neighborhood's environment. We need to protect our neighborhoods, which is becoming harder to do with the onslaught of high rise apartment buildings, which are destroying our neighborhoods.
  107. Keep single family neighborhoods & don't combine with multiple or apartment type dwellings,
  108. We have a parking problem now and it would only be worse. Plus lots are too small to make this workable.
  109. Existing ordinance little utilized
  110. Our neighborhoods are over run with rentals and parked cars.
  111. No, no, no.
  112. Many Tempe residents, including myself, choose to live in a suburban community because of the additional space between homes. I do not want my neighborhood to become crowded with ADUs and extra cars that will fill up neighborhood streets that belong to ADU residents. While I recognize the need for more housing in Tempe, this seems like a "band-aid" to a larger problem.
  113. Will create additional congestion and be abused by investors
  114. Tempe is already landlocked and currently has too much congestion.
  115. The City does not currently enforce parking violations, unregistered cars parked on streets, parking on lawns (grass or gravel), sheds or structures on the backyard property. I have no confidence in the City enforcing any violations or visible in the permitting process. My street currently has a multitude of rentals and where there are 4-6 people in the house, they all have cars. My neighbor placed 2 sheds right next to

my fence without permits and I have to look at them daily; heaven knows what has accumulated in the inches between the fence and the sheds. Noise is hideous now, adding more to a city lot would add more.

116. I'm concerned about increased traffic and parking in my residential area. Already, rental homes often have 4 or more cars parked in front.
117. I do not think ADUs will solve the larger problem of low income housing. The current proposal needs to have a 3 month minimum of "residency", not just 1 month. Parking space needs to meet a 1 space for every 1 bedroom on the property. Building codes should include adherence to maintaining a congruency of any ADU to the existing home's design/style. This also is needed to assure that ADU's are not cheap/sub-standard dwelling sites. Also, upon transfer of ADU's upon sale of the original property of the house, rules must be in place that retain the safeguards of the dwelling to be under the ADU regulations in perpetuity. (name redacted)
118. Too many short-term rentals and Air B& B's, etc.
119. May be open to abuse. Not enough resources to manage if everyone is in code.
120. One of the reasons I chose to live in this neighborhood is because of the existing zoning, specifically the low density single family, single story houses. I do not want more people in the neighborhood. If I wanted to live in a more densely populated or urban area I would have moved to one.
121. Expanding ADU's would DESTROY PRIVACY, which is why we purchase "private" residences; otherwise we might as well live in apartment which do not create a community spirit!!
122. I think it will create parking issues, noise complaints and ruin the neighborhoods where we purchased for quiet residential living. I think it will also lower property values and destroy the desirable areas South Tempe is known for.
123. We all bought our properties to be single-family zoned homes with the intention of being just that. We worked hard for that right and want to keep the integrity of our neighborhoods in tact. If one wants to live in multi-family zoned areas then so be it but why change the current landscape?
124. PARKING! it's dangerously naive to think that occupants won't have cars. my neighborhood is already overrun with parked cars. City zoning may say no more than 3 unrelated occupants in a house, but that really means only 3 on the lease. rentals in my neighborhood routinely have 5, 6, 7 and more occupants, each with a vehicle. the streets are packed -- people park on lawns. It's ruining the neighborhood. ADUs will make it much worse.
125. It would promote non regulated rentals and / or adult children that live at home
126. We have an unsolved traffic problem--this will make it worse. ADUs will be bad for neighborhoods which already have an excessive number of cars parked on neighborhood streets, negatively affecting property values, and adding risk to commuters and children's safety. Excessive parking on the streets with homes on corners are especially risky. One such corner in my neighborhood has many near-accidents daily, because the drivers are unable to see around the corner for oncoming traffic due to cars parked up and down the street and all the way around the corner, blocking visibility. I know we have an affordable housing issue in Arizona, but this is not the best way to solve it--by creating unintended consequences affecting the safety of our community. Excessive parking on streets also places children at greater risk, as they are well-known to dart in and out between parked cars when playing.



127. We are concerned about developers coming in and taking advantage of development on single-family zoned lots and these lots then turning into overly active rental properties. Because the city does a very poor job at regulating rentals and enforcing parking on lawns, blocking driveways, parties and many other disruptive activities we are opposed. Many neighborhoods, especially downtown have been poorly monitored by Tempe PD and we have areas where speeding, illegal parking, trash dumping etc are not being addressed. The city doesn't have the resources or the staff to monitor the increased activity that will come with this.
128. The existing density is right for the design and infrastructure serving the neighborhoods. The homeowners who purchased in the neighborhoods had a reasonable expectation of low density for families and retirement. Tempe can rezone property to multi-family as a reasonable alternative that provides the residents the opportunity to present their neighborhoods' individual cases; the contemplated ADU expansion is far too broad a brush. The problem is that any investor owner in these neighborhoods would be market-incentivized to add square footage regardless of the impact on the neighborhood. Because there is no way to apply the change to owner-occupied or rented homes, the outcome will likely disparately benefit real estate investors and big-book landlords who buy their investments. Those investments are our neighbors, and this sweeping change to allow ADUs anywhere north of the South Tempe mansions is not a good idea.
129. Density is good. We do not need to be Manhattan on the Salt River.
130. I'm already dealing with parking issues from frat rentals
131. I've already had enough concerns with the house next door being a rental and for the last year and a half, being used for some sort of unlicensed sober living home and daycare for the residents of the home and other homes in the area that are part of the sober living community. We lost count of how many people have moved in and out of the home, passenger vans pulling up in the alley to pick up and drop off people....you name it. I can only imagine what would happen if it had an ADU attached too. I moved into the neighborhood away from ASU to be around responsible adults and families. I fear ADU's would bring more renters and money to owner/agents who don't care about the surrounding neighbors.
132. Investors are already gutting single-family homes and turning them into high density rentals. Quiet neighborhoods are losing quality of life as they are turned into fraternity housing where tenants are coached to say they are brothers to avoid a zoning violation. They have no investment in the community, clog the streets due to inadequate parking and will often take advantage of neighboring properties without considering their impact to the community. This threatens the safety and security of the families living in the neighborhood. The addition of ADU's would likely add more of this type of situation continuing to erode the quality of living for families in Tempe neighborhoods.
133. This will be abused almost instantaneously and will turn Tempe into a San Diego like residential nightmare.
134. Many older areas of Tempe already have high density housing. This would just make everything worse including parking and traffic.
135. No, no, no, no, no!!!! Tempe seems bent on continuing to increase urban density and to destroying family neighborhoods. This increase in urban density has already increased the urban heat island of our city. No "urban forester" can change what has

already been done to our local environment. This proposal is only being considered and favored by folks who just want to make money! It's bad enough that Tempe no longer enforces a limit on the number of unrelated people living in a home. It is so frustrating that the only solution to loud, crazy, bad driving individuals is for me to have to call the police. This proposal is absolutely not a solution to housing shortages in this city. This is couched as a solution but any kind of meaningful solution to a housing shortage is to build more housing and not more office space. It is foolish to think that some sort of magic "3 years of ownership" is going to keep any property in a single-family neighborhood from quickly being turned into ASU frat style housing. Please. Stop this madness. Reconsider the impact this proposal will have to our single-family neighborhoods. Stop bending over to developers.

136. Staff cant keep up enough with existing zoning ordinance violations. No rules about relationship.
137. I don't think the solution to the affordable housing problem is to cram as many homes as possible into our neighborhoods. Tempe is landlocked; Are we expected to plan for unlimited growth in a limited area? The homes in my neighborhood are all on 1/10 of an acre size lots. Squeezing ADUs into these properties surely will bring a lot of noise and other concerns.
138. Years ago I would have probably been on board with this, but based on what's been happening in Tempe over the past 10 years I can easily see this just contributing more to the housing crisis, just incentivizing developers even more to purchase single family properties to essentially turn into multi family properties. I potentially see the benefit to adding housing and having that housing provided by a single family, but realistically this just helps predatory investors more and the average single family wouldn't even be able to afford to build an ADU.
139. A bad, bad idea. It won't actually address the issue that it purports to address, lack of affordable housing. Also, the majority of the "people" who will want to do this and who can afford to do it will be investors. Which means that it will lead in a very short time to properties becoming even less affordable for those who most need affordable housing. Finally, please don't use percentages when reporting results unless you have hundreds of responses. Otherwise it's misleading and therefore unethical.
140. We have rentals in the neighborhood, that usually have 5 renters and 5 cars. When they all have girlfriends over, now there are 10 cars, about 8 too many for our small residential street. Now let this landlord add more rental space and there will be even more vehicles and traffic. Most of the people who will build these don't care about the quality of life in our neighborhood. This is a terrible idea for the people who live here. We have lived here since 1988.
141. This will not solve the housing crisis and it will serve to devalue property as current investors will maximize their rental profits. Adding more renters will not build community as these individuals have no investment in property.
142. You are increasing the population density of the area. More people, more crime, more government. This is not a solution for affordable housing.
143. ADUs are not required to be physically separate from the existing house: one can move walls in the main house to accommodate an apartment as an ADU. Of course, this results in converting a single family home into a duplex. The ADUs can also be built up vertically from existing structures (like garages or porches), but apparently no higher than the "main house". ADUs are not required to have separately

metered water, gas, or electricity. At present, ADUs can be rented, and there is no requirement that the main living structure on the lot be occupied by the owner. These allowances make ADUs perfect for some of the older parts of Tempe, where there are large lots and small houses. In fact, it is quite common to see them in the older areas. Thus, the existing rules have worked well (in my opinion). The proposed changes (as interpreted by me!) would allow people in neighborhoods zoned as "single-family" lots to add Accessory Dwelling Units. This includes turning a house into a duplex, placing dwellings in the backyard, and (in certain circumstances) adding a second story for this purpose. I understand that adding parking for the additional residents is under review by the City of Tempe. The models they have studied in other cities include not requiring any off-street parking spaces to requiring some off-street parking. While this is still under discussion. I would like to inject an opinion that (at least around campus), we should assume 2 people (and two vehicles) per added bedroom. It was unclear to me if the limit on ADUs was 1 per lot (I believe this is also under discussion). I believe several of my neighbors have converted their garages into living quarters (I live in a single family neighborhood). While these (mostly unpermitted) changes may not have had a large impact on the neighborhood, most of the neighborhood would require an alternative entrance to an ADU. I don't think it is good to have these access points be the alleys (enough dust as there is!). The re-modeling to create a duplex with two front doors is also rather awkward (given the original designs). While there may be some Tempe homeowners interested in renting out part of their lot to raise money, it seems to me that the more common (and obvious) audience to these changes are those people or business entities that have purchased many single-family zoned properties in Tempe to rent and would like to increase revenue at an expense that is easier for them to manage - particularly given the potential to bring in >\$12,000/year for such additions "" which could pay off the construction costs relatively quickly. I am concerned that this reaction by the city is biased against older neighborhoods. I'm also concerned that the beneficiaries are not going to be Tempe residents, but those corporations that have been purchasing single-family homes. I am concerned that reactions like this tend to overcorrect for the present shortage of housing. Note the excess of office space we presently see all over Tempe and the many apartment building construction efforts along 13th and all through northern Tempe.

144. Permitting accessory dwelling units (ADUs) in single-family zoned neighborhoods has been proposed as a solution to increase affordable housing. However, several challenges undermine its effectiveness: Investor Influence: Easing restrictions on ADUs invites real estate investors who prioritize profit over affordable housing . Investors may convert ADUs into short-term rentals or target higher-income tenants, driving up property values and rental rates in neighborhoods. This influx of investors can limit the availability of affordable rental options for low-income individuals. Affordability of Construction: The cost of constructing an ADU can be prohibitive for many homeowners, limiting adoption. According to the Urban Institute, the cost of building an ADU ranges from \$40,000 to \$200,000 depending on size, location, and amenities. This makes ADU construction feasible primarily for investors, leaving out homeowners, especially those with limited resources. Revenue Stream Fallacy: The notion that ADUs provide homeowners with a sustainable revenue stream is problematic. The high cost of construction can create a significant debt burden, which may offset any potential rental income. Additionally, without regulations ensuring

affordable rents, ADUs may be rented at market rates, failing to contribute to affordable housing options. Lack of Affordability Guarantees: Even if ADUs are constructed, there is no guarantee they will contribute to affordable housing. Without strict regulations or incentives, ADUs may be rented at market rates, which can exceed what many low-income individuals can afford. This undermines the goal of providing affordable housing and exacerbates existing rental disparities. Family Use Enforcement: The argument that ADUs can be built for family use only is difficult to enforce. Without stringent regulations, homeowners may choose to rent ADUs to other tenants at market rates, contradicting the original intention of family use. Regulatory Burden: Managing and regulating ADUs can strain city resources. Local governments may need to increase zoning enforcement and administrative oversight to ensure compliance with building codes, rental regulations, and zoning ordinances. This can divert resources from other critical functions, making this approach less sustainable. Diminished Stock of Starter Homes: Allowing ADUs in single-family zoned neighborhoods can diminish the stock of starter homes available for first-time buyers. Increased demand from investors and the conversion of single-family homes into multi-unit properties can limit the availability of affordable homes for new buyers, contributing to higher housing costs for this demographic. In conclusion, permitting ADUs in single-family zoned neighborhoods presents significant challenges that limit its potential as a solution for affordable housing. The influence of investors, affordability of construction, lack of affordability guarantees, revenue stream fallacy, family use enforcement issues, regulatory burden, and diminished stock of starter homes collectively suggest this approach may not be effective or sustainable.

145. The present guest house code seems to be okay. No need to change it. Adding more possible bedrooms to a location will only attract investors and students and it will not help the housing shortage. Need to find ways to provide individual accommodations for those that are looking for places to stay.
146. We already have several homes just on our small street that are long and short term rentals and they are neglected, have several cars parked on the street and bring down the appearance and friendliness of the neighborhood. I feel sure that this rule would be used by investors to add even more rentals and more people who don't care about the neighborhood or it's inhabitants.
147. Tempe is crowded enough - no sense in adding more housing/people to single family neighborhoods. I suggest the city government shift it focus to quality of living/lifestyle and away from growth, growth, growth!
148. This is a new rule we do not need. Residence can already do this, if they can afford it. This opens up the process to out of state investors and worse. People who are already removing single family homes in our neighborhood from the reach of families. This unneeded adjustment removes neighbor input and allows these landlords and investors to pack even more students into homes, straining the infrastructure and causing nightmare situations for neighbors.
149. The entire concept of opening ADU 'eligibility' on a significantly wider basis is of itself an ill conceived plan. Creating additional 'ADU' spaces with the concept of leveraging these as alternative housing opportunities to increase the density of the Tempe population will generate increasing issues for all. Opportunities had previously been presented to provide lower-income housing in Tempe that was already summarily dismissed - now the individual home owners are effectively being asked to construct

and house these 'affordable' locations. With the mass inflow of persons both legal and otherwise - the entire concept of even floating this option is another horrific example of failed Tempe Leadership.

150. Tempe is landlocked and I feel we're already overpopulated. Let's not forget the water shortage that was brought up several times over the last couple years.
151. Stop overdeveloping Tempe.
152. Too many issues not being addressed related to infrastructure, parking, crime and regulations.
153. Tempe does not need more people stuffed into our neighborhoods. More people, cars, deliveries, noise
154. No to ADU as congestion and parking are already an issue. Also long term it's bad for land and house values. I don't want to see my neighbors ADU built in their yard to where I see it over the fence. Higher crime and transit people will increase when it's already getting bad. Just look at studies and you will see it's a bad move. Clean up our streets Tempe!!
155. I want to be in a community of single family housing! Not rentals. Not streets lined with cars! Not congestion! No sense of ownership by renters and clutter that results!
156. The traffic, the homeless, the crime, the filth will continue to increase. I also don't believe that gov should be prohibiting STR's should someone choose to do so. My property, my choice.
157. This could cause many more renters plus congestion to current single family home neighborhoods. Additionally, it has the potential of more buying for the purpose of renting.
158. I have many objections and concerns to having more people live on the same area of property with one being infrastructure concerns; roads being congested with cars, more trash production, more water consumption, and less access to emergency care with increased population density. I'm also concerned about more short-term and long-term renters in my neighborhood. In my neighborhood, renters and landlords do not keep up their property as nicely as owners; lawns, pools, home exterior are in poor upkeep, repair, and update. Their cars are in more disrepair, damaged or undrivable. On one hand, the city counsel states they want to improve the quality of life in Tempe by making neighborhoods look nice/nicer. I'm not convinced that can be accomplished with more renters in the area. I'm also concerned about increased crime and public schools being overcrowded. Lastly, I'm concerned that investors will buy more houses with the intent of building ADUs on that property for rental use.
159. I don't want to see ADU eligibility expanded for the following reasons: 1. Increased density of neighborhoods. 2. Increased traffic congestion. 3. Increased cars and insufficient parking. 4. Significantly impact the aesthetic of neighborhoods.
160. I'm concerned about the density of housing. I do not want a large number of small rental properties which brings more transient residents, more traffic and more strain on resources. We need to preserve the strong single family neighborhoods that exist in south Tempe and keep it as a desirable place to live for families.
161. Traffic, overcrowding other infrastructures and increased potential for crime.
162. There are already problems with short term rentals, cities are striving to regulate them but short term rentals degrade family neighborhoods. More short term rentals will be added when interest rates drop in the near future making it cheaper to build ADU's. ADU's place extra burden on infrastructure. Does the homeowner pay more in

property:taxes? The older areas of Tempe that have large lots, will they then be able to put multiple units by rezoning?

163. Tempe is already doing a terrible job enforcing party homes, multi-resident properties with unrelated people, and AirBnB situations. Like, horrible. The crowding, the overflowing dumpsters, the alley full of trash we get blamed for, the people parked in front of my driveway when it's time for me to leave for work. Tempe doesn't care about this at all. What makes you think that cramming even MORE residents into a limited space is going to alleviate these problems? I wish you cared as much about your long-term residents as you do about attracting new residents where there is NO SPACE TO GROW.
164. Zones are created for a reason. Why would you have a single-family zoned area and then allow ADU's in that area? You wouldn't, you essentially change the zoning by allowing multiple dwellings in a single-family dwelling neighborhood and if I wanted to live in a multi family zone I would have moved there. I currently have two short term rentals directly across the street from me and the traffic is an annoyance.
165. No, they can add onto their house in a conventional manner. I don't want to see units propped up in someone's yard and visible to the neighbors.
166. ADU's on smaller lots is a bad idea. It will be abused by the slum lords of Tempe and by the REITS that own hundreds of rentals. Especially in the 85281 and 85282 areas - ADU will add to our parking, noise, trash and will continue to disconnect the neighborhood. Tempe currently struggles with problems rentals and parking. This will not help with
167. I think it would create major issues in regard to traffic, parking, and noise and could lure predatory investors to come in to our neighborhoods. It also will likely not do anything to help address the affordable housing issue that is so prevalent in Tempe.
168. I do not want to see the character of the neighborhood(s) changed with additional buildings, cars, and people. I especially do not want to see these ADU's used as short term rentals, which despite the restrictions you are putting in, will most likely happen anyway as people ignore the rules in order to create additional income for themselves. The reason many of us love Tempe and the neighborhoods we live in is the current lack of density. ADU's will destroy that.
169. We moved here from Tacoma, WA where this was taking place in 2020. It has been a disaster up there and homeowners are not happy. It causes traffic and privacy issues along with many other problems. We moved to get away from that and we are not fans of this idea!
170. Tempe is overdeveloped and lacks the necessary and reliable infrastructure to create even more density in neighborhoods. Already, with codes not enforced on the number of non-related people in rentals - and the under-regulated proliferation of high-density, poorly constructed apartments, the quality of life for most normal residents has declined significantly in the past two decades. For example, my neighborhood is severely neglected with dangerous crumbling roads, cracked sidewalks, loud parties, and daily graffiti occurrences, which could only be made worse with ADUs that would bring more people and cars. The Tempe Government has sadly given away resident's safety and quality of life to money-seeking, out-of-state developers.
171. This sounds like a bad idea. I don't want to feel like my neighbors are living in my back yard, especially when I'm working from home.

172. I live in San Diego in the summer where this is very common. Street parking has become a nightmare. Rentals add to noise and density problems
173. Hi. I finally make enough money that I could move out of an apartment away from the chaos near Downtown and ASU. If ADU's are built in my area, it would be just like where I used to live. I'm ready for a little quiet and space from my neighbors. Isn't that my right? Just saying, I am now making enough to live in South Tempe. Don't make it be just like North Tempe. Let's let some areas of Tempe be different from others. Isn't that what the CHARACTER AREA plans were all about? FYI - Are you going to roll this out to the different Character Areas? I think you should. Staff should also review the different Character Area plans and see if any specially say "yes" or "no" to ADU's.
174. Traffic issue, privacy issue, will put a strain on sewer and water system
175. Increased on street parking would occur. More density in single family areas leading to higher crime.
176. I have concerns regarding the safety and quality of our lives in Tempe if this is allowed. It's hard enough to have to deal with airbnbs and college kids renting properties amongst families that own a property and are trying to build. Sense of community.
177. I like openness. Do not want to share backyard with those living next door.
178. Because we have enough college rentals and rentals we don't need more people packed into the limited space we already have
179. single-family zoned areas should stay as single-family. No other development should be allowed.
180. It will lead to more rentals, more flipping, and more short term rentals. This is not an effective way to increase fairly priced housing in Tempe. This is completely a cash grab for home flippers. If this is allowed to move forward the owner of the residence must be required to live on the residence for at least five years before applying.
181. Single-family homes in our neighborhood, like most neighborhoods throughout Tempe, simply do not have adequate parking for single family homes the way it is now. Allowing ADUs in single-family zoned areas that have existing single-family residences will be a nightmare with all the vehicles that will be parked throughout the streets. Our neighborhoods will be litter with vehicles and will look trashy. It's bad enough that the City runs on Orbit bus through our neighborhoods and through our street. And worse yet, the City then changed the Orbit shuttle to a full-size bus. Our neighborhood streets are not for running buses. It is absolutely absurd. I did not buy a home in my Tempe neighborhood to have a bus speeding down my street every 20 minutes and not the City wants to add more rentals. This is insane!
182. This is very misleading. Staff wants ADU's throughout the whole city. I think some regions should be protected from ADU's if they don't want them. Why don't you ask this question by Character Area?
183. We have apartments.
184. I purchased my home assuming the fundamental zoning requirements would remain the same. Single family means SINGLE FAMILY, not multiple!
185. Too much traffic in our area already
186. Abuse by investors, increased traffic and congestion in areas that are already overwhelmed.
187. Issues with too many people not acting correctly
188. Only if owner lives on-site, ADU is for family or friends and the ADU is not used as a short term rental facility

## Those who said not sure:

1. I would like the ability to build a casita for my aging parents or my special needs son so they are able to live on-site, but with some degree of independence. I think these sorts of ADU's can enhance a family. I am not sure though because I have concerns about turning our area into a vacation rental free for all. Some oversight is necessary to preserve the neighborhood atmosphere.
2. There would need to be adequate assurances that the units would either be designated for a family member or on the open market for long term rental.
3. Given that most of the City is in the R1-6 designation, I don't believe that there is enough parking in the neighborhoods to support a significant increase in density. Especially in cul-de-sacs where there is little on-street parking. I would only want to see ADU's WITH the approval of a Use Permit, with NO reduction in the established setbacks for the zoning district, and WITH a requirement to aesthetically match the materials and color of the principal residence on the property. Using the Use Permit process would allow for a case-by-case evaluation of parking in the area, allow for neighbor input and allow for an overall evaluation of the ADU being proposed. Additionally, the size of the ADU should be proportionate (smaller) than the principal residence. To allow ADU's by right in every residential district would be a mistake.
4. I like the idea of them. I think it would be great to have for visitors or family, but I don't want to see them become short-term lease rentals like an Airbnb. I feel Tempe is missing the mark altogether. My neighborhood has become a rental neighborhood (it was a family neighborhood for over 60 years) and this has increased the amount of traffic, and noise, rentals are not kept up and are depreciating the property value. We even have a fraternity house in our neighborhood now and we are five miles away from ASU. This house has received numerous complaints due to parties and trash being strewn up and down the street. I fear if ADUs become accepted I will only see an increase in what has happened in my neighborhood. I have speeding cars passing my house and it is dangerous. We have small children in the neighborhood. We also have many Airbnbs and these have only contributed to the above-mentioned issues. I think it is vital to establish in no way can these become a short-term rental, period. And if the homeowner receives a complaint for noise violation or other violation there is a hefty fine to pay.
5. There are pros and cons. I need a bit more time to understand the impacts.
6. It may be okay but not for every household. Would the ADUs in a certain area be limited?
7. I'm not sure that it is an affordable option. If the owner was required to live on site, I would feel much more comfortable. I understand that would be an enforcement problem. I am also worried about any access to the alleys and excessive street parking. Obviously we need more housing. If there was some way to keep absentee speculators from taking over properties and putting in ADU's, I would find it more acceptable.
8. I would expect there to be some limitations on where ADU's could be built -- based on the size of the housing lot size. There are some very large lots in older parts of town -- those could probably easily absorb the ADU buildings. Small lots (like mine in a "walled villa" neighborhood really couldn't absorb an extra building in our lot size space.



9. Population density sometimes leads to higher crime rates. On the other hand, it's a good idea if you have an elderly or disabled family member to be able to check in on them without impacting their space.
10. It depends on the restrictions. Will ADUs be a by-right use, or require registration with City? It depends on the requirements set by the City. (I know the state legislature eliminated municipal licensing of rental of single-family residence.)
11. Because developer/owners abuse these things. This has to be for family only, cannot be rented out. Otherwise it destabilizes the community with renters..Family has to live in the primary residence on the same property.
12. I think the plan might help to increase the amount of affordable housing options, but I worry about congestion including more traffic and parking issues in the streets.
13. Unsure if ADUs are appropriate in every instance. Concerns about creating additional illegal parking problems, which are not now well-monitored by only seem complaint-driven.
14. ADU in the neighborhood will NOT create affordable housing. I don't know what will, but typically what happens is an owner of an ADU will charge the market rate for rentals/tenants. Profit-seeking will drive the price high. ESPECIALLY by the out-of-state investment companies like the ones from Wall Street.
15. Too many details to be ironed out first
16. Only if the plot of land is large enough to accommodate such a structure. No garage conversions or additions tacked on to existing structures where space is too small for such. No structures that are close to neighboring homes.
17. I have elderly parents that will eventually need a place to stay/reside, especially as they age, specifically for medical care and needs. I am not a fan of renting small additional ADUs to large numbers of people. It could create additional parking issues, more congestion in neighborhoods and the city, as well as potential for added noise pollution and the possibility for rental/squatting disputes.
18. It depends on many things, how large the property is, how dense the neighborhood already is, etc. Also there should be a limit on the total number approved in the entire city, considering the additional problems regarding water supply, traffic, parking, and other things.
19. I feel the neighbors should have a say. Post it for input
20. How about neighbors. They also have rights to quiet enjoyment of their home. I personally would like to have the ability to add ADU and would seek input from neighbors but what about my neighbor asking me.
21. My biggest concerns are: 1) Tempe MUST PREVENT alley access to ADUs, thereby preventing unwanted traffic down our alleys and the certain impact on emergency vehicles. Alley access would also certainly drive down property values! We use our backyards for relaxation, entertainment, family gatherings and our pets. Traffic down the alleys would significantly impact these uses of our home properties!! Residents' dogs in backyards would also incessantly continue to bark, disturbing the peace of the neighborhood. Tempe MUST PREVENT alley access to ADUs!!
22. I am aware of the need for more housing. However, I feel like ADU's have certain areas where they "fit" and other areas of the city where they do not, kind of like high-rise apartment buildings. Even if more housing is added, Tempe will never be able to supply enough for the projected population growth. Tempe should do the best it can but realize that it is an impossible goal. Some people will have to live outside the city limits, no

- matter how many innovative things the city does. I moved to South Tempe to have space from my neighbors. I would like to see that "space" protected. Again, ADU's are a good fit in some areas and aren't appropriate for others. Please respect my right to have space from my neighbors and I respect those that want to add an ADU in their backyard.
23. Investment firms buying up properties in our zip code and turning them into rentals have already destroyed our sense of community and filled our neighborhoods with strangers who WANT to remain so. Filling our yards with ADUs will only increase that problem. A drive-by shooting happened this past weekend next door. Our neighbor thankfully was not in the bullet pathway but we are all horrified. Density, short-term rentals, traffic, easy access to guns, and anonymity have turned us into recluses. We've been in our home for 30+ years and watched the decline with great sadness and now fear.
  24. I realize there is a serious housing shortage in AZ and nationwide and an ADU could make sense as to how family members could help each other out. However, serious mismanagement of the property could ensue because of tight living quarters and unhappy neighbors. Maintaining safe and needed repairs of homes and apartments is an ongoing expense. Quality control is necessary.
  25. Property values and criminal tax rates in region.
  26. I lived in an 85283 neighborhood of small (formerly) inexpensive homes. Too many have been purchased by investors and are now rentals. Things are getting shabby-shabby-shabby. I worry that we'll have even more "unconcerned"absent owners.
  27. Would not want it rentable for short term where could likely be used as party house. Housing for aging relative, family guest lodging ok. Should not significantly increase street parking.
  28. Because I do not live in an HOA and currently lost of rentals in my neighborhood, I do not know how builds will increase traffic and clog up streets with parked cars. I also don't think there will be any control over the style or look of ADU's, prefer it to go with style of neighborhood. I also want to ensure there is no alley access. I do not want our alleys turning into streets and invading privacy.
  29. I believe that a small residence for long-term rental or for multi-generational living is a great idea, and people should be able to decide to do that with their property. Having lived next to an airbnb, short-term rental, I do not want to see more of those properties as the noise, drug and alcohol abuse, trash, and disrespectful driving that accompanied it was very unhealthy for our community and unsafe for our children.
  30. I think there should be stipulations like access to parking that doesn't interfere with other neighbors and things, and also making sure there's enough with space in the lot
  31. Worry about the stress on Parks & other community services.
  32. Want to avoid neighborhood issues with increased density, ugly dwellings and increased noise/traffic/parking that affect the peace of surrounding property owners, and non-residents using single family homes as mini apartments or dorms. Neighborhoods are made better by people who own the homes living there and motivated by long term care and relationships.
  33. I'm wary of parking limitations and very wary of out of state investors and absentee landlords.
  34. Personally, I'm a fan of having space. I worry that building too much on one property would lose the natural beauty of Tempe. In the short time I've lived here, I've already seen too many trees chopped down. I worry that expanding ADU will just make little

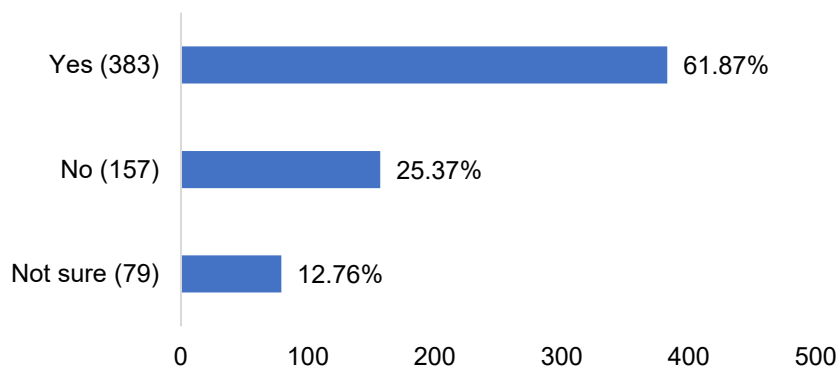
apartments. It seems to be more of a money making scheme rather than providing good housing.

- 35. It doesn't seem a viable answer to the low income housing issue...after the costs incurred to build these units the owner couldn't afford to charge low income pricing. It may be an acceptable situation for an relative, but not low income..... I see this as an opportunity for outsiders to come into out neighborhood without care or concern for the residents living there. Another money grab as outsiders have done with rentals already, not just short term but long term rentals. Tempe can't, doesn't or won't enforce what is already a problem and they now want to add to that with more things they can't, won't or don't enforce. North Tempe is starting to look like a dump with all the landlords not watering their landscapes, trash, over abundance of vehicles, parties. Doesn't sound solid or well thought through.
- 36. Worried about how dense our city is. Traffic is becoming increasingly worse with more apartments being built. I also worry about our first responders having more to take care of without the proper resources.
- 37. I'm concerned about parking

**Short-term rentals**

**Currently, short-term rentals are allowed in ADUs. The proposed draft code is considering prohibiting short-term rentals independent of the primary residence.**

**6. Would you like to prohibit independent short-term rentals (less than 30 days) in ADUs?**



**Responses: 619**

**Please share why or why not.**

**Those who said yes:**

- 1. We need houses that house people not travelers. This community is dealing with a homelessness and housing crisis. And in order to take care our our citizens housing has to be a priority.
- 2. Increased congestion
- 3. It is very difficult to manage short term VRBO's or vacation, celebratory rentals. These can disrupt the everyday living for those in the neighborhood... Will they get extra police patrols....to ensure that infractions are kept at a minimum? No I would imagine

not as there will not be added budget. As these ADU's become more plentiful will budgets to manage compliance be increased?

4. I don't think that ADU's should be a profit-making accessory.
5. Too much potential for disruptive renters in residential neighborhoods.
6. We have enough short term rentals in Tempe.
7. One month is still a short term rental. We have done one month rentals all over the country. A one month rental defeats the purpose of why ADU's supposedly are allowed - to supply lower cost housing.
8. too many str's in Tempe as it is
9. Short-term rentals reduce housing options for long-term residents. Tempe should follow New York City's lead and add an owner occupancy requirement for ALL short-term rentals, not just ADUs.
10. STRs do nothing for anyone but the company who owns them. It's business not a community. Renters are on vacation 24x7 and make noise that would not be there if residents were there. They party in back yard, play music, play corn hole, fill up alley garbage cans. If you haven't had one over your back fence, then you have no idea. You don't know your neighbors so how do you know if they belong there? The only people who want them see it as a business and it's run in a neighborhood. No. No. No. no!!! Lived in Tempe since 1979. If this happens we will move.
11. Yes. I personally have an ADU but don't rent it short term or long term. It is for future family use. I am a supporter of private property rights. Ultimately, if proper adjacent neighbors are notified and licensing through the City is created, all for it.
12. I'm sure a big worry is people renting out an ADU during spring training or for sporting events such as championships or playoffs. Prohibiting independent short term rentals would help to address that concern.
13. I don't think that brings a sense of community to the area.
14. Short-term rentals destabilize the housing market for homeowners and renters alike, and can be a nuisance for neighbors.
15. Because, once built the entire property can be sold to anyone, LLC or other commercial venture, and they can turn the property into a short-term rental property.
16. Short term rentals bring nothing good to our communities, whether independent or primary residence.
17. Avoid Air B&B everywhere
18. If this is an effort to increase the affordable rental stock, absentee landlords should be building ADUs for that purpose.
19. Given current market conditions, any and all limits on short-term rentals are appropriate. Housing is unbelievably unaffordable right now, and owning a piece of this city has become a DISTANT dream. Nothing that could help people like my partner and I--who both grew up in the valley and have lived in Tempe for our entire adult lives--to at least stay in the area that we absolutely love should be reserved for vacationers. Though I love my long-term ADU neighbors, a next-door short-term has caused issues with noise and trash, and sits empty nearly the entire month. While the house sits unused, we meanwhile do not know if we'll be able to even stay in the neighborhood after our lease expires. It's a serious shame and waste of a home, and allowing the same for new ADUs that could otherwise take some pressure off the market would be as well.
20. It would keep the ADU's for multi-generational living, and not an income producer for the primary residence.

21. Absolutely prohibited independent short term rentals we do not need miscellaneous people in and out of our neighborhoods every 30 days
22. There have already been problems with short-term rentals in Tempe. We even had one in our HOA but luckily it was sold. Problem solved! If I had wanted to be in or around a rental neighborhood I would have chosen that. I chose to live in a small, quiet single family area. Others may like to live in busy, crowded neighborhoods. We all like different lifestyles. We all should have a choice.
23. Neighborhood disruption
24. This would reduce the use of ADU's for seasonal, vacation rentals, etc. which is NOT appropriate for owner occupied neighborhoods. Restricting the ADU from use as a longer term rental would not be easily enforced, as much as I would want this restriction.
25. Short term rentals are more likely to be used for party purposes.
26. I would not want even more activity near my home from a rental. It would supply an endless supply of strangers to the comings and goings near my home. A rental "home" in some ones back yard would be very upsetting. What about pets nearby? Barking dogs, stray unneutered cats? and parking? It is bad enough as it is now.
27. Too many already
28. ADU should not be taken over by the short term rental market. There are enough AirBNB's, VRBO's, and other vacation rental homes and not enough livable and affordable homes for those looking to rent/buy.
29. Want the ADU to be stable..not a in and out circus
30. Short term rentals have already caused problems, i.e., noise, loud parties, trash, increased traffic, etc.
31. Breaks down neighborhood atmosphere.
32. Same reason as above. Plus there is no reason for others to make money on this type of dwelling with short term rentals. We already have enough of people who are doing that in houses at present.
33. STRs are nothing but trouble.
34. Too much come and go traffic and potential problems
35. We do not need more hotels in the neighborhoods. The idea of ADU is to increase the housing for people to LIVE IN and not just vacation. This goes against the whole reason for having ADUs to increase the housing stock.
36. The sheer volume of short term rentals in residential neighborhoods has me against this. They surround some of us. Can be hard to know who lives in your neighborhood that way. What's a neighborhood anyhow? Not just houses. The balance is way off. And it's not making housing affordable. That claim has not been born out. Short term rentals are not housing. 30 days or even a semester won't help when the short term rentals and high priced rentals have replaced homeowners and longer term renters. Current zoning allows many people to build casitas for family members already and rent a room to someone in their home.
37. It will increase traffic, noise and density.
38. Having new strangers come into neighborhoods weekly (or even daily) would really degrade the quality of life for residents living nearby. Not just from the short term renters (load music, parties, excessive drinking or drug use), but also due to the cleaning crews and the property management people that have to visit after each short term rental. Having an ADU on an adjacent property will hurt property values, but

allowing short term rentals would be a double whammy on property values. Why would Tempe want to chase away long time or higher end residents?

39. I don't want to see any short-term rental approved. The majority of people who occupy for a short duration have no investment in the neighborhood or property. I don't want to see anything under six months, and I feel very strongly (depending on the size of the ADU) that no more than one person lives there. Maybe two if they are related or in a relationship. And the homeowner has to adhere to strict property maintenance, no street parking, etc.
40. Again, the homes on my street are already half rentals. I understand people want to come and stay in Tempe for short periods of time, but they don't actually care about our neighborhoods or the nearby residents. Hotels have existed for quite a long time - people visiting can stay in those.
41. Ban Airbnb
42. These are single family homes, not rentals. They should be kept as single family homes only.
43. Short term rental activity is destroying the integrity of the neighborhoods.
44. Along with my already shared arguments against ADU's. Tempe does not need short term rentals period. The evidence is clearly against them no matter where they are. People renting them for parties, trashing them, minors renting them - then if minors can't rent them, they find an adult that will rent it for them. We're just asking for big problems with short term rentals.
45. short-term rentals do not address the affordable housing problem.
46. Policy should be more restrictive because ADUs should be used for more permanent housing. Make it 90 days not 30 days.
47. We do not want ADU's in our neighborhood.
48. For the same reasons as stated above. Increased noise. There will also be increased parking and traffic in the neighborhood.
49. Problems with additional construction, utility usage and traffic will create future problems in our City.
50. Density control. Parking.
51. Do not want more traffic, parties, or noise in my quiet backyard paradise area. Airbnb already is messing up our neighborhoods. The city hasn't help eliminate the problem with Airbnb's ADU would just make it worse.
52. See my above answer.
53. Decreases value of neighborhood. More opportunity for crimes to occur.
54. There are enough short-term rentals in my neighborhood, we don't need even more transient people and cars parked all over the street.
55. They cause nothing but problems.
56. We already have problems with short term rentals being party house. What I dislike about short term rentals is that they keep their properties from becoming homes for citizens who wish to put down roots in Tempe. ADU's would just make those short term rentals more profitable and more prevalent if allowe on there properties.
57. Short-term rentals contribute little to daily life in Tempe and only lower our general quality of life. A landlord who lives outside of Tempe yet rents short-term rentals in Tempe has no incentive to greenscape their properties, participate in civic activities, work with our schools, help neighbors...etc.

58. They will become air b and b's which present noise, crowding, and parking problems. They change the feel of a neighborhood from where neighbors know and watch out for each other to a collection of short-term strangers who care little about the area.
59. Trafficparking on street blocking driveways. I already deal with my driveway being blocked then add garage sale traffic parking. Strongly opposed
60. Renters do not have the same attitudes or values toward care of real property as do owners.
61. The people occupying short term rentals do not care about the neighborhood. They come in have their parties with lots of cars, traffic and noise and then leave. This does not benefit the city or the neighborhood.
62. Short-term rentals are a pox on a community.
63. If the purpose of an ADU is for parents care or children living there, fine. STR should not be allowed in ADU's. Do we need more parties, more people or more noise. I feel like Tempe's density is increasing everyday with all the apartments being built on every corner. Why would a neighborhood want more density?
64. These are single family neighborhoods not hotel districts.
65. Short term rentals are disruptive to neighbors and should be limited in single family zoned areas as much as state law allows.
66. I don't like any rentals, much less short-term rentals. Just someone trying to make a buck and it is tiresome.
67. If the primary residence is among other single-family residences, a short-term rental would not be in character with neighbors.
68. ADU should only be used by the primary owner for things like an older son or daughter, mother/father in-law, etc.
69. No more airbnbs
70. I would like to prohibit ADUs - period!
71. Short-term renters, on average, are not as considerate of our town. They are not staying so are more likely to throw trash, make noise, and not observe parking regulations.
72. I do not want ADUs in Tempe. This proposal is just a Band-Aid to a bigger problem.
73. Increased traffic, people moving in and out, partying, increased noise levels and more monitoring by an already overworked police and fire department..
74. The traffic and noise from this could be too much.
75. see above
76. My preference would be for the ADUs to not be open for short term rentals, so a minimum of 30 days rental for an ADU.
77. While short term rentals could provide income opportunities for residents, this does not address to key benefit of ADUs, which is to provide increased housing opportunities. If there are short-term rentals allowed, there should be a provision that the homeowner must be using the original residence as their primary residence.
78. This should not be a way for homeowner's to earn money
79. I think the AirBnB model of short-term rentals is not compatible with residential housing and the vitality of our neighborhoods.
80. takes away from the community feel. don't want new people every however often.
81. I assume it would create densification of the neighborhood that was not planned for. I lived this in California in the 1990's as my uncle removed his detached garage to add a 2-unit rental in the backyard with covered parking between the liveable space to meet

code. Now the property does not have a backyard for any kids to play and the front yard is more dangerous as cars use the curb and line both sides of the streets with the additional vehicles as most families have 2 cars nowadays. Additional car damage, reduced visibility for drivers when kids are in the front yards, etc. This is in addition to negative aspects of Short Term Rentals.

82. Safety of the neighborhood, inviting unknown outsiders for undetermined lengths of stay. It will appease the nay sayers
83. See comment above. A neighborhood full of mini hotels is not a neighborhood. Many cities have severely limited the amount of short term rentals. See NYC and San Diego. City of Tempe can't stay on top of the unregistered rentals in Tempe, how can they manage an increase in short term rentals?
84. Yes, if ADU's are in single family neighborhoods. Again, more noise, traffic, congestion. People who are not invested in the neighborhood would be moving in and out.
85. We need ADUs for housing for residents, not for short-term rentals.
86. We don't need short term rentals. We need living spaces for actual residents. If people want to stay for a few days, there's already plenty of hotels.
87. Very hard to control people who stay in short term rentals. They can be loud.
88. Allowing rentals will increase the traffic and congestion in the neighborhoods and will lend to having people renting for short terms for events and vacations. There is a high probability that they will be disruption and require more police intervention for not abiding by our local laws, e.g. late night noise, rowdy parties, etc.
89. Short term rentals lead to security problems as well as neighborhood disruption with loud parties, trash thrown everywhere.
90. Renters don't need to be competing with tourists. In downtown Phoenix most of the Casitas have been turned into AirBNBs and it drove up rents and took most of the affordable housing off the market.
91. We have a short-term rental behind us and the people who rent it are loud, rude, party all night and then fill up the dumpster with beer bottles!
92. Short term equates to transients, and people who do not take pride in their homes. Also it would be a perfect recipe for squatters being long term or short term.
93. I don't think short term rentals should be allowed for ADUs, as it would decrease home values in Tempe.
94. Party houses by short term users.
95. No way to verify the people by the HOA or keep control of these extra units and people. Added traffic parked on street which is prohibited in our HOA.
96. ADUs should target increasing the housing supply and short-term rentals just remove the supply and place it into the same category as hotel/motel rooms.
97. Short term rentals destroy neighborhoods. There's a ton of hotels in the area, we don't need precious housing resources being taken up by AirBnB's.
98. Look at scottsdale and their problems
99. Have had noise/behavior problems in our neighborhood with short-term rentals
100. I'd like to permanently prohibit ADU's period.
101. Already too many "party Airbnb s". As an ADU one would be even closer to a neighboring property line.
102. Too rowdy and crowded
103. I would not want short-term rentals for investors to come in and ruin the community with people who'll cause noise, disruptions and/or crime in Tempe.



104. Prohibiting short-term rentals would incentivize ADUs for use as low-income housing. Long term residents would improve community cohesion.
105. I would be concerned about the impact of short term rentals in the surrounding neighborhoods. There are many issues currently from parties and violence associated with short-term rentals. Multiple units on single family lots would encourage that behavior
106. STRs affect neighboring homes with noise, traffic, cars, parties, litter. Police & city code enforcement, higher costs to taxpayers.
107. The need is for affordable housing for permanent housing.
108. I have seen a neighborhood's character destroyed by short-term rentals.
109. Rentals are bad enough right now keeping up with who is living next door and down the street.
110. If it is truly to help housing situation, the 30 or more days seems reasonable. Short term seems mainly for vacations.
111. I believe it will be subject to fraud and abuse.
112. Housing shortage will not be addressed if used for b&b.
113. This does nothing to address the stated issue of increasing the housing supply.
114. Short term rentals seem to cause many conflicts with loud and messy renters.
115. Anything to make adus not happen.
116. Short term rentals are not new entries into the housing market, but rather the hospitality market. They don't really help with the issue these units try to tackle. While I don't necessarily have qualms with having some extra guests stay in our communities, I think they will likely de-incentivize owners of these units from offering them up to longer-term tenants
117. Too many opportunities for unlawful activity, noise, irresponsible renters.
118. Short term rentals can cause issues with neighborhood ambiance (noise, trash, etc)
119. This is what hotels are for
120. No city control
121. Read above.
122. I believe this use should be used for long term rentals.
123. Too much traffic and instability in a family neighborhood
124. nobody wants party houses or lots of strangers coming and going.
125. See above
126. My goal is to see more housing opportunities, not to create a greater party atmosphere with short-term rentals.
127. First we would prefer to not allow ADU's. Enforcing the 30 day rule would be almost impossible, who would enforce this? We already have problems with the airbnb's (shooting incident), trash and disruptions in the neighborhood. What happens to the COT code that not more than 3 unrelated people can live in a house?
128. The purpose of building additional living space is to alleviate the housing shortage in the city. Short-term rentals do nothing in that regard, they only provide extra income for the owners. Short-term rentals can also have a destabilizing effect on the neighborhood.
129. Could be a disruption to the neighbors
130. Too many issues that could impact my quiet enjoyment of my residence
131. Single-family residents should not be subjected to short-term renters. In some cases, it has literally led to gunshots being fired while the 'renters' party the night away. A short-term rental is a business. Let hotels take care of this demand.

132. Short-term rentals in ADUs are already impacting neighborhoods. ADU Short - Term Rentals would most likely cost less and encourage even more rentals and less responsibility.
133. Short term rentals cause instability within neighborhoods disrupting family living for home owners/renters.
134. Have not had good experience with rental units in our neighborhood
135. Short term rentals are saturated in the Valley with too much inventory. We don't need more in ANY of our communities.
136. Know people living close to short-term rentals who never know when the next nightmare is coming. If you have to do this put them all together in 1 neighborhood instead of inconveniencing and endangering property owners. Younger property owners have kids that need sleep and safety and older property owners should not have to worry about being invaded by strangers continually.
137. unregulated short term lodging in residential ... regulated and taxed long term lodging in commercial for hotels. Somethings missing here.
138. Don't want the traffic and headache that comes along with airbnb type rentals. ADUs should offer solutions to a housing and cost of living crises, not bring in more issues.
139. Privacy and control of renters
140. Again, short-term rentals are a good fit in some areas and not in others. My neighborhood is not designed for short-term rentals. I have read about the problems associated with short-term rentals, primarily noise, trash, and parking problems. Why turn a peaceful neighborhood into a short-term rental debacle? Some places in a city should be protected so that residents that want the original zoning and codes can expect that they can live in a neighborhood where those original zoning and codes will be honored. Again, I respect that some residents want to try and make some extra money. However, why should that be at my expense? Aren't my interests just as important as those wanting ADU's or short-term rentals? Tempe needs a balance on in terms of ADU's and short-term rentals. It can't and shouldn't be one way or the other. The city should establish areas where they want to try both of these ideas and then the CITY SHOULD RE-EVALUATE THE SITUATION and see if modifications need to be made.
141. Short-term rentals are a perfect means for harboring undesirable transients with no interest other than crashing in "what used to be a desirable neighborhoods". Tempe has no means to enforce any restrictions to combat the rental madness not found anywhere else in the Valley. Tempe is nothing more than a conduit for an ASU trash living mentality. Tempe will make certain that hoity toity neighborhoods where the Council member live stay hoity toity, including zip code 85284.
142. For profit business do not beed to be mixed with residential areas
143. We already have too many short term rentals in Tempe.
144. The amount of traffic, crime, and emergency personnel needed will increase and Tempe struggles to support the population now.
145. If used as a vacation rental, the tenants would have absolutely no stake in the community, thus no incentive to stick to noise or trash ordinances, for example.
146. Of course they should be prohibited. I do not think the City has ever gotten a good handle on STRs to ensure they have proper licenses, are following rules and regulations, etc. I have no faith in the City re: compliance/monitoring of STRs. That being said, I don't think monitoring of ADUs will be any better.

147. This would only make the situation worse ( the situaton being my previous answer.)
148. The heavy turnover would subject us to further noise and potential violence.
149. We need housing for people to live, not investment properties for corporations to profit.
150. It is necessary to ensure that an added on ADU is really an affordable expense to the property owner and they don't get bogged down by the inconvenience of more responsibilities.
151. Bums who rent and own.
152. We have a housing crisis, and if our housing is being taken up by air b&b's then how are we supposed to solve that crisis.
153. Disrupting neighborhoods
154. Party houses. No one takes care of their yards.
155. No rentals, no ADU's.
156. Unfortunately, many short-term rental users use the rentals for parties and other undesirable behavior that does not belong in a residential neighborhood. Short-term rentals would be more likely to attract partiers and vacationers, not people seeking affordable housing the ADU policy is designed to benefit. If the city decides to proceed with allowing some form of ADUs, party promoters and out of state residents visiting Tempe for spring training should not be the primary beneficiaries. In addition to noise, these visitors would likely bring their rental cars into neighborhoods so they can get too and from their rental, which will clog neighborhood streets, affect emergency services, and further strain our deteriorating roads.
157. Air BnBs are killing neighborhoods and home ownership
158. would like a stable neighborhood.
159. Noise, traffic, no respect for the neighbors. Have seen this with renters!
160. We already had noise complaints from ST Rentals. I have picked up trash and broken glass on the sidewalk outside one.
161. More likely to be party houses, renters not part of neighborhood community with norms of respect.
162. I don't want Airbnb VRBO usage in my residential area. Also, prevent large corporations from buying property to use as short term rentals or leave vacant for future use and changing neighborhood character.
163. Short-term properties already exist in Tempe we don't need more options like this. I see some that sit empty the majority of the time.
164. Too many Air B & B's, etc.
165. Too many AirBNBs ruin the neighborhoods.
166. Short term rentals are a business and commercial activity that should be prohibited in all residential zoned neighborhoods. Residential neighborhoods should be for people to live/reside not for vacationers.
167. This doesn't help address rising housing prices.
168. Same as above, this will create parking problems, noise complaints and party atmosphere in residential neighborhoods. We have paid a lot of money for these homes for the quiet residential feel and pay taxes based on SINGLE family residences.
169. Short-term rentals are already a blight. Landscaping gets scraped away and gravel poured. No plants of any kind, no desert landscaping. only an expanse of rocks, since owners don't want the cost or maintenance. Code says rentals must have "landscaping" but that should be re-defined to include some kind of plantings

170. We should be designing the rules to support affordability and individual families, and to discourage investment properties as those models can negatively impact the livability of an area.
171. Short term rentals are one of the biggest hurdles to housing affordability. Arizona is a unique year round destination. The abundance and profitability of short term rentals has negatively impacted for sale and for rent housing. I am in favor of a total ban on short term rentals. Keep visitors in our hotels!
172. Short term rentals promote the Airbnb style parties
173. Short term renters do not care about the surrounding community like neighbors do. Just look at all the problems and crime that have resulted from Airbnb rentals.
174. I think property companies and people may use them for making money and cause more traffic, crime, and strain on already limited resources as has been seen in other Arizona communities where short term rentals run rampant.
175. I'm grateful to live in a tourist destination, however, short-term rentals hosted through sites like Airbnb & VRBO are a nuisance in our neighborhood. They attract visitors that use and abuse our neighborhoods.
176. I think this will cut down on partying and noise, which is a criticism of the ADUs.
177. If they want to run a hotel, they should have to be zoned for a hotel.
178. Many short term renters don't care about the neighborhood or how much garbage they create or how much noise they make. As a long term tenant, they have more of a vested interest in the neighborhood. Leave the short term rentals to the multi-family folks with ADU's or people that just want to rent their house or a room once in a while. I have a short term rentals in my neighborhood where the homeowners do not live AT ALL and there are people we don't know coming and going at all hours. I am NOT a fan of short term rentals in SFR at all.
179. These are easy to scam. Tempe has seen cases of fraudulent rentals that turn into property damage. Short term rentals in ADUs do not provide anyone but investors with a benefit. Allowing ADUs and then allowing them to be short-term rented will enhance the problem with the sweeping allowance of ADUs in the first place: only investors win here.
180. The motive for expanding ADUs should be to reduce the high cost of housing. I rent my ADU for well below market rate because my tenant has limited income and I want my tenant to stay. Approving an AirBnB-type of ADU would be counterproductive to addressing the high cost of housing.
181. We live in a family neighborhood and neighborhood values would be damaged as well as long term neighborhood relationships.
182. STR increase investor properties vs. owner occupied. Owner occupied is important to community and investing and participating in where we live. SR take away from community. I had a STR next door, there were parties, constant strangers in and out - thank goodness my daughter was grown enough to be away to college at the time. STR reduce the housing stock for people who want to live in Tempe and need housing.
183. Short term rentals seem difficult to control who is renting and their behavior while in the neighborhood. It also brings an uncertainty to the citizens of the neighborhood who experience unknown people traversing streets where their children play.
184. Just not for ADU's in general. See above comments.

185. Similarly, to my response to the previous question, unless the owners are living on the property, renters have no investment in the community. Therefore, they don't think about their impact of their actions on the neighborhood.
186. ADU's should serve the purpose of allowing long term residency options for residents of Tempe. Their purpose should be to alleviate costs for multigenerational housing situations.
187. Short term rental benefit very few and impact very many. Not conducive to community building.
188. There are already too many short term rentals in Tempe. They have resulted in increased traffic, limited parking, loud parties, fireworks and shootings all disrupting the quality of life for the permanent residents.
189. I hate short term rentals. This is another disruption to my neighborhood. We have to put up with in-out visitors who have no desire to behave and be chill. Increased traffic. Increased "party-like" behavior so that I can't even enjoy my own backyard on my weekends because some short term rental folks just have to spend hours yelling and screaming at the pool.
190. Why can't we leave temporary housing needs to the hospitality industry and leave our neighborhoods for building real communities?
191. Short term rentals are ruining markets and driving up prices everywhere. We don't need more of them.
192. I don't think this is a good use of an ADU. Long term rentals are better since they add to the community. People living in ADUs will know their neighbors and follow social norms unlike some short term renters.
193. ADU's are a great way to increase housing, short term rentals are just a way for the wealthy to make more money and do not help those in our community who need affordable housing. Short term rentals also impact neighborhoods, negatively in my opinion.
194. The city keeps claiming that we don't have enough housing for local people, especially affordable housing resulting in the need to build these giant horrific block apartment complexes. Part of the issue is the increase in vacation rentals within our communities and single-family homes. I think a lot of restrictions should be placed on vacation rentals not just on these ADUs.
195. Short term rentals are part of what has caused the housing crisis in Tempe. Enabling them for ADUs does not contribute to fixing the housing shortage.
196. Encourage long term occupancy
197. This measure should be an affordable option for people who want to live in Tempe full-time.
198. Does not create a positive environment for an aging in place community. STR's could be thought of as commercial activity and do we want to see commercial activity in a residential area? and, STR's do not help in filling the housing needs of current/potential Tempe residents.
199. We already see the problems in our neighborhood of having homes turned into these. Having even more would be a problem unless Tempe is willing to be super strict, like in Palm Springs, in keeping neighborhoods first.
200. I think the constant overturn would be too much. The purpose is to create affordable housing and multigenerational living, not hotel rentals.

201. STRs are rapidly contributing to the housing crisis and major crime issues (multiple shootings). I don't believe Tempe has handled regulating STRs well at all.
202. Short term rentals ruin neighborhoods.
203. A room in a house as originally envisioned? Okay. Entire housing units? Never. It's yet another driver of unaffordable housing in our area. Investors competing with people like me. I could barely afford my house in 1993. Now I couldn't even afford to rent it let alone buy it.
204. Short term is not part of problem to solve or goal in mind.
205. Short term rentals have not added anything to the cultural fabric of our city. All in all I believe they have been poor for our culture and sense of place.
206. Tempe has strong market competition in the hotel & short term space. The city does not need to incentivize this competition any further.
207. Yes!! Short term rentals tend to be a disruption to an established neighborhood with influx of unknown "clients" and automobiles. Oftentimes, the property owner does not live onsite. The purpose of an ADU (in my mind) is allow a solution to extended families with aging parents or grown children (i.e. college age) who cannot afford a place of their own. Additionally ASU students (such as graduate or doctorate candidates) who don't want to -or- have aged out of the dorm/frat/sorority life and would prefer living on a more unique or intimate property set up instead of a large/luxury apartment high rise.
208. You are asking for party houses!
209. Air BnB is not building community and further degrades quality of life for Tempe residents.
210. Allowing short term rentals just keeps adding to the problems in the area. Tempe city government keeps adding more and more laws to deal with the short-term issues, yet the number short-term rentals continue to grow along with crime and issues.
211. Short term rentals disrupt residential neighborhoods and don't help the housing crisis.
212. The original idea behind short-term rentals was because owner-occupied houses could increase income while not influencing neighborhoods. Because so many non-owner-occupied houses are now short-term rentals, the complaints are (in my opinion) a strain on the limited infrastructure for Tempe (and tax revenues from these rentals are commonly unreported - partially because Tempe does not have the resources to properly police them). This situation has devolved into something that makes residents annoyed without returning revenue to the city.
213. Housing Affordability: ADUs are often proposed as a means to increase affordable housing stock in single-family neighborhoods. However, if these units are permitted to be used as STRs, their availability as long-term housing options for low-income families or individuals diminishes . The conversion of ADUs into STRs can contribute to the existing shortage of affordable rental options, exacerbating housing crises in many cities. Investor Influence: Allowing ADUs to be used as STRs invites investors to enter the market, prioritizing profit over affordable housing. Investors may purchase properties with the intention of building ADUs specifically for STR purposes, reducing the housing stock available for long-term residents . This influx of investor activity can inflate property values and rental rates, further limiting access to affordable housing for lower-income individuals. Neighborhood Character: The proliferation of STRs can alter the character of single-family neighborhoods. The transient nature of STR occupants can lead to decreased community cohesion, as long-term residents and neighbors may be replaced by a rotating cast of travelers and visitors . This can contribute to a decline

in neighborhood stability and a sense of community, which is often integral to single-family neighborhoods. Zoning and Regulatory Challenges: Allowing ADUs to be used as STRs can create zoning and regulatory challenges for cities. Local governments may need to allocate additional resources to monitor and enforce compliance with zoning regulations and STR restrictions, potentially straining city resources. This can lead to enforcement gaps or inefficiencies, further complicating the implementation of meaningful solutions to housing issues. Impact on Long-term Rentals: The presence of STRs can drive up rental costs in single-family neighborhoods, pricing out potential long-term tenants. Studies have shown that STRs can contribute to rising rental rates in urban areas by reducing the supply of available long-term rentals, making it more difficult for individuals and families to find stable housing. In conclusion, allowing ADUs in single-family zoned areas to be used as short-term rentals presents several challenges that undermine their effectiveness in providing affordable housing. The impact on housing affordability, investor influence, neighborhood character, regulatory challenges, and the effect on long-term rentals collectively suggest that this approach may not be a sustainable or effective solution.

214. Short term rentals don't fit in with my neighborhood. Our neighbors have lived here for many years and we welcome new homeowners. But we have no interest in entertaining visitors that have no interest in the community.
215. I do not want short term rental issues with parking and noise.
216. If it does pass I absolutely think short term rentals should be prohibited from ADU's
217. I don't need more Airbnbs in my neighborhood. There seem to be enough hotels in Tempe.
218. Expanding ADUs should be about solving our housing affordability issues and not about creating backyard hotels.
219. I'd like to limit them. We've all seen the damage airbnbs have done to communities across the country. These ADUS should be used to ease the housing crisis, not exacerbate it
220. The purpose is for residential, not commercial use. Short term rentals would promote larger crowds in residential neighborhoods.
221. Short term rentals are not conducive to stable and safe residential neighborhoods. We need neighborhoods where neighbors know neighbors and people, and, especially, children, can safely walk through the neighborhood.
222. The last thing we need in the Tempe is to provide for a massive inflow of 'transient' 'short term' rental space. Not only is this entire ADU plan seeking to support lower income/priced housing, but also transients? ABSOLUTELY NO to short-term rentals
223. There is too much potential for short term rentals to cause neighborhood problems.
224. I feel like surrounding neighbors would not appreciate short term rentals. People should have the right to quiet and peaceful enjoyment in their home people moving in and out every 30 days would eliminate that.
225. Short term rentals are not neighborhood friendly as we have seen in our neighborhood. It destroys the culture of the neighborhood.
226. Short term rentals won't solve the problems already existing - like not enough affordable rentals.
227. Short-term rentals are not beneficial - and are actually harmful - to a neighborhood/community environment. There is no opportunity to build relationship with

these guests and these properties sit unused for periods of time when they should be occupied by someone who needs a place to live.

228. We need more housing.
229. Too many parties adjacent to party-school central (ASU).
230. No to ADUs period. People want affordable housing then they can go find elsewhere. We bought in Tempe to see home values increase and not decrease. Short term rentals will increase crime.
231. NO short-term rentals. Short-term rentals only help large investors buy homes so they can rent them to party people. Those people can go to Scottsdale.
232. Tempe needs more housing not short-term rentals. Adding short-term ADU's will not benefit people who live and work in Tempe.
233. No short term ADUs we have enough hotels in Tempe and they disrupt the peace of the neighbor
234. It would change the neighborhoods if ADUs were available for Short term rentals, unknown people coming in and out of the backs of properties, will be confused with the current homeless and more calls to the police for strangers entering private properties,
235. To promote sense of community
236. Because people need places to live.
237. short-term renters have even less "skin in the game" than long-term renters. I don't want to have a continual revolving door of people in my neighborhood.
238. I would not like to see expansion of the ADU and would only like to see these type of properties used by the primary homeowners (for offices or additional family) not increasing housing density and rental properties.
239. Short term rentals are not what is needed at this time. Affordable long term housing is what our communities need.
240. Short term housing rentals do not address the housing crisis.
241. Don't want ADUs or ADU expansion in the first place.
242. Would prefer to see long-term, stable families living in those homes instead of the come-and-go renters.
243. Would encourage hotel feeling in neighborhood.
244. See comments above.
245. While I don't mind short term rentals I believe having them in backyards or other smaller areas will bring too much noise and traffic.
246. We live next door to an AirBnB. It's a nightmare of noise, cars lined up along my street in front of my house, an alley full of discarded furniture, and dumpsters full of beer bottles. We have had beer bottles and pizza boxes thrown into our yard. Again, I know Tempe doesn't care about long-term residents, but short-term rentals? Homes that rent for \$300 a night and cause severe disruptions in the neighborhood? These are not the solution to Tempe's housing problem.
247. Same answer as above, I did not buy a single family home to basically live next to an apartment complex.
248. Might sound selfish but would prefer to avoid folks who don't care about the community to crowd neighborhoods. Short terms may not be invested in Tempe
249. We do not need more traffic in residential areas. There are plenty of hotels and other options available for transient people.
250. They are party houses, crime, no sense of community when it is a weekly/daily circus of new people with a suitcase revolving in and out.



251. I did not pick my neighborhood to live next to a bunch of mini hotels. Already there are two Airbnb's on my street, 2 on the street behind us etc. They are breaking down the cohesiveness of neighborhoods. They are not invested in the neighborhood. They are not here long enough to know the rules.
252. it should definitely be prohibited. For people to utilize ADUs as short term rentals will destroy the character of the neighborhood(s). We have already seen that happen in Tempe neighborhoods where people have purchased house(s) and converted them to be short term AirBnB type rentals. Long term residents do not deserve that to happen in their neighborhood.
253. We have a short term rental in back of us and I have had to call several times with noise complaints. Not a fan of short term rentals either!
254. Short term rentals take housing away from full time residents, artificially raise housing costs, and negatively impact neighborhoods and quality of life for residents. They have been shown to pose risks of violence in Tempe with shootings and property destruction.
255. That seems more for vacationers than people needing stable housing.
256. See above.
257. Because too many now
258. See above
259. I believe the restrictions would minimize parties and individuals looking to capitalize on the opportunity
260. As above
261. single-family zoned areas should not be commercial.
262. Need to have fewer short term rentals
263. Single-family homes in our neighborhood, like most neighborhoods throughout Tempe, simply do not have adequate parking for single family homes the way it is now. Allowing ADUs in single-family zoned areas that have existing single-family residences will be a nightmare with all the vehicles that will be parked throughout the streets. Our neighborhoods will be litter with vehicles and will look trashy. It's bad enough that the City runs on Orbit bus through our neighborhoods and through our street. And worse yet, the City then changed the Orbit shuttle to a full-size bus. Our neighborhood streets are not for running buses. It is absolutely absurd. I did not buy a home in my Tempe neighborhood to have a bus speeding down my street every 20 minutes and not the City wants to add more rentals. This is insane!
264. I think I want to stay away from making the city of Tempe an airbnb place. I want it to be for residents from all different backgrounds.
265. Short term brings more congestion and noise
266. It removes units from the market for families and other permanent renters, so it does not help increase affordable housing or decrease homelessness.
267. I'm pretty neutral about this but if that's the clause that will make it palatable, so be it. I personally do not care why others build their ADUs or what they use them for. It's not my business at all.
268. It disturbs the neighborhoods.
269. ALL Short-term rentals should be outlawed for both MDU and ADUs in the entire state of AZ.
270. It should be for housing not Airbnb this would also reduce opposition to people who have real worries about it being used for parties
271. I believe ADUs should be allowed to accommodate multi generational families

272. This should be a long term option not an air-b&b.

**Those who said no:**

1. I would like regulation to prevent short-term rentals but also think that people should be incentivized to build ADUs as much as possible, so revisiting it only if it becomes a significant problem
2. Let property owners have the freedom to do what they want.
3. Let the people do as they like provided they abide by city rules.
4. Short-term rentals are the bane of neighborhood stability. They are mostly absentee owner scenarios and even if you added a requirement for owner occupancy of the primary residence, the City will have little to no control over preventing this.
5. I wouldn't mind some limit on short term rental use since it could allow for full-in periods between long term tenants but a complete prohibition is overly limiting.
6. If the primary resident is present and ADU short term rental should be allowed as the primary resident can monitor the short term rental usage.
7. Arizonas housing market is insane now and not affordable for many people. If rentals can assist in helping homeowners pay for their house and feed their family, why would you want to take that away?
8. In this day and time it may be helpful for people to rent out an ASU. There is a lot of problems with individual finances, and this could help the home/lot owner, as well as the person(s) who rent them.
9. No worse than existing ABNB and VRBO homes May be needed by residents to stay in their homes
10. I don't have a problem if my neighbor wants to do a short-term rental of their ADU and live in their main residence, or vice versa. Abuses of short-term rentals are rare. We own a short term rental in Colorado and have enjoyed the benefit of visiting the property and staying there ourselves and the income of renting it out when we are not there. We don't want to rent out an ADU if/when we build it, but I think property owners should have the right to do a short-term rental if they want.
11. If short-term rentals are prohibited there is nothing to stop owner from moving in there and using the primary residence as a short-term rental. If the resident stays in the primary home, the ADU will be smaller and potentially less likely to be a nuisance rental. Plus having the owner on side can help curtail issues.
12. Some property owners may find it beneficial to operate an Airbnb ADU. Allowing short term rentals does not preclude other property owners from having a longer-term lease with a graduate student, for example. I favor allowing flexibility.
13. I would like the option to list our ADU on Airbnb or VRBO. We have stayed in Airbnbs many times that are ADUs with a host living on the property. We are experienced with short term rentals also because we used to have a ski condo in Taos Ski Valley that we rented on VRBO for many years.
14. Too many unknowns.
15. Short term rentals are a way for people in a fixed income to continue to afford their own home. STR also help generate tax revenue for the city.
16. This could also prove a good opportunity for current homeowners.
17. STRs absorb some demand from other sources, promoting lower prices for consumers, whether from hotels or in housing

18. I have had nothing but favorable experiences with AIRbnbs.
19. I don't see the harm if other rules are followed.
20. I would like the option to make money from short term renting if long term renting didn't work out.
21. Home owners should have the freedom to make this choice.
22. If a homeowner wants to rent out their ADU on a short-term basis, they should be allowed to provide that type of housing. It doesn't mean it will always be used that way but having the option might be the deciding factor for some homeowners to build and ADU. So if we want to incentivize ADU construction, we should allow different types of rental agreements.
23. I think short term rentals can be bad because people end up renting them and using them as a party house but at the same time, a 1-2 bedroom 1,000 square foot ADU on a lot where the owner is also living probably wouldn't be an attractive unit to rent for someone looking to use a short term rental for a party.
24. It's more appropriate to use an ADU as a short term rental than it is to use a single family house, if we want to preserve single family homes than we should build more ADUs as short term rentals to saturate the market.
25. Send like a needless restriction. Using the unit as a STR in between long term tenants could be worthwhile for homeowners.
26. See above. Long term rentals are a big enough issue as there is no pride in ownership and no oversight on the maintenance of the properties. Tempe needs to do better.
27. It will be costly and difficult for the city to police these units. It puts more responsibility on neighbors to police and report these issues.
28. I don't think that the prohibition is necessary. I don't see how such a prohibition benefits the city or myself.
29. Tempe is a university town and many parents and family members come to see their children or relatives attending ASU. Certainly many people cannot afford the rates in hotels after arranging air flights and car rentals. STRs fill that need. There is however a difference between a corporation owning multiple STR units and a resident who has a 'mother-in-law' buildings on the property along with a main house.
30. There is enough traffic and Tempes infrastructure is falling apart
31. Life is unsustainable for most people and any income source will help.
32. Because of noise and destruction. Taking away beauty of the neighborhood.
33. Short term rentals bring in more money per day. And if they are obnoxious, they are gone soon.
34. Homeowners should be allowed to do what they want to their property. This also helps people who need extra income to afford their homes
35. If you truly own your property you have the right to do whatever you want to do, which includes guest houses or ADUs
36. Absolutely not especially since we DO NOT want ADU expansion
37. Read my above response, the "why not" is the same.
38. Short term rentals don't have that much of an effect on the housing market and this would just further complicate the already extremely complicated code
39. This is what in killing the smaller owner operator or owner occupied short term rental. After the "short-term" rental code change my spare guest room in my 1200 sqft home on Airbnb has taken significant income loss. In fact its extremely upsetting that resident and owner occupied home renting a room less than 29 days is considered short term.

The code change made it unreasonable to manage, nor profitable to meet the code requirements or to be priced at a competitive level. Though short term has never been defined in the rental market as less than 1 YEAR, I took the hit unlike the short term rental companies that really needed the to be better regulated and taxed appropriately. Therefore I lost a significant amount of supplemental income in the worst inflation market all because private companies were ruining the vacation rental market. Income which I put back into my home to improve my home and local community. STOP redefining "short term rental"! : "Vacation rentals" is the market you need to be targeting! Short term rentals ( rentals under 12 months) affect traveling professionals like Doctors, Nurses, Medical Student, Pilots, Flight Attendance, and various key Freelance Contractors that support Tempe's commerce. This directly impacts the local economy, businesses to attract professionals and our community to have access to better services. Tempe City Council have shown they aren't concerned with this local market and are protecting and bolstering companies that don't reside or have much interest in our community other than financial growth.

40. I want to ENCOURAGE ADUs, not add a bunch of restrictions that make them less useful.
41. Homeowners should be able to exercise their property rights. If you are going to try and prohibit, perhaps add new code around STR and how the license is used. Perhaps a limited number of licenses for each area of Tempe.
42. I can see the advantage of prohibiting short-term rentals in ADUs to avoid the hassle that can come with short term rentals. And I would hate for ADUs to be scaled back if they were abused for short term rentals.
43. I think this would be difficult to enforce and would likely not hold up in a court challenge. I share concerns about short-term rentals in the neighborhoods, but I'm not sure this is the right mechanism to regulate them.
44. Housing is increasingly unaffordable. Short term rental of an ADU allows the homeowner to have a significant increase in income without having to break themselves working multiple jobs & long hours. This allows the homeowner to afford the mortgage. Short term rental on the same property is ideal since the homeowner is right there to make sure the renters are not being disruptive. This is not the case when a person owns a short term rental property away from their primary residence. Therefore, ADUs make for the least disruptive short term rentals.
45. The city already already has rules that regulate short-term rentals which I think are sufficient to manage any ADUs that are used for short-term rentals. Property owners should have the flexibility to use their ADU's for what they want, whether it's letting a family member stay there, renting it out a year at a time, or doing short-term rentals.
46. There's a solid use case for ADUs here, even though we're a college town. Impose high fees or consequences to ensure greater discernment by homeowners if you're worried about this.
47. Short-term rentals should NOT be unregulated, however. I strongly suggest that permits be required to allow STR's, and that the number of permits be limited to a small percentage of ADUs in Tempe.
48. I work at ASU and short term rentals would also be assistive with some if the visitors I bring.
49. Let homeowners make money on their investment should they choose to build an ADU.

50. I think it should be up to the property owner to manage, as long as they maintain control of the property and don't allow it to become a nuisance.
51. If a homeowner wants to use it in that way that should be their choice. Any nuisance can be dealt with on a case by case basis.
52. I own a STR and as long as they are managed well, can be a good thing in the community. I don't see the draw back.
53. Short term is fine as long as parking and noise do not bother neighbors.
54. No accountability to the surrounding community- not a great long term plan
55. It is a good way to make money and/or allow families to help their family members.
56. I think STRs can be beneficial as long as they are not disruptive to the neighbors. While I support STR, I do believe in having rules like Scottsdale where there is a responsible party that has to be there within an hour of a disruption call. I also think that neighbors should have access to the owner of the property to help keep a strong sense of community and lack of disruption.
57. No prohibition, but make sure that they are owned by individuals and not corporations.
58. I live in my home, and one way I could benefit from an ADU would be to use it as a short-term rental. I would propose that ADUs only be eligible for short-term rental when they are managed by the property owner who is resident full-time in the primary residence.
59. I think this is complicated to implement. If a home with an ADU is sold, how does the buyer know this is restricted? Also, short term rentals can be an important source of income for retired people. There are existing laws that prevent disruptive rentals.
60. More opportunities for residents and homeowners to make an additional income stream is a necessary option for a rapidly changing economic landscape.
61. Although it seems like a good idea, I wonder if by allowing ADU's to be used as STR, it would free up more existing SFH that are currently used as STR to be reused as actual homes, and then allow the new ADU's to be an actual STR.
62. I don't see a problem with Airbnb type rentals. There are many ADUs in Sam Hughes neighborhoods it keeps it interesting and helps home owners keep their properties in good condition.
63. For disabled people, being independent shouldn't have a limit. Shouldn't matter how short or long.
64. I believe this regulation is unnecessary. ADUs are small and won't be used as "party houses." Therefore, I think most of the downsides of short-term rentals won't apply to ADUs. However, if prohibiting short-term rentals is needed to ensure popular support, then go for it.
65. As long as the owner is still living somewhere on the property, I don't see any reason to restrict short-term rentals.
66. I don't believe this will be problematic.
67. I think that if someone wants a little extra income they should be allowed to charge for a short amount of time.
68. There will be more incentive to get ADUs built if we allow short term rentals
69. It's our property, and we should be able to utilize it how we like. The backlash against short-term rentals is insane in my opinion. We have have a short term rental in the house next to us, and the responsible owner has been excellent. The guests that come in are also excellent. Meanwhile, I have neighbors that are dumping their yard waste in the alley behind my house... which is a worse nuisance? Allow ADU's. Allow the rentals.

70. No, but I do think incentivizing homeowners with ADU's to encourage longer term rentals would be helpful for providing needed housing.
71. I wish to build a short-term rental option for my property.
72. No, again, I think that homeowners should decide if they want to do short-term rentals at their home. It should be up to their discretion. I do think that investors and large firms shouldn't be able to make many ADU short-term rentals. Only homeowners that live in the home or live in the area.
73. Sure but only if they're taxed like hotels and those monies go to furthering affordable housing. If that ain't happening, then no.
74. It's not my business to tell my neighbor how to use their property unless/until they break the law.
75. Short term rentals should be allowed in ADUs. The owner of the ADU put in the time, effort, and money to build an ADU they should be able to decide what to do with it.
76. ADUs will supplement the short term rental market, opening other housing to long term rentals.
77. Living in an urban core provides an outlet for cultural events. Being able to provide a living space for humans wanting to enjoy the urban core like myself is an excellent option. It allows me to be a host to our city encouraging others to see what we love about it.
78. Short term rentals are a great way for a struggling home owner to make extra income. So long as the home owner is occupying the main house there is absolutely no reason for them not to do so. I also think it is fine for renters occupying the main house to sublet the other dwelling, so long as owner gives permission to sublet. That should be determined by each landlord and his tenants. It is also fine for the landlord to rent out the main home and dwelling seperately as short term rentals. I don't see how it is different than the status quo, except for one more vehicle on the street. We must embrace that our population is growing and more traffic and parking issues are inevitable.
79. Too much turn over in a community.
80. I think owners should have the flexibility to rent out an ADU as needed. Additionally, it may provide an opportunity for potential owners to subsidize their mortgage payment with supplemental income.
81. I support the ability to use ADUs as short term rentals. I believe in the free market governing how people utilize their property. This could also spur people to build ADUs in the first place, which could turn into long term rentals eventually.
82. Same as above!
83. My property, my choice. The city already collects their property taxes and should not dictate what I choose to do and choose not to do with my property. We don't get to tell the city of Tempe what to do with their properties.
84. I would prefer to use an ADU as an STR and use the primary SFH as my primary residence.
85. We should allow homeowners full freedom to monetize their investment in an ADU in the way that they find best - homeowner DIY developers in their own backyards should not be treated unfairly compared to larger developers with petty prohibitions on their rights. By giving homeowners confidence and control they will be more likely to build an ADU - and the new supply will ease the affordability problem. Short-term rentals have reached a saturation point all across the nation, revenues are collapsing for this

business type everywhere and many units are being sold or switched to long-term rental. The marketplace is already answering the dilemma of too many airbnbs with many being forced to close or sell. We don't need to add measures to constrain property owners rights.

86. Short-term rentals in ADUs offer a crucial, flexible housing option that supports our local economy by attracting tourists and supporting small businesses. They empower homeowners with the opportunity to earn additional income, fostering financial stability and leveraging underutilized property spaces. Prohibiting short-term rentals undermines these economic benefits and restricts homeowners' rights to fully utilize their properties. Instead of a blanket ban, implementing sensible regulations can address concerns while preserving the benefits. Maintaining the allowance of short-term rentals encourages a vibrant, economically diverse community and supports the ethos of property ownership freedom.
87. I think short-term rentals should be allowed as an extra income source for the homeowner or for whatever reason they need one.
88. If there is an adu that's being Airbnb's the owners will most likely be at the residence to regulate and even if they aren't the impression may be more rents so stay quiet and respectful.
89. ADUs that are being unused by the primary residence can bring in extra income and provide flexible housing options via short-term rentals.
90. Too many rules & regulations. Let owners do what they want with them.
91. Short term rentals are a boogeyman that distract from our real problem: a constrained supply of housing. I'd support the prohibition if that's the cost of allowing more ADUs, but we don't need to be scared of people staying here while traveling.
92. It adds more hoops to jump through for homeowners who do not have a preference for length of stay for their renter. The owner should have the final say on who sleeps under their roof and for how long
93. If ADUS pass, short term or long term doesn't concern me.
94. We must absolutely stop the takeover of cities by corporations such as air bnb.
95. If an ADU is up to code, and the private owner is open to renting it out, I believe prohibiting this takes an opportunity for someone else to obtain a safe and secure space, even if only for a limited time.
96. Short term rentals are a valuable resource. STR are not just party houses. STR's allow individuals moving to the area a more suitable stay than a hotel. STR's allow property owners income to make mortgages more affordable
97. Short-term rentals can bring added income to the City, BUT I would only support short-term rentals when there is a "certification" or "license" approved for a limited term. For example, the property owner would have to meet specific criteria that they understand and comply with neighborhood HOA or NA rules, City rental codes, and are aware of the possible negative impacts of short-term rentals on neighbors; that those approvals would be for a limited time (like a year) so they could be reviewed by staff for re-approval if the property owner didn't comply or had received complaints from neighbors.

#### **Those who said not sure:**

1. Possible disturbances to neighborhoods but also may be the best use for certain properties so undecided

2. I am for STR's in ADU's for less than 30 days only if the main residential on the property is owner occupied.
3. Same reasoning as noted above.
4. I would not appreciate loud parties every week. But quieter renters are fine.
5. Don't know or understand the impact.
6. On one hand, there may be issues with short term rentals, partying, noise , etc... however they could provide income for the home owner. For instance, a traveling nurse/health care worker, needs a place for 2 weeks for temporary work. This would be an opportunity for both parties. So maybe not less than 1 week, but ok for 2-4 weeks.
7. City would not be able to enforce short term rental prohibition. City has not licensed numerous CURRENT short term rentals.
8. Everyone has different needs in their situation but in the end short term rentals mean fewer homes longer term residents can stay in and or afford. Housing is already insanely expensive enough.
9. It seems like a recipe for a ton of airbnbs instead of the (hopefully) intended use of alleviating the unaffordable housing crisis.
10. I think there are benefits for the homeowner to be able to rent an ADU as a short term rental, from an income standpoint, or to only rent it short term during spring training (for example).
11. I am not sure, on this question. I do not foresee the implications this may present.
12. I have not heard both sides of this proposal.
13. I have a relative who has an ADU on their house property --- and they rent it out for short-term. It really isn't equipped to be a full-time residence. I'd think both uses are logical -- so the restriction on short-term perhaps needs to be tied to the size of the unit (larger could be long-term; smaller, short-term).
14. Short-term rentals have an unsavory reputation; not sure I would want to open up a neighborhood to the potential nuisance factor.
15. I am in favor of strong restrictions on ADUs as rentals, but I worry that overcomplicating the code changes may have an undue negative effect on the city (cost of enforcement, staffing, etc). I'm not certain yet where I land on prohibiting them altogether.
16. If the primary residence is occupied by the homeowner, short term rental should be ok. Would not support a renter/renter situation
17. Currently I don't think the state will let you. Secondly, as long as the properties are visible maintained, I'm not sure it matters. But you should tax it and regulate it.
18. I don't think I care one way or another. As long as short term rentals are held to the same standards everyone else is for the duration of their stay.
19. In order to help alleviate the housing crisis, ADUs should be used only as long-term rentals. The only exception I can see for STRs is that the owner lives on the property full time (i.e. retired, family) and is using the supplemental income for their livelihood. The city could perhaps find ways to incentivize those folks to do long-term rentals instead. I would be curious to see how the city could prohibit STRs given the state law preemption.
20. Short-term rentals are important and fine as long as they don't interfere with the long-term housing stock.
21. With the main homeowner present, there may be less disruptions from short term rentals.
22. If someone can rent an ADU for 30 days, why prohibit a rental to a family for a spring break, short vacation, etc.



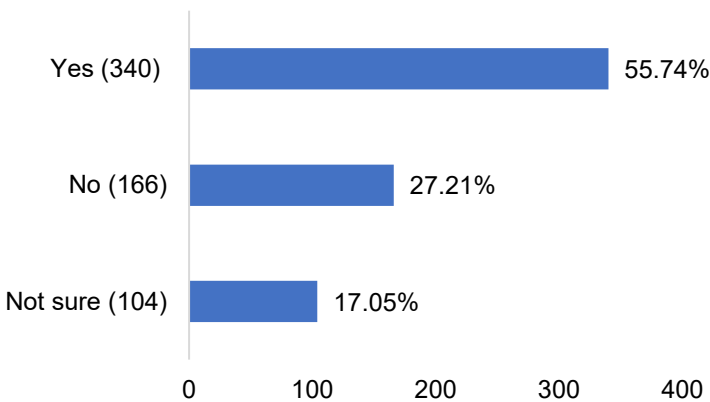
23. I like the idea of neighbors and community, but that's hard to build if people will be constantly rotating in and out.
24. Personally, I think it's unlikely that an ADU - on the same property as the primary owner's dwelling, where the owner is present - would generate the out-of-control party problems seen with some AirBnB or VRBO rentals in full-size homes.
25. I haven't lived in an area where there are short-term rentals, but long-time rentals are already a concern.
26. If responsible persons occupy it would be fine. However, I do not know how one can determine if renters are responsible.
27. I would prefer if ADUs were available to longer term residents. However, restricting short-term rentals would likely just put that market pressure elsewhere, thus not obtaining the goal of decreased housing pressure. If enough housing is built, it should not matter if ADUs are short-term rentals.
28. I feel as though this is infringing on homeowners rights. Many choose not to live in HOAs for a reason and historically speaking has not been a city decision; however, I understand the concept of the right to live in peace and short term rentals can be a noise nuisance.
29. You have to be very careful with private property rights. This is a free country.
30. If a homeowner invests in their property, it's hard for me to justify telling them how they can or cannot recoup some of their investment dollars. I'm more comfortable with the idea of short-term rentals if the existing homeowner is currently living on the property (either in the main house or the ADU) and overseeing the activity on their property. I'm uncomfortable with the idea of short-term rentals when it's an investor owned property and there is no accountability to know and respect the neighbors.
31. This is a more nuanced issue (AirBnB). I might defer to expertise on the matter of if allowing short term rental of ADUs can be a net benefit for Tempe.
32. There should be due process to prohibit (like number of violations that will result in prohibition) like any other business.
33. I care about having responsible owners, and making sure our residents can be homed before vacationers. That being said, I get that short term rentals help owners boost their side income and promotes tourism.
34. I don't care. Sure, if people want to do that. It probably won't effect the financing of ADUs and therefore won't effect how many can be built, and maximizing the number that can feasibly be built is my priority
35. I'm already seeing houses bought up just to rent out. Being someone who rents but has the intention to buy, it's a double edge sword. If the homeowner is local and wants to make a little extra money with their property, I feel that I'm for it. But, if it's a rental company or an out of state owner renting out, I lean against it.
36. I think it would not be worth it for landlords as every time someone moves out there are expenses involved in cleaning up, possibly repainting, etc. The more often it is rented the more this expense is incurred not to mention having to screen each person, applications, sign contracts, etc. I am not sure how this would work. That landlord would have to be much more active than one renting a long term rental. I don't have this kind of energy. If the landlord is not active there could be problems such as loud parties that might offend the neighbors.
37. Wouldn't be crazy about all the traffic with STR. Unless, they were respectful of the neighbors then it wouldn't be a problem.

- 38. I would not have an issue with owner occupied dwellings that offer a short-term rental, but defiantly would have an issue with rental properties having using an ADU as another property to rent out. Occupancy would have to be monitored. When property changed hands through sales or if an owner moves and turns it into a rental, would have challenges as well.
- 39. This would not apply. I have no intrest in building a rental.
- 40. I don't see much difference between long term and short term rentals
- 41. Worried about investors taking advantage of property use.
- 42. Ideally, housing that could be used for long-term residents shouldn't be empty waiting for expensive short-term visits. That said, it might encourage more development to leave that option open.
- 43. The only reason I would support short-term rentals is because corporate hotel chains make it prohibitively expensive to book a room from September thru May. I understand the concerns some might have regarding Airbnbs but I think they're necessary to add real economic competition during certain times of year.
- 44. The market will always run its fours but some action still may be needed
- 45. I want to see actual housing for residents
- 46. I don't see the problem but I don't know the history

**Eligibility**

**The current code does not have ownership eligibility requirements. The preliminary draft code would require three years evidence of ownership by the same owner in advance of ADU building permit approval.**

**7. Are you in favor of a three-year ownership requirement?**



Responses: 610

**Please share why or why not.**

**Those who said yes:**

- 1. We are in the midst of a housing crisis. Developers will come in and make the problem worse if they see opportunity. We want to maintain safe, stable, affordable housing in Tempe and solid home ownership. Most neighbors don't want to live next to a corporate owned business.

2. To avoid people from buying properties strictly in order to split them up into multiple rental units.
3. Yes because I own and it makes it so homeowners benefit and not just corporations and investors flipping properties
4. I am concerned that once an ADU is built and the property is sold to a new owner, there is nothing to restrict the new owner from using the ADU as a short term rental. There is no way for the city to monitor or enforce the monthly rental period.
5. Owner needs to be established in the neighborhood
6. Can slow down development of them. But I still see investors and Wall Street firms figuring out how they can make money. Pretty soon tempe will be looking at parking lots for people to live in their cars like Sedona. Dgt is a teacher. This WILL NOT improve affordability. Just line someone's pockets. Bye bye Tempe community, hello more investors. I build an ADU after living there for 3 years and sell out for tidy profit. No no no
7. We all know that there are people that buy low and sell high. They buy a house flip it and then sell and move on. To eliminate that concern putting a three year ownership requirement would cut down on investors buying property just to increase their profits.
8. It would hopefully reduce the number of homeowners that purchase properties for investments only.
9. It establishes stability for the neighborhood.
10. I don't want Zillow and other mass property buyers to capitalize on this situation that should be used for locals and long term residents.
11. Avoid property speculation
12. One major thing has contributed to the affordable housing crisis - housing flips by investors. Each sale of the property increases the cost of debt service, and, in turn, the rent needed to service the debt and provide profit for the owner. Further, major renovations of affordable housing stock that turn them into a "luxury" unit further limits the availability of affordable units.
13. Do deter investors.
14. I don't want real estate companies buying up houses just to build adu's. It would be better to have the owner living in the primary residence.
15. To be sure it's someone who has been a part of the area, knows his neighbors and cares for his community and not someone who buys a house for the sole purpose of making a buck!
16. Discourage slum lords, which historically have been a problem in Tempe
17. I assume you are referring to owner occupancy. Investor owners would likely fight this and win. There would be plenty of new owner occupants who would purchase a home with the intent of adding an ADU right away, and this would not be fair to them. I don't think there is a chance this will happen.
18. If rental next door, prefer constant owner.
19. At a minimum! Someone building a "Mothers -in - Law" or "Grandma's" apartment in the rear of a larger property in a nice neighborhood (85284) would be ok with me. An age requirement of over 60 yrs would be nice.
20. Yes, but how exactly does this benefit/affect the bill should it be accepted?
21. It shows stability
22. This would, hopefully, prevent corporate entities and hedge-fund managers from buying up a lot of homes.

23. Ensures that it is residences who have a vested interest not investors trying to make more money
24. The problem is ENFORCEMENT. How would the city go about it and if violations were found what would be the consequence. A notice???
25. Very hard to answer this as yes or no and have it mean something. At a bare minimum. Still can be gamed and the short term rental game is big. Keep in mind, Tempe is building hotels and there is zoning for that. Residential zoning is not hotel zoning. Keep faith with people who have bought into this town. Short term rentals are not housing. Two or more short term units on one property will result in less housing for people who would actually be living here and being part of community. Between short term rentals and increasing prices in rentals, we loose good solid neighbors when they're forced to move out. We will loose voters in local, regional and national elections, too.
26. May prohibit speculators (house flippers).
27. The three year evidence of ownership would at least show the owner has some interest in the long term property values.
28. Advance ownership means this is where you live, the place where you are committed. Not just own, but where you live. I would not approve of a rental property, putting another rental property on its land.
29. As long as ownership also means owner-occupancy, otherwise I'm concerned people will just buy the properties not invest in green landscape or the community. Investors owning houses in my neighborhood while living in another city or state does not encourage a sense of community and does not make me feel as safe or comfortable in my neighborhood. Please do create a code of ownership but also for the owners to occupy the property.
30. It may prevent investors buying a property solely for the purpose of renting it out. This has caused problems in other cities and countries by reducing the quantity of homes on the market.
31. ADUs being constructed should be for the primary use of residents living at the primary or parent property and not for the benefit of non-resident real-estate investors looking to turn a quick profit.
32. Avoid ruining the integrity of neighborhoods by investors and absentee owners.
33. ASU's should not be a source of income for out-of-town investors, but should address concerns of Tempe residents.
34. The city could still allow owner-occupied home residents to house their family and/or get extra income by including the three-year ownership policy BUT also ADD that the home must be declared as a Primary Residence to Maricopa County for that three year period.  
Please set policy to discourage investors from buying even more of the single family housing stock. As the ASU professor mentioned at the Navarro housing meetings, investors already own about 33% of Tempe homes; they cash buy which keeps families from buying those homes. Many commenters mentioned sharing their home with multi generational family (aging parents, adult children, special needs adult family members, etc.); that's an obvious priority that residents support. When used for multi generational family, then there are more financial resources (perhaps funding an ADU by selling an aging parent's home). The city is unable to enforce occupancy limits which causes many issues such as parking, traffic, loud parties, etc; adding a 2-bedroom ADU could allow 4 additional adult residents living on an investor owned property. In the case of

building an ADU for an aging parent or disabled adult child, perhaps the city could have a petition process to waive that requirement if the resident could show that was the usage. I don't think the scenario would happen often, but what if an aging parent and their adult child wanted to sell both of their homes to purchase a bigger property that better accommodated an ADU.

35. If the ADU policy changes are implemented then - Yes. However as previously stated, I do not want to see ADU permitted in single family homes.
36. Community.
37. AND if this is adopted, we should require ADUs to ONLY go on property where the owner is living in the main house. We do not need out of state buyers putting ADUs on their property and renting out both.
38. The benefit of a three-year requirement is that long term residents such as me could benefit, while excluding commercial speculators and corporate entities such as out of state REITs.
39. We have lived in our home for over 30 years, and we know Tempe and the Valley. We would be great hosts! The 3-year ownership requirement should also require owner-occupied for 3 years, not just ownership as in investor-owned.
40. Need to show that they are serious about living in Tempe
41. This ensures investment in their community and location, rather than investors swooping in for profit
42. An ADU is an ADU, I really don't care how long someone owns the house. They are still detrimental to the neighborhood.
43. At least it would slow down this idiotic proposal if it gets approved.
44. Owning for over three years would help drive a meaningful STR opportunity for homeowners to afford their home versus investors that aren't as concerned with the culture of a city. Also ADUs could provide housing for homeowners aging parents and children that could not afford housing elsewhere.
45. At least.
46. A minimum three-year ownership requirement will discourage flippers and short-term investors.
47. Please require that it is owner occupied ownership. People tend to have more interest on what is happening directly in front of them as opposed to being an absentee landlord.
48. However, all a person has to do is buy a house, move in, build an adu and wait 3 year to rent it.
49. I think that it would show that a more permanent resident would be making the decision. Ultimately I would include a requirement that the main residence could not be a rental property but would have to remain owner-occupied as long as the ADU remained in place... otherwise, this could result in an undesirable transformation of neighborhoods into high density rental communities with owners living out of state, etc.
50. This requirement of a 3-year evidence of ownership could provide guidelines for this program.
51. I don't like the idea of someone purchasing a property with the idea of immediately adding an ADU. This could result in not only the house being rented, but also the ADU resulting in more people/traffic.
52. Too many people are coming in and buying properties to rent out. Renters do not care about the neighborhood. My street had one rental house when I moved in and now

- there are 50% rentals. The people come and go. The ownership, unless someone was very patient would likely prevent this. I would not want additional properties built in my neighborhood to have more rentals. I would like to see more home ownership.
53. There should be a both a three year ownership and residence on the property requirement prior to application. A three year ownership by an absentee owner does not prevent it from becoming a problem rental.
  54. If we don't require decent period of ownership, we're going to have more of what we have in our residential neighborhood -- large homes used only for short term rentals (Air BNB's, are prevalent here --- check out the homes with orange painted front doors -- they are all short-term.)
  55. Such a requirement would make it easier to maintain the single-family character of a neighborhood. Yes, I recognize that neighboring single-family residences may be rented/leased. Perhaps an accommodation for a residence purchased to have an ADU for a family member (parent, child with special needs).
  56. I would like to prohibit ADUs - period!
  57. Actually it should be 5 years or more. Short-term corporate owners have no regard for adjacent homeowners. ADU occupancy should be restricted to related family members and strictly enforced.
  58. Anything that may limit the number of properties purchased by investors has my vote, and this seems like a highly logical step toward achieving that.
  59. I am hoping it would increase likely hood the owners on the property would have an interest in Tempe, keep the property up and be thoughtful of residents who are permanent residents.
  60. I am not for ADUs at all.
  61. Weeds out the developer/owners to rent somewhat.
  62. This will limit investors from buying, building ADUs, and renting both properties at elevated rents.
  63. Reduces the chance of companies taking over neighborhoods and buying up properties for rentals
  64. I would like people to be invested and integrated into the local community, not short-term ownership for the sake of rental properties.
  65. To maintain some integrity of n the neighborhood. Ownership would apply some stability. I would go further to require ownership not be a trust or private equity. Speculation has inequitably driven up housing costs and priced out renters.
  66. Yes - but can't they sell after building the ADU to a REIT? A dangerous path...
  67. I need people to be invested in their neighborhood and care about the quality of life.
  68. There is a better chance that a home owner will care about the neighborhood.
  69. If someone is owning the property and residing their, they are more likely to care about the impact a rental has on their neighbors and that they follow the local laws such as after hours noise.
  70. This should prevent investors from buying up our single family homes.
  71. I think it would reduce the likelihood of having homes that are short term rentals only
  72. It will keep out the investors and prevent the neighborhood from turning into one giant airbnb!
  73. Three or MORE years. Again a perfect recipe for transient individuals.
  74. Ensures less new corporate/landlord investment into Tempe housing market. Would love to see this ad a benefit for existing and long term homeowners.

75. Shows interest in the community.
76. This gives some skin in the game, prevents investors who love outside of the community from benefiting
77. It prevents an investor or business coming in and setting up an ADU solely as a business without buy-in to the community or Tempe.
78. This could avoid a quick money-grab scheme by the sleazy out-of-state developers who currently love buying properties in Maple Ash and then tearing them down to build hideous overpriced apartments that Jack up the rent prices in the entire city.
79. The requirement for primary residence ownership should be added, not just ownership.
80. This will keep investors from taking over Tempe and causing rents, traffic and crime to soar.
81. Prevents developers from buying up lots and creating pseudo apartments or hotels.
82. Three years at a minimum! Should be privately owned & not a corporation owning the property.
83. These projects should not be flips.
84. Yes, but, 3 year ownership would not help knowing who they will rent to or why.
85. Owners more likely to care about neighborhood and city
86. This just puts lipstick on a pig.
87. Or longer. Only property owners in residence should be allowed.
88. Would help prevent house-flipping and transient owners.
89. Same
90. Prevents investors from scooping up properties and building ADUs which may raise housing prices overall.
91. I am opposed to ADU, so the longer, the better.
92. To deter get rich quick schemes from shady ibuyers
93. Should be always that owners are primary residence
94. I actually feel ownership requirements should be longer. Owner should also reside in the house the entire time the ADU is utilized.
95. Helps prevent investors from just buying a house and then immediately adding the ADU
96. Avoid investors from taking advantage.
97. This may help prevent investors from building ADUs to provide additional rental space on an already smaller residential property.
98. I would rather see a 5 year minimum to maybe discourage investors.
99. The requirement should not only be for three-year ownership, but should include that the main unit is occupied by the owner. Otherwise investors will buy up homes, and add ADU's, which can seriously impact the character of the neighborhood.
100. So that properties are just not purchased for rentals
101. We don't need to commercialize the process. Should be for homeowners. However may be nice to have a provision for new builds or rebuilds from investors selling to homeowners
102. Don't encourage unscrupulous investors with short term investment schemes, looking to make a fast and huge profit! Hit and Run!
103. To make sure home was not purchased as a rental
104. Owners will hopefully be more invested in the quality of life for the neighborhood.
105. I would like no out of state owners, as they have no interest in Tempe.
106. This would be a reasonable length of time to show that the property owner has commitment to the quality and well-being of the affected neighborhood.

107. It helps guarantee a true homeowner is building the ADU and not just an investor. The whole purpose of the ADU design is to help the existing homeowner - by building a space for their kids to live or their parents, and making the rent affordable. The three-year ownership requirement helps to ensure the original intent of the ADU space is being honored.
108. Owners should live on the property
109. Not in favor of adu's and will litigate if it comes to it
110. This will increase stability of a neighborhood.
111. This might help ensure that ADUs are only being built by people committed to the community.
112. It's a good idea.....but the owner can build an ADU and rent it out as a STR. Who will stop them?
113. This probably isn't enough. I am not in favor of this in the area I live in.
114. Keep flippers out of the market.
115. And they should be owner occupied.
116. Only want owners in neighborhood.
117. Too many out of state slum lords.
118. I hope to protect the residential neighborhoods from businesses taking advantage of the opportunity to make rental property.
119. I support this or more effective regulation blocking pure investment use.
120. Folks who have been here for a while tend to be more caring about the city they live in and care about their neighbors. We're more into doing what's right than into making a fast buck
121. Keeps short time investors out.
122. There should be a clear, responsible owner with a strong presence in the community. ADU's where allowed should also be prohibited from corporate or business ownership. Ownership of an ADU should be a specific individual.
123. I do not want them allowed but if it is allowed it should be 3 years and owner occupied.
124. Vague question. Does the ownership need to be living on the property for 3 years or is the ownership an investor? I believe it would make a difference. If the owner lived at the property for 3 years YES, if the ownership was an investor and didn't live on the property then it just wouldn't matter and the point of this question is mute.
125. My neighborhood used to be primarily owner-occupied. It's not a fancy neighborhood but it was much better when owners were invested in caring for their property. Now many houses are owned by landlords and most of them don't care about anything beyond income. If you're going to go ahead with ADUs in spite of residents' objections, it's absolutely essential that you require the primary residence to be owner-occupied.
126. Prevents developers from buying properties for cash and immediately expanding via ADU to generate cash flow. I think it should be 5 years minimum
127. Yes, anything to slow down altering the positive characteristics of our neighborhoods.
128. Due to the obscene amount of development and lack of city resources, this could help to ensure the impact this will have on neighborhoods is a little more thoughtful.
129. This only delays inevitable speculative buying, fixing, and flipping or investment property owners adding separate units but three years' evidence of ownership may be enough to deter some folks.
130. Offers opportunities to established Tempeans.



131. This will indicate some amount of commitment and buy-in on the part of the homeowner, which I think ensures greater stability and success for the ADU to function appropriately.
132. This should be allowed for family homes with people who live and work in Tempe, not a workaround for out of state developers
133. That is a great idea, that way, investors that don't live there can't just buy the homes and build ADU's right away. They should have to PROVE OWNER OCCUPANCY for the 3 years.
134. It sounds like the eligibility requirement ensures the homeowner is planning to stay at the property and care for it versus just purchasing it for multiple rental purposes.
135. This will help make it less attractive to investors.
136. Developers/investors/wholesalers coming in and buying up sfh for the purpose of creating suites for profit which will in turn out price and out pace most residents, which is part of why this is necessary, defeats the whole purpose and benefit for the community.
137. A 3-year ownership restriction would help encourage owner occupancy and reduce the risk of neighborhood blight.
138. I live next to the ASU campus.
139. Most of the people in this neighborhood have been living here for years and plan to age in place.
140. Three year ownership requirement would prevent quick sales to investors who wish to create "air-b&b" type, non owner-occupied properties in otherwise established neighborhoods.
141. It potentially can limit the number of investors that would come in to the neighborhoods to just build and make a quick buck. Three years seems like the right timeline for a home-owner to know and understand the neighborhood and to be good stewards if it.
142. Owners might be more mindful of their neighbors if they have been ingrained in the community for a period of time before renting out.
143. Again, This relates to ownership of a property and investment in the immediate community.
144. If approved, yes. It will at least slow the growth but it will get out of hand after this window as the properties are sold after this time frame.
145. ADU's should not be the reason someone buys a house in Tempe. It should be a privilege a long term Tempe resident enjoys.
146. This is a STUPID smoke screen. It will just delay the inevitable - increased density in single-family neighborhoods and within a very short time the properties that have an ADU added will be snapped up by investors and our nice neighborhoods will turn into multi-family neighborhoods. I didn't buy a home in a single-family neighborhood to have to end up living in a multi-family neighborhood. The young families that have invested, at a very steep cost, in our single-family neighborhoods are getting shafted by this proposal. I feel like the little guy in UP. I feel like Tempe has betrayed me.
147. If the city is going to move forward with this kind of legislation regardless, then I think putting limitations on use related to length of ownership is helpful to weed out some of the short-term investors who don't have real buy-in into our communities.
148. Don't want to see places bought up by developers for this. I would be fine with two years, or something preventing a real estate company from being considered an owner.
149. This would prevent out of town/part time ownership to misuse the program.

150. Again, these should not be a way for investors to profit while we need housing options.
151. Investors would need to be addressed. Not sure this covers that.
152. TEMPE WOULD NEED THIS IN PLACE FOR INVESTORS. OWNERS COULD DO A VARIANCE IF NEEDED TO PROVE THEY ARE NOT INVESTORS.
153. To prevent predatory companies from buying up houses and renting them out to non-permanent residents.
154. Why not
155. I am not in favor of the proposal, but if it were to go through, yes I would like to see that requirement.
156. Actually, I'd push for a minimum of five years. Maybe ten. Also, not simply ownership but owner occupied!
157. Indeed, I would like to see requirement that an ADU can only be built by an owner who actually lives in the residence full-time, and an ADU can only be rented, either short-term or long-term, if the owner remains in residence at least 50% in the primary residence.
158. I truly wish it was 5 years. Anything to discourage investors from coming in and purchasing properties to turn them into rental farms
159. Yes, let's keep corporations and non-local landlords from dominating this market further.
160. Partially addressed above. Property ownership = investment = accountability.
161. I am in favor, because this prohibits investors from coming in and rapidly turning over a bunch of property into ADU rentals which is proven to happen, and instead affords the opportunity to 'real' homeowners in Tempe who have a local stake + impact. 3 years may be a long time though, I'd be willing to hear an argument to make it 2 years.
162. Ideally, the property should always remain owner occupied.
163. That might give people more time to think about the need for an ADU.
164. Keeps investment property owners from adding subpar spaces.
165. Cuts down on people buying property just to build ADUs for short term rentals.
166. I don't need more investor properties in my neighborhood.
167. It would help ensure the benefit from these units is going to residents of Tempe.
168. I think this allows for Tempe residents who have skin in the game, who are present in their communities to benefit from changes instead of investors who may or may not live here.
169. Such opportunities should be provided to long-term residents, not short-term residents who might possibly be just investors.
170. A residential requirement would serve to discourage out-of-town ownership for the purpose of renting out homes and ADUs on short term leases. Again, the objective is to maintain safe, stable neighborhoods that are attractive to families and retirees.
171. Not just OWNERSHIP!!! It must be owner occupied!!!!!!
172. This should keep corporations from scooping up lots.
173. I am in favor of 'ADU' ONLY for immediate family Casita type use NOT for rental/income purposes of any kind, so the 'ownership period is sort of a moot point here.
174. This requirement would perhaps stave off a ton of investors
175. Shows longer term investment in adding the ADU and without the potential of someone buying the house, adding the ADU and then selling it for more. It pushes families out of neighborhoods and changes communities.
176. I think having a waiting period is good to, ideally, prevent rental companies from buying everything up. I'd rather have a locally owned owner rent their properties out.

177. It's better to have the owner on premises if it'll be rented out. They'll take more care getting a good tenant that way.
178. Yes, but this is insufficient. It will not prevent future commercial owners from using an ADU built by a previous owner.
179. I think it should be 5 years. Also if there are out of state investors, tax them double and put that money directly to first time home buyers who work and live in AZ.
180. Yes this will eliminate investors for the most part
181. Yes, because this would prevent hedge-funds, and other large institutionalized investors especially from out of town, from buying up properties for the purpose of making ADUs to rent out right away. It would be preferable to have longer term owners than those who would buy, add an ADU and flip it selling it for more.
182. Do not want developers coming in and buying up property and adding adus
183. This could prohibit investors. I like the idea of requiring 3 year home ownership before being able to build an ADU for rental purposes.
184. To limit the impact of investors
185. It would keep owners accountable.
186. This will help to reduce investors from buying up houses for the sake of creating rentals spaces with ADUs
187. Ownership is essential for demonstrating a commitment to your community.
188. This will protect our neighborhoods from getting inundated with short-term real estate investors. Is it possible to require owner-occupancy on the main house before a permit is issued?
189. I am in favor of an ownership requirements. Perhaps, additional tax, fee and permits to encourage continuation of owner occupied when changing hands. If turned into a rental property with an ADU, the renters should have access to use, but not to sub-let. The property should maintain a status of single family zoning, not multi-family.
190. Don't want ADUs or ADU expansion in the first place.
191. If ADAs are approved, then yes it would be best to have a proven, responsible 3 year owner occupied property expanded and not someone coming into a neighborhood to make money on an ADA. Property should be owner occupied, not rental with another rental allowed as an ADA.
192. You should own property prior to creating more housing on the property.
193. There needs to be a way to limit people from just buying houses and putting second units on them and changing the dynamics of the surrounding area.
194. That is a start. But there is nothing to stop them from selling right after it is built. Please don't allow a change in ADU's. Already cities across the US are trying to back out of the mess ADU's have made. It's not enough to have the 3 yr ownership
195. I think the 'three year ownership' rule is a good idea in order to prevent investors/others from buying properties and installing ADUs to generate income. It's unclear if the 'three year rule' will actually accomplish that, but it is a good start.
196. Better than nothing if this passes!
197. If the City is intent on allowing ADUs in an already overcrowded city, at least require residency for the owners.
198. Good idea. Homeowners care more about their house and property. The three year requirement makes it more likely that an investor will not build the ADU.
199. Maintain neighborhood character and prevent outside investors from transforming neighborhoods

200. Investors who have little concern for the neighborhood and neighbors making money, but ignoring the day to day issues with short term rentals.
201. If you have to approve ADU's, then some limitations should be put in place. We need to keep out investors from owning homes and building ADU's. If investors own the homes and ADU's, then they will not be affordable. Maybe you should also put some type of limitation on how much people can charge for an ADU rental. Thoughts?
202. Stabilizes the neighborhood and limits investor groups
203. Owners keep it local and they care more.
204. 3 years or more!
205. This provides an appropriate amount of time for an individual homeowner to develop a relationship with their community
206. single-family zoned areas should not be commercial.
207. It should be at least three years. If this goes through.... it should be a minimum of Five years. The owner of the property should be required to live there. Also, the home should not be allowed to be sold for at least another three years.
208. I think it means that someone who is invested in the community can go on and make those types of decisions. Three years is good time.
209. They should have to live in primary residence too. more likely to choose good tenants if they are the owners neighbor.
210. And they should be living in the primary for three years and beyond. An ADU AT A PRIMARY RESIDENCE is much better than ADUs built at rentals and air bnbs. Rental owners and airbnb owners are just trying to make more money, not really trying to address housing issues.
211. It limits ADUs to people who are more bound to the community and the neighborhood.
212. No. No short term rentals.
213. Flipping properties generally only benefits the upper class.
214. Yes to prevent investors from buying up homes to build ADUs for converting into rentals.

### Those who said no:

1. No I think we should continue to remove restrictions for housing. If people want to build ADU's on land that they own even for less than a year and sell it it will again increase the housing supply
2. Longer how about 5 years!
3. This is purely obstructionist
4. An ownership requirement delays more affordable housing options being built.
5. An infringement to private property rights and what if something catastrophic occurs in the family or simple job change for the family? Besides, this smells of being immediately legally challenged if passed.
6. We should encourage building them as much as possible, the ownership requirement is ridiculous.
7. I think the three-year requirement would cramp a lot of good faith desire to build ADUs - what if someone buys a house and wants to immediately build an ADU for an aging parent? What if someone inherits a house and wants to immediately build an ADU? Design and permitting, as well as construction, can already take years. It seems that the three-year restriction would severely limit the usefulness of the law.

8. It won't matter because once built the property can be sold to anyone, LLC or other commercial venture, and they can turn the property into a rental property.
9. I would imagine families purchasing a single family home with an ADU specifically for supportive housing reasons (family members, etc.). In fact, we originally purchased our duplex specifically for this purpose.
10. If a new owner wants to build an ADU, increasing supply in the area and ultimately helping to reduce sky-high prices, there should be no barrier to them doing so.
11. No, I am not in favor ownership of three years does not alleviate parking problem and additional noise
12. It would be helpful to have logic explained (what does the 3 yrs prevent, vs 2 yes, etc). Could there instead be a specification that the property owner must live in the main residence?
13. It shouldn't matter how long you own a property before improving it.
14. New owners should be able to decide what is right for them.
15. I don't see any benefit
16. Because the person could be an investor. I would like to see a homeowner who has lived in their home for at least 5 years. I would like to see a 10-year resident history, but I understand that may not be practical. I only want to see ADUs built on property where the homeowner values the neighborhood and is invested in maintaining their property as well as that of the entire neighborhood.
17. Less restriction is better, we need the affordable housing
18. This disincentives from building housing with an artificial number.
19. A three-year residency requirement does not give us as neighbors any benefit. Not needed. We've lived in our house for more than three years so we wouldn't be impacted.
20. Not in favor with any added dwellings with any restrictions
21. Don't want them at all.
22. I do not want ADUs at all.
23. Families that need this ADU may not have this time requirement.
24. They could still be investors not living at house that's the issue my neighbor lives next to an Airbnb and lots of problems with noise from parties and yard maintenance
25. I don't see why delaying ADU production would be beneficial or what the purpose of the policy could possibly be.
26. No. We don't approve of ADUs at all.
27. If a family needs an ADU immediately (perhaps for a caretaker), why should they be prohibited from buying a property zoned accordingly.
28. You are an owner on day one as much as in year 4.
29. We should make ADUs as easy to build as possible, for as many people as possible, to address Tempe's housing shortage and affordability crisis.
30. Creates more barriers that aren't necessary
31. I think 2 year would be long enough and would still deter investors from taking advantage.
32. I don't think any restrictions on whether or not a home owner is living their make sense. We should want the investment in the house regardless of whether they're living there.
33. This seems like a huge barrier to ADU construction without clear rationale. We need to reduce barriers to development.

34. Requiring three-year ownership would limit the potential for ADUs to be built for profit. While this does seem like a good thing to long term owners as they would be the only ones able to develop ADUs, the negative is that less ADUs will be built. The need for low-income and small residential units outweighs the risk of having ADUs developed as a for-profit business.
35. Just require one the structures to be owner occupied.
36. Not at all. A lot of people who invest in Tempe have already owned their homes for more than 3 years so this would likely impact owner-occupied residences the most.
37. Not in favor of adu's .
38. If a house flipper wants to buy a property and turn it to two, that's fine by me. The market will correct this on its own if it went too overboard
39. I don't see why a person can't purchase a house and do upgrades to the property, why would you want to move into a property and then start a construction project 3 years later? people might want to have construction completed before they move into the house
40. Doesn't really seem to serve a purpose other than targeting bad-faith objections from NIMBYs.
41. I am only in favor of owner occupied permits. There should be an owner in one property at all times. This prevents corporate ownership of neighborhood properties.
42. I don't like the ownership eligibility requirements. If an individual owns the land, they should be able to seek permit approval. Such an ownership requirement would create tiers of rights, which I am against. It would also decrease the speed of development of ADUs.
43. people move a lot for one reason or another these days.
44. It should require full time occupancy by the owner
45. I am not in favor of any ADU's anywhere in Tempe.
46. State and Federal Laws would prohibit any enactment. Unconstitutional and would be considered a "taking".
47. This is still opening the door to allow building ADUs and allowing exactly what I do not want to see happen.
48. Silly restrictions to building more housing when it's needed now
49. Doesn't make a difference whether it's a long-term homeowner or a corporate entity motivated by revenue generation. That variable has 1000 loopholes and won't stop any of the looming problems.
50. Why would it matter how long someone owns the land to be able to build something on it.
51. This requirement would only slow down construction of ADU's
52. I don't see how this solves any problems that people have with ADUs other than as a feel good measure and it further complicates code.
53. This can be good and bad. The good (ultimately what matters): it would keep this financial gain in the local residents and home owners not the "house flippers" destroying the housing market and essentially cutting corners to save money and passing this unethical practices to the new home buyers. Ultimately investors buying up houses has been destroying the housing market and we shouldn't give them a reason to profit of the backs of the residences of Tempe. I would recommend a capitol gains type tax to keep investors in check and to attract local home owners to gain some financial freedom or build a place to care for aging or disabled family. Keep the investors OUT of my

neighborhood! It's already hard enough with landlords not taking proper care of their homes (landscaping maintenance, curb appeal, slumlord types with water leaks and mold and outdated appliances) just to profit off students and people needing housing. I have one next door to me and its been a big problem for me and my surrounding neighbors for the last 4 years. Occupied ownership should be the target not just owning the home for 3 years. The owner should and must reside in the home. This will not empower an already growing issue in Tempe.

54. I want to ENCOURAGE ADUs, not add a bunch of restrictions that make them less useful.
55. Less barriers to creating ADUs = better. If a new homeowner wants to add an ADU, they should be allowed to.
56. That seems silly. What if you bought your house and you needed to build an ADU for your mother-in-law who wants to live with you and help you take care of your kids? This would severely limit the use of ADUs for people who might need them most.
57. This provision conflicts with the Arizona and federal Fair Housing Acts. This provision does not defeat the investor incentive to flip properties because it just forces the deals to be restructured. There are many property conveyances and contracts that can sidestep this provision. The faulty provision here demonstrates the flaw in the entire program to allow all of these ADUs.
58. This ownership requirement would do little to actually stem a theoretical problem that we don't even know would exist yet, which is investors buying lots and then adding ADUs. They would just need to hold it for three years, which they would very well already do. And as a consequence, this would make it difficult for people actually residing at their residences to buy a home and build an ADU if they want for another family member or just for additional income to afford a mortgage.
59. All residents and owners should be able to add an ADU if they desire to do so. Adding arbitrary length requirements only impedes residents from taking advantage of the ADU code.
60. If they prove that they own a home, they should do with it as they please. This seems like a disincentive or paternalistic.
61. While I support regulating ADUs and STRs, I do think homeowners should be able to make decisions about accessory units.
62. What if a person / family has an immediate need and is looking to move to Tempe? Now, we'd just be chasing more people out of our city.
63. An ownership requirement? Are we trying to tie the benefits of owning/constructing an ADU to a certain demographic? "Yes, allow ADUs, but only if Boomers are the only ones who can profit"?? This is a foolish idea.
64. Owner/agents who rent out the homes would still qualify to build the ADU and have additional rental property.
65. The inclusion of rental income from an ADU as a rental may increase the ability to become a homeowner.
66. I believe it to be unduly restrictive. If investors end up buying property and adding ADUs in increasing housing supply. I would rather support regulations that minimize nuisance behaviors.
67. That's a ridiculous proposal. It just restricts housing stock.
68. Housing is very expensive and I believe many young people will only be able to afford a house if they have parents or other family helping to pay the rent. But also, forcing

people to live in one space multi-generationally seems like governmental overreach and unreasonable.

69. I support an ownership eligibility but don't think it needs to be three years.
70. Not needed
71. I think two years is a better option. Keeps it inline with other real estate investment options.
72. I would like to cut down on the number of homes that are bought and sold quickly just to inflate the real estate market, but there is a large percentage of legitimate home buyers who have been priced out of the market for several years. Expanding ADU eligibility changes the sizes and cost of homes that families with aging relatives would be able to afford as the ADU option allows aging parents a nice enough living space that there is a reason for them to help with the cost of the total property. Requiring three year ownership cuts off eligibility for so many families who would want to move within or move to Tempe specifically for this opportunity to have their family together.
73. I don't think a ownership requirement solves anything. There are non-responsible homeowners at all stages of ownership. Three years is just a rule to have one.
74. The timeline for permits and construction could be three years. I don't see the point of this restriction and it could harm new Tempe residents.
75. No I am not in favor of three years ownership requirement because people should be able to build on their property with as few rules as necessary.
76. Restrictions of 3 years is a waste.
77. This will block the help that Tempe could play its part on getting disabled people housed faster.
78. Let's keep the ordinance flexible so these units can actually get built.
79. Does not solve the affordable housing problem nor solves the crime in the area.
80. There is no reasonable basis on which to discriminate between new owners and pre-existing owners in the housing code.
81. As we have seen in the past, investors have sufficient patience to wait 3 years. One example (not a short-term rental) is an apartment complex at Roosevelt and Broadway, supported by the Tempe Council as "workforce housing". After a couple of years, the original owner sold it. The new owner is not bound by the idea of workforce housing, and rents have increased far beyond the original goal. Thus, placing some time constraint on ownership or owner-occupation is doomed.
82. This is a clumsy way to try to inhibit developers jumping into the market. I don't see why new residents should be penalized. It would serve the purpose better to have an owner occupancy requirement.
83. What difference does it make how long someone owns a property for? Many of us purchased our homes (mine has a detached garage) with the hopes to one day capitalize on that portion of the property.
84. Would be devastating for new homeowners who will have to wait to construct an ADU
85. Buying a home in this market is really hard. If homeowners want more economic security through ADU rental income, I think that's fine and appropriate. I do NOT think a 3-year requirement should be in the code. Again, I think it depends on WHO owns the property. If it's an investor property or a large firm that owns the property, I do not want to make it easy for them to flip a house and turn it into a bunch of ADU's or short-term rental ADU's - I do not want that and I would like more language in the code to limit



- investors from wrecking our nice neighborhood! Homeowners (who live on-site) should be allowed to be creative in their own homes!
86. Do you want to enact new zoning and then reduce its chance of making its impact? Your stepping on your own foot but adding this arduous requirement. What if someone is looking at buying a property and would need to add a granny flat for granny. With this they have to wait 3 years? Whhhhhhyyy
  87. It should be open to anyone who owns a home in Tempe for any period of time.
  88. Why would we put a timeline on ownership? If you own your home, you should be able to add an ADU immediately.
  89. A lot can change in 3 years. As a millennial, I'm sensitive to the fact that many people my age cannot own property in Tempe so I believe this requirement would do more harm than good to my peers.
  90. This will stop many or most ADUs from ever being built and doesn't have any upside. It's just a way for neighbors to be snooty and keep low income people away
  91. I do not want any barriers to building ADUs. I do not care how long my neighbors intend to stay in the neighborhood, they should be allowed to do as they wish in regard to building ADUs.
  92. Who's going to police this? To me, this clause is just to entice people to vote for ADU's and most like any time limits would be almost impossible to regulate.
  93. I don't see the benefits and where there is a will, there is a way to get around these policies.
  94. People should not be restricted on building an ADU on their own property.
  95. I believe that allowing investors to add housing supply to our inventory would be a net positive for the community. Also, owner occupants may want to add an ADU upon purchase to meet the needs of their family.
  96. Everyone should be able to build an ADU from day 1 of ownership.
  97. If there are no short-term rentals then a person should be able to add an ADU. Let's say they needed a mother-in-law or so forth living space.
  98. Again, fewer laws and rules to take away property owners rights will help property owners feel more confident to invest more which benefits everyone with new supply. This constraint essentially prevents many from building when we all know we have a huge deficit and we need building to ramp up a lot more than even the best ADU measure would enable. Many more and bigger housing reforms are needed. Let's not cut this small reform back half-way with these added constraints.
  99. Imposing a three-year ownership requirement before permitting ADU construction restricts homeowner flexibility and financial opportunities. This change could prevent many, like myself, from affording their homes. The ability to build and rent out ADUs promptly after purchase not only helps with mortgage payments but also increases housing availability. Immediate ADU development fosters economic diversity and supports community growth. Instead of restrictive prerequisites, encouraging responsible ADU creation from the outset can balance community needs with homeowner freedoms. This approach will help people who otherwise couldn't afford homes enter the market; it's crucial for sustaining diverse, vibrant neighborhoods.
  100. will add cost and prevent ADUs from being built
  101. We are needing immediate housing options
  102. My sister is moving here and may need the extra room with the cost of homes now building an adu in the back yard may be an option. Not to mention we may move to a

new home with a bigger yard with the thoughts of an ADU so our families can come stay.

103. Seems too long to be fair, one year would make more sense
104. The owner should not only own the property for 3 years prior but should live there a large percent of the time. If the owners live at the location they can address any issues that may come up. The neighbors could have a repour with the owner to discuss issues. It might then be more like a neighborhood.
105. Not necessary, just let people build.
106. New homeowners should not be punished or excluded
107. What does three years ownership offer evidence of? This is just a way to under-the-radar strangle ADU construction and hide concerns about "the wrong people" in a more palatable form.
108. The prior length of ownership means nothing. Allow NO ADU's in single-family neighborhoods.
109. A long ownership requirement would end up putting more housing on hold when it's already overdue. Three years is definitely too long.
110. The entire ban is property rights infringement. If anyone wants to build additional housing their own money and have it permitted and inspected, we should be letting them.
111. Three years is a LONG time. Already, trades are retiring at an agreement rate and it's hard to find replacement laborers. Property owners that want to add in an ADU should not be penalized by a long wait period. Owners of ADU's improve and update the property which adds value to the home, benefits neighbors and improves areas.
112. Property owners should be able to buy a home today and immediately begin the process to add an ADU. I might be buying a home with the intention of adding a space for a family member, adding an art studio, adding a separate rental space, etc. -- as an owner, I should be able to do that whether I have owned the property for 3-days or 3-years.
113. The state needs more housing options in the face of a housing crisis. Additional requirements such as 3 year ownership will just price more people out who may be looking for attainable housing options.
114. This would have much reason it would just reduce the effectiveness of it
115. Build more housing
116. Build more housing
117. Because people have lives and don't need to be tied down to governmental contracts.

**Those who said not sure:**

1. I'm not sure three years is enough! Many existing short-term rentals and overcrowded college student rentals such as we have in my own neighborhood are owned by people who lived in and have owned these properties for a number of years and now have relocated and rented the properties out, leaving the current residents with all the problems that come with rentals in the neighborhood.
2. PREFER Owner occupied only
3. Same reasoning as noted above.
4. The requirement means extra enforcement that will not occur so it will not change the situation listed in earlier comments.

5. I don't see the advantage of having the 3 year eligibility requirement.
6. I think it won't matter as corporations will buy the properties as an investment and rent both the single family dwelling and the ADU independently to generate more income. .
7. Not in favor of ADU's. Therefore, this question is irrelevant.
8. If a family has enough money to pay for this new living structure on their property, they should use that money to pay the tenant's rent in a place that's actually meant to house tenants.
9. I am not sure that owning the home for 3 years will render any benefits. Having the owner on side would.
10. I have not heard both sides of this proposal.
11. I certainly like the idea of a minimum time frame. Maybe 1 year?
12. If ADUs are approved, I'd like to require three years ownership AND residence by the same person.
13. Owning the property and living in the property are two different things. I have invested and updated in my home as we decided the "bones" where the right fit when we bought 8 years ago. If there were 3-year ownership requirement I would feel that would infringe on my rights as a homeowner, deter me buying a property, and would not deter undisclosed short term rentals from occurring.
14. I can understand why generally this idea is there, and I like that it means people have to at least have an opportunity to become part of the community. However it could prohibit those who may want to build an ADU specifically to rent it out (long term, not short term) as part of how they afford their own housing. It also wouldn't be fair to say that only 3+ year owners can build, but if someone builds then sells to a new owner someone has it without having been there for 3 years. Public notice postings, maybe specific mailings to neighbors within a few houses, hearings, etc. to get approval seem like better options than just an ownership duration.
15. I don't know if it matters. Can you prevent homes from only being owned by investors and then ADU's added to those?
16. While I can see how one would want to restrict a corporation from buying a bunch of properties and immediately using ADUs to try to extract more money, it makes me worry of affecting the regular person that may have purchased their house and it already comes with an ADU capable addition. Seems better to restrict ADUs to owner-occupied properties.
17. It seems like a decent way to prevent investors from taking advantage. However, what if a family buys a new home, lives there year-round, and wants to add one before the 3 years? Would we potentially be delaying the addition of sorely needed new housing stock? This scenario might only be a small percentage of potential permitting, so would have to see how things play out.
18. Investment companies won't care. Just wait three years. They're sharks, and blood is in the water.
19. I like to see it increased to 5 years.
20. Unclear what happens after three years
21. I'm not in favor of any ADU or rentals. Policies are poorly constructed or non-managed by Tempe. Why add to the problem? If it's not affecting the governing board, I can see why you don't see it as an issue.
22. think it should be more.
23. Possibly should be longer.

24. The draft code does not differentiate between owning the residence versus living on premises as a primary residence.
25. Tempe doesn't enforce anything other than building code infractions. Homeowners will lie their way to get approval for ownership eligibility requirements. Investors spend millions to buy up homes and rent them out. Tempe has no concern for neighborhood homeowners who actually live in their homes. Tempe has no means to enforce ownership to LLCs, and Trusts. Tempe cronies want to destroy every neighborhood and drive out current homeowners to outlying areas so the conduit to ASU and living space for undesirable transients is priority #1.
26. I have never been a landlord and don't have any data on what is known about good planning for taking on tenants.
27. So someone owns and occupies a place for requisite years, builds an ADU and after a bit sells to a real estate management company and the property becomes a huge rental. A original 3 bedroom house has expanded to 4 or 5 and then add an ADU on the property and effectively there is the potential for as many as 8 living on the property. Or more? The issue in much of the older sections of the city is single carport and driveway which does not accomodate 4-6 cars. Come by some of the areas around the older parts of the city and take notice. Do not come in the middle of the day when the cars are gone!
28. What does 3 years change in ownership? What is the goal? Why 3 years?
29. I think maybe two years could be better or that the owner must be an individual and not a company or LLC or the primary residence can't be for renting.
30. This requirement doesn't seem to prevent ADUs from being used as rentals. A single-family property owned as a rental would still be eligible for ADU construction after 3 years.
31. 3 years is at least something to deter away from investors buying up housing stock and reducing housing for people who want to own. I also believe that owner occupied will have a greater oversight for renters and protection of the property plus investment into the neighborhood and quality of life.
32. It should be more than 3 years. Maybe 5. Shows that the owner is committed to the neighborhood.
33. I don't know what the point is. I kind of wonder if political people move here to vote on certain polititians or change laws like the upcoming abortion matter.
34. I don't have enough information in order to form an opinion
35. A waiver for the three year code should exist for owner-occupied residences. For example: a family is seeking to move to Tempe, finds a home and wishes to build an ADU or Guest Quarter for a family member, friend or household employee (note; household employee is federal term for nanny). When determining financing for the home purchase, they could include funding for ADU construction. Under the three year waiting period they would not be able to include the cost of the ADU into their mortgage.
36. This seems like a good idea, but I wonder if it would not probably discourage investors. Instead, investors may buy the property and hold onto it for three years, knowing they can build an ADU later down the line. Perhaps there can be other ways to discourage investors that should be looked into.
37. Why should a homeowner have to wait? I can't think of any other policy that works this way. Once they are owners - they should be able to build their permitted ADU.

38. I haven't given this much thought since it's the first that I'm hearing about it. Not sure what that would do by putting a 3y owner requirement on a permit though.
39. I am not familiar with this term.
40. I put 'not sure' because I don't necessarily see a problem with someone buying a house and immediately adding an ADU. I think the more important consideration is related to if the property is owner occupied. I think, for the life of the property, if someone is renting out an ADU, the property owner should be required to live at the same property.
41. This question sounds like you already are counting on this to pass. Come on tempe you can do better
42. same
43. A three-year ownership requirement could slow down the construction of ADUs needed to relieve housing strain and provide opportunities for families to house aging or dependent relatives. However, the absence of an ownership requirement could favor investors and negatively impact the community. Could there be an ownership requirement with waivers for families who want to build ADUs to provide housing for dependents?
44. Don't see how this applies
45. Could potentially be too much oversight on a owners property
46. I'm honestly not clear on the reasons why a three year ownership eligibility requirement is suggested.

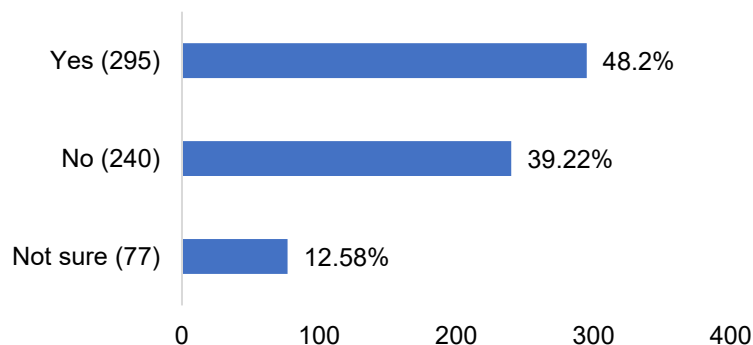
Skipped selecting an answer, but shared a comment:

1. I am totally against ADU's so cannot respond to the 3-year evidence of ownership.
2. Don't care about this survey any longer. MY home is 1000sf.
3. Better access for short term renters.

### Square footage

The current ADU code allows a maximum of 800 square feet of livable area. The preliminary draft code would allow up to 1,000 square feet.

8. Are you in favor of expanding the maximum allowed square footage from 800 square feet to 1,000 square feet?



Responses: 612

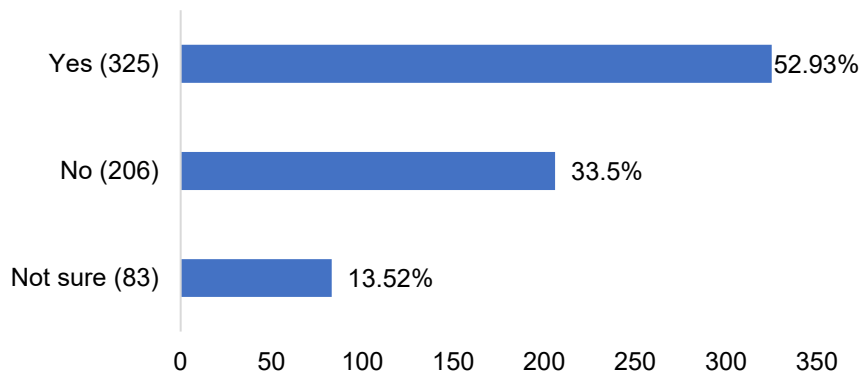
## Parking spaces

The current ADU code does not require additional parking spaces for the ADU. The preliminary draft is considering requiring parking spaces based on the total number of bedrooms of the primary residence and the ADU on the lot.

- Properties with five (5) or less bedrooms would require two (2) parking spaces and
- Properties with six (6) or more bedrooms would require three (3) parking spaces

The preliminary draft code would also allow a public hearing process for individuals seeking a parking space waiver.

### 9. Are you in favor of requiring parking spaces based on the total number of bedrooms?



Responses: 614

**Please share why or why not or any additional thoughts related to the proposed parking requirement changes:**

#### **Those who said yes:**

1. Street parking is not safe and unsightly. How many cars are allowed for these 800 square foot dwellings? Trailers, RV's front yard parking...side yard parking, where would the rules be and again who will police these infractions? Budget?
2. Street parking is already bad in our neighborhood
3. Don't want more street parking. It loses the neighborhood feel. It increase safety concerns esp for kids ( if there will be any left). Already enough college rentals with 3 or more people living in a house.
4. Parking on public or private streets because you over-developed your home is a nuisance. Infrastructure should not be burdened.
5. In Neighborhoods with narrow streets, this would help to ensure that the streets would not be crowded with cars due to the extra residents in the neighborhood. Some HOA regulations state that cars should be parked in driveways or garages at night, not on the street. Ensuring that there is sufficient parking would address that HOA restriction.
6. This would help reduce the lack of street parking in residential area's where ADU's would add the additional need for parking.

7. I can barely drive down my street because of vehicles parked on the street now! They park so close to the stop signs it has cause me some near misses when 2 vehicles approach.
8. The more people in a residence, the more parking is needed. Even now the properties with student renters are taking up a lot of the street parking for not only the house they rent but, also parking in front of neighboring houses.
9. Two people in one bedroom could very well mean two additional vehicles on the property so regardless of parking space regulations street parking is already a problem and will get worse.
10. 1,000 square feet is plenty of space for a two-bedroom ADU, so probably parking needs are increased.
11. Parking should be required to be accommodated on the lot, and not in the setback areas. On-street parking should not be used to satisfy the parking requirement.
12. I think a five bedroom property needs more than two parking spaces, but I am not sure what the criteria for a parking space is.
13. Require more spaces than stated in the above example. And, no waivers! I live across the street from a home with where 3 people live. They each own a car or a truck + a fishing boat on a trailer. Sometimes there may be an additional vehicle parked there. The family before that had numerous vehicles also. I don't have a problem with their vehicles but if a family had that many vehicles already and then decided to build an ADU, that definitely would be a problem. This is a 4 bedroom home so, if I understand this correctly, they would not be required to provide any additional parking spaces if they built a one bedroom ADU.
14. To discourage street parking
15. So long as a variance can be approved allowing open parking on side, front and/or back yard setbacks; otherwise this might make it impossible for smaller residences to add an ADU.
16. Why only one parking space for every two bedrooms? If the rental is to college students and each bedroom has two occupants, then potentially a 3 bedroom house could have 6 cars for the 6 residents.
17. I have seen several homes in my neighborhood that are rentals. (85283). Young people rent bedrooms and each one often has a car. They are lined up in front of the house and that is ok. As long as they are not parking in front of other homes, and no other disturbances. I have an acquaintance that lives in a home of eight. The owner of the rental home (85282) has added "rooms" to a 4 bedroom home making it 6. Existing rooms were divided and bathrooms added is what I understand. I don't think this is right. How do you police that? There are people that are ok living that way and it is cheep (\$600.00 mo) for my friend.
18. What would this mean for homes with limited parking either on or off street? How will parking be considered when it comes to space requirements?
19. Likely the person/persons using the ADU don't drive therefore the existing 2 spaces should suffice..in the case of the 3rd parking space it should be on property so that the streets aren't lined with vehicles.
20. There is already a parking problem. Too many cars already exist since the ordinance requiring no more than three unrelated persons from renting a unit is not enforced. Street sweepers are not able to do their job due to so many cars parked on the street.

21. Street parking needs to be limited due to traffic patterns many streets currently have as I don't want more property damage to cars. It seems like everyone who has 2 teenage people living in a home the kids park their cars on the street making it difficult to transverse the streets currently.
22. The allotment of parking spaces for number of bedrooms seems very reasonable to me. When we had our 3 children living with us as young adults, we had 5 cars for our 4 bedroom house. Luckily, we had good on-street parking available on addition to our 2-car garage.
23. Seems logical
24. Okay...
25. The amount of cars left on the street in our area is insane. Some homes have 6 cars and they block the views when turning corners and it's hard to see with oncoming traffic. There should be proper parking spaces for multiple cars.
26. Parking in many areas is already at a premium, not requiring additional parking places just puts more cars parking on the street (looks shabby, makes it hard for long time residents to find parking, allows the ADU owner to pack in people with no place to park). I would think a much more restrictive requirement for additional parking is needed - what you are proposing is way to lenient! If you have 5 bedrooms and only two parking places then if the house is rented out to students or lower income residents then 3 people are already parking on the street. If you then allow an ADU that could be two (maybe three) more people so two or three more cars are parking on the street. Why turn Tempe into a parking lot, with people fighting to get a space in front of their own house?
27. If there is a rental, there is another vehicle. That is fact. So rather than filling up the street with parking, it makes sense to require additional off street parking for the tenants.
28. I feel if someone wants to build a rental then they need to provide a parking spot on their property, but without tearing out their front yard to do so. It lowers home value for everyone, it is aesthetically unattractive, and it contributes to increasing heat throughout the summer by removing shrubs, trees, and grass.
29. Also, offer on street parking if a person applies for an ADU.
30. Adding another residence means adding more parking. It should require at least 3 parking spaces availability
31. Yes, making sure there is adequate parking if an ADU is added is a good thing.  
\*No comment section available on the square footage limit, but I do think it should be based on lot size. I think an arbitrary limit of 1,000SF is less reasonable than a percentage of lot size. Our lot is roughlyly 11KSF, main residence is 3KSF. The lot is very oddly shaped and a larger ADU might fit very nicely in the dead space in the back/side yard.
32. Parking is already a problem in many neighborhoods. Adu,s will increase this problem.
33. And limiting more street parking with more money to enforce the additional people that will park on the street. Both houses on either side of our houses are rentals, both families have 4 cars with only 2 parking spaces. They consistently park in front of our house and occasionally take up some of our driveway and always block the space where we should be putting our recycling.
34. I would keep existing code requirements for parking. Whether ADU policy changes or not, Tempe needs to have assigned parking for a single family homes north of the 60;



this would be something like 2-3 reserved parking spaces directly in front of the residence. That would substantially help the parking issues that many neighborhoods are seeing and would put the responsibility on the property owner to ensure that there are enough on-property parking spaces combined with allowed street parking. An example of a problem area due to parking is Concorda east of McClintock; there are so many vehicles parked on both sides that the street no longer supports 2-way traffic (it's dangerous); this is due to overfilled college-student-oriented single family home rentals.

35. Not in favor of ADU at all
36. Personally - I believe that there should be a requirement of 4 parking spaces for the ADU in addition to "the number of bedrooms +1" parking spaces for the main house. And parking spaces should NOT include road parking.
37. As infill increases, parking becomes competitive. A place to put one's vehicle always needs to be considered.
38. We live on Alameda and notice there are a lot of cars parked on the street for homes that have rooms for rent.
39. Oh great, more cars! How about we eliminate front yards and just create parking spaces there instead? Not sure why we're stopping at 6 bedrooms, hopefully people can cram in like 8 or 10.
40. I don't want to end up like California where cars are parked in every open space on both sides of the street.
41. WE need to keep street parking under control.
42. It should be OFF-STREET parking.
43. In the absence of such requirements, the streets will become crowded with parking. This reduces driver's ability to foresee changing conditions (i.e., a child running after a ball, etc.).
44. Where do you expect them to park?
45. ADU residents need parking spaces for their vehicles, if any.
46. Parking must be available for a property based on the possible number of occupants. Parking should not become a concern of neighbors of a home with an ADU.
47. Street parking should be abolished to make neighborhoods safer. A house (and an associated ADU) should not be allowed to have more cars than it has garage (or carport) spaces.
48. In neighborhoods near ASU, parking is already difficult due to students renting homes in the neighborhoods during the academic year. And, there is no code enforcement for existing codes.
49. Two parking spaces for 5 bedrooms is not adequate when one or more of the bedrooms are in a separate unit.
50. There are rental homes in my neighborhood, rented to college students. Their vehicles can't be accommodated in the driveway (garage was enclosed for another bedroom), so they park on the street, including on Alameda.
51. Lots of single family homes in my neighborhood with 6 cars, some park on the gravel alongside the driveway, many in the street. Cars go away during the day and return in the evening.
52. City requirements on local residents make it nearly impossible to enforce any such restrictions.

53. Three spaces would not be enough. In my neighborhood 75% of the residents already have one or more cars parked on the street. One neighbor even has a BIG truck parked on the street. There are places where there are cars parked on both sides and there remains only one lane for traffic!!
54. Failure to erect and impose sensible control measures will seriously exacerbate street congestion with parked cars.
55. As I mentioned earlier we can not drive down our street without cars being parked on both sides of the street, reducing traffic to one lane now.
56. There must be parking allotted if there are extra people.
57. I think that pairing the # of bedrooms to the parking spot is perfect. In some neighborhoods, there really isn't room for additional street parking.
58. The lack of strong public transportation in the areas where ADUs will be most utilized requires transportation by car. Parking on streets will quickly increase without this provision.
59. I am concerned about too much parking on the street, especially when it comes to abandoned cars or illegal parking.
60. it should be off street parking spaces
61. So people aren't parking on the streets.
62. Absolutely parking should be required. Just look at parking issue in the neighborhoods surrounding ASU that have rentals with 4-6 tenants. Parking should be space per bedroom. Just come visit Clark Park or Marilyn Ann. Also - don't allow the parking spots to exceed 30% of the front lawn per code...if they can't fit it in...then no ADU.
63. Street parking is already a problem; this would make it worse.
64. ADU's need off street parking. The people living in them will own cars.
65. As long as the hearing process for getting a waiver isn't overbearing I'm in favor of it. The streets are a common resource, and while I'd love it if Tempe were fully accessible by public transit, we're still far far from that reality. So more housing without more parking could easily clog our streets
66. Because some three bedroom rentals have six cars like on my street.
67. I see this as being a way to curb high occupancy in the single family residences and allow for adequate coverage. If a resident currently seeks to convert a garage/carport area they have to provide an allocation for appropriate on-site parking. By requiring the same based on bedrooms it will hopefully help curb the additional street parking prevalent with larger homes currently.
68. Occupants of a house should not encroach on the shared street more than others just because they have more bedrooms.
69. Streets are already congested. If someone has the resources to build a tiny house in their backyard they can spring for a wider driveway while they're at it.
70. There are already too many vehicles (including campers and recreational vehicles) clogging up the streets and driveways.
71. This would discourage the ADUs from having too many adult occupants
72. Extra properties require extra parking spaces. This would be very difficult in an HOA situation and for many other properties who only have one space for their property.
73. Some streets are pretty narrow when vehicles are parked in both sides of the street. Adding some extra parking would probably be pretty beneficial
74. I'm astounded at the number of bedrooms allowed: 5 or 6??!!
75. This will reduce traffic and the total amount of cars parked the streets.

76. Will reduce the impact of street parking and allow waste pickups with less issues.
77. Must have the parking onsite, not street or on yard or grass or backyards. Street parking contributes to crime & unsafe for residents walking & for law enforcement.
78. Don't want a bunch of cars parked on the street. Dangerous for kids in the neighborhood.
79. I've seen areas in Los Angeles where there is absolutely no parking for blocks even in the middle of the day. More of a commitment from the owner and not a fly by night idea to make money
80. More lipstick. Just don't allow it at all.
81. One per renter.
82. Not in favor of adu's.
83. 3 is a joke. You already have cars parked on front yards.
84. Parked cars on streets may lead to more theft and makes for unsightly streets.
85. Let's increase traffic and the number of cars on the road. ADU sounds like a great idea.
86. I worry about the extra vehicles parking on streets and in yards.
87. should be one space per bedroom
88. Currently my next door uses their front yard as a parking lot for 4 cars and the city allows it not enforcing current code after MANY reports We do not need more of this
89. Want control
90. Neighborhoods are already congested parking wise. Adding ADU's to single family residential neighborhoods will increase this congestion. Homeowners are not guaranteed parking on the street in front of their home currently. All this will do is decrease the ability to park in front of a personal residence.
91. Having designed parking keeps parking off the street and neighbors have room in front of their property for their guests
92. I assume the required parking spaces apply to both the resident and the ADU, not additional parking spaces beyond just the resident.
93. The added street parking we already have from airbnb's, sober living and group homes makes for a dangerous driving situation around corners and around parked cars.
94. Street parking is already a problem. I have mobility issues, and there are times when someone needs to pick me up, but can't park anywhere near my front door because there are so many cars parked in the street, and I have to walk a ways to get to their car. Likewise, my friends, like me, are elderly with mobility issues, and when they come to visit me, they often can't find parking near my entrance.
95. Less street parking
96. Street parking is hazardous to bicycles, pedestrians, and limits view for other vehicles driving.
97. Parking may be an issue as the dedicated area may not be sufficient.
98. I'm not one for parking minimums, but these seem reasonable so long as parking 4 vehicles in one driveway (next to and behind each other) is allowed.
99. In the current rental landscape, in the 85282 zip code (roughly Rural between Broadway and Southern), there is ample evidence that each bedroom will have an associated car of at least one. In most cases, each renter has a boyfriend or girlfriend, making it two cars per rented bedroom. The City's proposal, on the number of parking spaces, is ludicrous. In addition, Tempe does NOT enforce any decent landscaping requirements today on rental properties which is why the 85282 zip code has so

- woefully declined. ADU owners will only tear up front yard landscaping and lay down hot, ugly cement to meet the parking requirements. No consideration will be given to making the home a 'green' space with landscaping.
100. We have way to much neighborhood street parking already, makes neighborhoods look not keep up or a place families to want to live.
  101. Good idea. It's as simple as more people living there, more vehicles. Where will they park? Will they take up the existing street space so that it is difficult to drive down the street? I think it's good that the city is thinking about it.
  102. I am not in favor of ADUs in any form
  103. Not in favor if adu's, this questionnaire is purposely misleading
  104. Congestion creates traffic problems.
  105. Traffic density is my major concern for this issue. Ways to encourage more biking & pedestrian activity should be explored. Reciprocally, ideas to discourage motorized traffic should be developed.
  106. In suburban neighborhoods, people have to have cars in order to go to work. Having an allotted parking space solves what would otherwise cause friction between residents.
  107. Makes sense.
  108. We cannot assume the homeowner will allow their tenants to use their driveway since the homeowner is living in the primary residence on a property. Without requiring additional parking be made available to tenants, homeowners will likely see a "free" solution - by directing their tenants to park on the street.
  109. One parking space for each renter
  110. Narrow streets.
  111. As stated, older single carport & driveway properties often have 4-6 or more cars after the owner has sold the property and it has become a rental. Then the residents have guests come for a visit (Super Bowl Game, party, etc.) and the guests cars have to park somewhere. On some evenings when there is a party, parked cars are bumper to bumper down the whole block. THE CITY SHOULD REQUIRED A RENTAL PROPERTY HAVE A DOUBLE DRIVEWAY AND OFF STREET PARKING AVAILABLE FOR AT LEAST 3-4 CARS. ASSUMING THE RESIDENTS WOULD PARK THAT WAY - THEY USUALLY DO NOT WANT TO HAVE TO MOVE A CAR!
  112. Should prevent on street parking.
  113. THE RATIO OF PARKING SPACES TO BEDROOMS SHOULD BE 1:1.
  114. Limited availability of on-property space and/or public street parking.
  115. Very crowded parking in zip code 85281 when college is in.
  116. All parking, in any residential neighborhood should be on the property. On street parking should be prohibited. Streets are for driving, riding a bike or scooter but not parking.
  117. I do not want them to be allowed as rentals, if any ADU is allowed for guest house or office/gym I am ok but no rentals!
  118. This is a big stick point for me. I live in a cul-de-sac and my property is V shaped so I have less curb along the street. Parkin isnt allowed in the cul-de-sac but that doesn't keep the renters next door parking their vehicles in front of my house and blocking my expanded, code compliant, driveway so I can accommodate multiple vehicles. Every 3 months when my neighbor slumlord gets threatened with a fine for grass and weeds being 3 feet tall his landscaper blocks my driveway. The neighbor slumlord has 4 bed 2

bath home, jamming as many as possible and if they all have cars they can't accommodate parking with their current driveway situation thus becoming my and my neighbors problem. Most my neighbors have lived of own thier homes for 20-35 years, I have owned mine for 8 years now, so we all care about what is happening in our community. Unlike the renters that cycle through every year or less because they get evicted.

119. yes, but 2 spaces for 5 bedrooms is ridiculous. rentals in my neighborhood with 5 bedrooms have at least 5 cars!!!!!! that requirement might have worked in an era when houses were owner-occupied and children lived in the bedrooms, but now there is at least one driving adult in each bedroom.
120. Need a minimum of parking spaces "on site" otherwise the additional cars will just end up on the public street and parking is already a premium in downtown Tempe
121. We need designated parking to keep cars off the streets. See earlier comment about how cars parked on the street are a safety hazard for communities and children.
122. Offers comfort to neighborhoods.
123. Require parking on-site or a permit for street parking that is paid by the homeowner.
124. Many streets in neighborhoods near ASU are already completely parked up. When emergency vehicles, delivery trucks, and contractors are added to the mix, navigation can be difficult.
125. For smaller lot homes, less street parking. At this time in my neighborhood, street parking gets filled up by college renters. For example, five in home next to me and five in home across the street, each have a car plus when company or party, street parking can and does fill up.
126. Parking spots tied to bedroom totals will keep things from getting out of control.
127. I've seen what neighborhoods look and feel like when you multiple rentals and with an excessive number of residents per house. Roads become parking lots, it becomes a safety issue and difficult to navigate. On site parking should be a requirement for additional living space.
128. Because Tempe is the home to ASU, It is common that each person renting a room has their own vehicle. If this is allowed to pass, I believe each property should contain a parking space for each room if that is how the property is rented out. It is unfair to the rest of the neighborhood to rent a property to five individuals with vehicles and only supply two parking spaces. It clogs the streets on a regular basis and causes safety issues when people have guests.
129. Many older sections of Tempe already have limited parking due to carports and garages converted to living spaces over the years. In addition short term rental owners have enclosed these spaces, mostly illegally and unpermitted, to expand the number of occupants in the STR. It is important that the residents have adequate parking available.
130. Why should I have to put up with extra cars parking around my home just so someone can make extra money on their new ADU? I get absolutely NO benefit from this increased human and auto density. Street parking in a single-family neighborhood is especially of concern to me because drivers are terrible, can't park correctly and generally endanger children and elderly who want to use the sidewalks. If a property owner want to make \$\$ on their nifty ADU then they can suck up having parking ON THEIR PROPERTY.
131. Keep cars off the street. This is a must

132. Part of the problem with changing use regulations for single-family homes is addressing traffic and parking congestion. Inevitably, if additional parking is not required, streets will be lined with cars, and you'll see people parking on unimproved services like gravel, or even lawns. I already see this all over the city where there are no HOAs enforcing parking restrictions.
133. I own a home in Oregon and the parking policy has kept people from crowding/polluting the streets.
134. Street parking is already limited in many areas of our city. Development should provide parking.
135. Many homes around ASU are on larger lots, but to say 1,000 for a casita size is way to big! Some homes are that size, and you now would have 2 full size homes filling the lot. Look at other models of small homes. They can be done at 400s.f or less.
136. THE CITY WOULD HAVE TO ADDRESS PARKING FOR THE SURROUNDING NEIGHBORS.
137. To prevent people parking on lawns or taking up parking in unsanctioned areas.
138. I think parking should be a requirement. It will limit the cluttering of cars in a street. This will especially come into play where there is a cul-de-sac.
139. Definitely!! You may not build and aud without at least one extra parking spot. Also houses being rented to 3 or more individuals should be required to have designated parking spots so as to not create congestion.
140. Based on lived experience in my neighborhood close to ASU, parking can quickly become problematic for neighborhood if the property with additional adults (bedroom use) is not providing spaces!!!
141. It seems like with up to 6 bedrooms more than 3 spaces should be required.
142. Yes but would this even be enforced? current city code indicates a limit as is, and I know I personally have neighbors that are college students with 6-7 cars filling the driveway and street parking.
143. The property with an ADU should meet on-site parking and not impact the public right of way with vehicles. However, the parking requirement could expand to allow for tandem parking and in the FY setback.
144. See my comments above. Legally there are only supposed to be three unrelated adults in a house, our rental neighbor always has 5 and the city has not way to enforce this! I have called the city and tried. I have also talked to the landlord who just shrugs.
145. This could assist with disabled people who drives can have a parking spot for their vehicle or person who assist them w driving can use the space.
146. too much street parking in neighborhoods
147. No. This does not solve the problem with housing. This would continue to add to the population density problem which brings on more crime and issues. The crime statics continue to grow in that community.
148. I live in a part of Tempe (R-1) with a fraction of rental units. They are quite obvious. Why? Because the garage is used as a bedroom and thus the tenants park their cars on the remaining slab and on the street. Some units have paved (or graveled) an additional place for an additional vehicle adjacent to the driveway. I have observed this in my own neighborhood and in the older neighborhoods closer to campus. It does not seem to me that relaxing the parking requirement has had an effect on vehicle ownership. There is no effective force (in most of Tempe) to discard personal vehicles.

149. Neighborhood Parking Capacity: ADUs increase the density of single-family neighborhoods, potentially straining existing parking resources. Requiring parking spaces based on the total number of bedrooms helps to mitigate this strain, ensuring adequate parking capacity for all residents . This approach reduces the likelihood of parking congestion on neighborhood streets, which can impact quality of life for long-term residents. Traffic Management: Increased density due to ADUs can lead to higher traffic volumes in single-family neighborhoods. By requiring additional parking spaces based on the total number of bedrooms, local governments can better manage vehicle flow and reduce congestion . This approach minimizes the risk of traffic-related issues, such as accidents and delays, which can further contribute to neighborhood livability. Preserving Neighborhood Character: The introduction of ADUs can alter the character of single-family neighborhoods. Ensuring that properties provide adequate parking helps to preserve neighborhood aesthetics and prevents streets from becoming crowded with vehicles. This balance between density and parking capacity maintains the visual appeal and cohesion of the area, reducing resistance from existing residents. Environmental Impact: Unregulated parking congestion can lead to increased vehicle emissions and environmental degradation. Ensuring adequate parking spaces helps to reduce the amount of time residents spend searching for parking, thus limiting idling and emissions. This approach supports environmental sustainability while addressing parking needs.
150. We can see the parking problem already for existing houses that have are rented to students and other groups of people. A parking requirement is necessary.
151. Parking is already a premium.
152. There are already far to many cars parked on the streets, it's dangerous in some situations because you can't see past them on corners.
153. I think this will limit some of the street parking that having rentals filled with adults who have cars. Also will encourage more families instead of single college students.
154. The proposed requirements make good sense to me.
155. Streets already seem to overflow with parking and it's overcrowding the neighborhood.
156. Since we have seen that the landlords pack 3 - 4 people in each "bedroom," this is an ineffective requirement.
157. If ADU's are allowed in residential areas the least we can do is keep the streets accessible for the day to day neighborhood things. Overcrowding cars are already an issue with rental properties in the neighborhoods.
158. I DO NOT WANT ADU's other than immediate family use in the first place - NOT for any form of Rental/Short-term/Income/Low-Income housing or any other purpose what so ever. so it's obvious that your 'survey' is already heavily biased to this going forward in the first place
159. I think parking issues are the most likely form of potential ongoing problems between the property and the neighborhood residents. I think there may be wisdom in creating a city document that all adu residents receive that helps to educate in regards to legal and illegal parking. This information should also be shared with area neighbors so they, too, know what is legal. The document could include other topics as well and by distributing the information to the neighbors, they could be apprised of what's allowed and what isn't instead of just making assumptions and going online to complain.
160. Yes, it would be great to have additional parking spaces but probably not likely going to happen. Again who's going to regulate?

161. Prayerfully this would address cars being parked up and down streets and or even sometimes in a homeowner's yard
162. Planning ahead for the impact of number of cars sounds like a good idea. With more cars parked it makes streets feel crowded. Dedicated parking would help alleviate this.
163. Having access to good parking is essential. With the amount of permit street parking, renters need dedicated spots to park.
164. Yes, with that kind of occupancy, we would need to insure that the streets stay safe from wall-to-wall on-street parking.
165. Some Tempe streets are already crowded with renters' cars. Most all living places have 2 parking spaces, so adding a 3rd should not be a big deal.
166. Yes, but the city will need to be careful when reviewing plans because often offices/dens/family rooms/etc. are used as bedrooms in rented out houses. I'm worried that a plan will show 5 or less bedrooms, but in reality more rooms in the house/ADU will be used as bedrooms.
167. This will eliminate chaos on the already busy streets
168. Congestion on residential streets. Far more unsightly street parking
169. This should reduce the problem of too much traffic, but that is to say if people actually follow the rules. You'll then need some type of department to enforce that, which likely means more cost to current residents and homeowners.
170. Don't want ADUs or ADU expansion in the first place.
171. The short term rental across the street from me consistently brings in 4 vehicles at minimum, this is unacceptable. I did not move next to a motel and am unsure where these parking spaces are coming from.
172. After Living in a neighborhood where people who park on the street trash out community property, I think anyone who can afford that many bedrooms should be able to afford space for residents to park in their OWN property
173. Parking is a problem already in our community. The owner will need to provide sufficient on-site parking, and that does not include the front yard as many do in our neighborhood.
174. Absolutely there needs to be parking! Just drive down Roosevelt near the park and look at 1616 Roosevelt - and the house just south. At times there are between 8 to 15 cars. This is without and ADU in the back.
175. I am against ADUs, but if they happen, the parking space requirement has to be in force.
176. Parking is already a significant problem in many parts of Tempe.
  
177. Our streets are already densely populated with cars. We don't need more street parking.
178. People have to park somewhere
179. Again if this isn't address then our neighborhoods and quality of life for those that are permanent residents of Tempe would be jeopardized
180. Why only three parking spaces? What if the home has 8 bedrooms, or 9, or 12?
181. Street parking could become a problem if we don't require owners to incorporate parking spaces into their design plans.
182. Must add off street parking on your property
183. There should not be any short term rentals



184. Parking is an issue. Cars need to go somewhere. Establishing requirements helps resolve congestion and makes better neighbors. No parking regulation, and an "anything goes" philosophy is going to have issues.
185. otherwise there will be people parking in front of other people's homes or across driveways.

**Those who said no:**

1. Parking minimums continue our cities car dependency. If more cars are forced to be added in suburbs and single family zones it will cause more usage in dense city centers.
2. We had tons of available parking but the city has done away with it in the denser areas.
3. Walkable city should not need parking. Also there may not be space on some of these properties
4. Additional on-site parking MUST be required if adding an ADU to keep our already crowded streets from being more congested than they already are. Two parking spaces per 5 bedrooms isn't enough.
5. Tempe is the only city in the valley that permits living without a car, outside of the very small portion of downtown Tempe where parking is priced there is extreme excess parking
6. Parking requirements create unnecessary barriers.
7. no additional parking is needed, if it becomes an issue add transit accessibility.
8. Because families have children under age and this would penalize large families seeking to add ADU
9. I don't think there should be parking minimums. There is no shortage of street parking in any single-family neighborhood in Tempe. Since ADUs are a significant investment that not every household will make, parking minimums just present another unnecessary barrier to entry for people who want to build an ADU.
10. My neighborhood is a gem in the valley, in part because of the density that has so far been permitted. It's allowed for a genuinely useful transit connection that I use often. My roommates use it and other modes of transport as well; the two of them--who work in the area--do not even own cars. I know this isn't feasible for everyone, but it's only by continuing to invest in alternative transportation options that this can become more of a possibility for others. And to justify more investment, there needs to be more demand, which only comes with human-(instead of car-)centric development. Instead of passing the buck to the property owner, the city should continue to invest in infrastructure that allows its residents to remain independent of the expenses of cars.
11. Maximum 2 spaces on property, other can park on street.
12. We need less parking and more quality pedestrian infrastructure.
13. Parking shouldn't be mandated. It should be a free market choice for everyone involved.
14. If it's close to campus, many renters will only have bikes.
15. Another tough question. Either way, there will be more traffic with more ADUs. More parking spaces will make a lot more hot hardscape to heat up a region that is already the hottest urban area in the nation. Please consider we live in the hottest urban area in the nation. Green options? Only at a cost unlikely to be paid for short term rentals. Cooler surfaces are seldom used by anyone as it is. Issues include traffic. More cars for sure. Heat makes public transport much less useful. Looks like South Tempe and

HOAs wouldn't be dealing with this so much? Areas with plenty of traffic already will have more. 0 fatalities? Really?

16. Burdensome and plenty of street parking in most areas but might want to define requirement based on availability of street parking, like in North Tempe or by zip code
17. No focus on transportation updates not making the city more car dependent.
18. We've lived in Alta Mira for 27 years and are against ADU's.
19. Some of the bedrooms may be occupied by children who would not need parking.
20. Everybody's situation is different. If someone doesn't own a car, this is wasted space required by law. Less restrictions, more freedom.
21. Stop with this practice of requiring parking! Cars are an urban disease enough as it is.
22. Street parking. I guess in neighborhoods closer to the ASU campus that might not work.
23. Adding required parking places may eliminate some candidates for the ADU.
24. Number of parking spaces should be determined by whatever fits the needs of the owner, not based on external needs- if they don't plan for enough parking, they take the hit for that.
25. You can rent out a 6 bedroom house to 12 people with 12 cars and where are they going to park? If you are going to base it on bedrooms then be realistic that each bedroom might have a couple and each couple might have 2 cars. You may want to split the difference and say a 5 bedroom house needs a minimum of 7 spaces and a 6 bedroom house would need 10 spaces. Be realistic!!
26. Again, we don't approve of allowing ADUs in single family neighborhoods so the above questions are moot points.
27. Many people in Tempe don't have cars. You don't need to provide extra spaces for cars that don't exist.
28. Our streets are clogged with people who do not use their carport or garage as it is. We don't need more congestion. There should be an age limit on the ADU for people who live there...or a disability for a family member. 65 or disabled earlier.
29. Not every bedroom has a car.
30. The number of properties that can accommodate ADUs is fairly small and would not have a significant impact on street parking, especially if the size is maintained at 800sqft - smaller space, fewer people, fewer cars.
31. Less parking fewer cars
32. adding one space for an ADU is enough.
33. Cars will be parked on the street no matter what. Perhaps vehicle quantity should be mandated, not parking spaces.
34. Tempe is increasingly dense and walkable. We should lean into those positive changes by allowing people to build ADUs without requiring additional parking.
35. More barriers again - it should not be hard to build an ADU. We also have so much parking already in Tempe
36. Our house sits on an outside corner. We have a large backyard, but the lot is pie-shaped and it would be difficult to make 2 more parking spaces.
37. It may be a pain to get approval if your parking situation is not traditional. Plus there are plenty of people without vehicles who would want to rent an ADU.
38. I do not think the current code requirement works well in some neighborhoods; fear that ADUs would worsen the situation.

39. Minimum parking requirements are one of the issues that raise housing prices. ADUs should appeal to those who would be on the lower end of the economic spectrum, so they wouldn't need parking spaces as they wouldn't have a car. To impose a minimum parking requirement would mean less ADUs as it would lock out smaller properties that may support an ADU, but not ADU + additional parking.
40. This seems like it would make it additionally burdensome for people to gain approval, and make projects more costly for the owner. The city would need to provide guidance on how to handle parking requirements.
41. Requiring parking is a huge barrier to ADU construction (or all construction for that matter). Requiring space for cars achieves the antithesis of what ADU development is seeking to achieve. By requiring parking, you're canceling out the potential benefits of creating an affordable, walkable community. Most SFR homes already have a two-car garage and a two-car driveway as well as ample street parking. Stop requiring people to own and drive cars everywhere and help make it possible to get around by literally any other means possible by using land for housing, sidewalks, bike lanes, transit, mixed-use development, etc.
42. Requiring parking minimums results in usable acreage of a property used as parking instead of developing better landscaping or as livable area.
43. This is a good happy medium that will allow a lot of homes in Tempe to build ADUs without having to add additional parking but, I don't think we should prioritize parking over housing.
44. This would be a major burden in the way of ADU expansion taking off in any way. A lot of people choosing to lease these homes may be carfree anyway, and almost certainly have less vehicles than the a full-size SFH
45. Tempe is a very multi modal city and many people like myself don't own a car and have no intention of owning a car. also, there is ample on street parking in almost all areas of Tempe. many people in Tempe use on street parking even when a garage or drive way is available but they prefer to use their garage as a storage space.
46. A parking space has a similar footprint to a bedroom. Requiring parking spaces will just make one of the cheapest forms of housing more expensive.
47. Once parking spots are added, this looks much more like a business enterprise than housing family members
48. Parking requirements should not take ADUs into consideration. Residents of ADUs may not have cars and requiring parking spaces should be based on cars not bedrooms.
49. If we are to maintain comfortable neighborhoods, we cannot give all this space to cars. Tempe has been expanding municipal transportation options as has the City of Phoenix. We ought not be more welcoming to cars.
50. I am not in favor of any ADU ANYWHERE in Tempe.
51. If required This will result in front setback parking and parking in front area. Most residences in single family have 2 car garages. Your tenants would have to park on streets. Alley access will be demanded by guests and tenants for parking creating a new standard and nuisance for back yard access.
52. As public transportation (hopefully) improves, this shouldn't be necessary in Tempe.
53. I think the parking spaces should be based on the total number of drivers. If much the street parking is taken up by ADF residents it is going to cause tension in the neighborhoods.

54. I don't want ADUs period.
55. Parking spots are a waste of land, a very limited resource.
56. Having a parking requirement would severely decrease the feasibility of building ADUs. Almost all residential streets are large enough for street parking anyway so it is really unnecessary to require them to have parking, and if someone didn't have somewhere to park their car that's a them problem I don't understand why the government cares.
57. Folks are already using up a lot of parking spaces if there's people sharing a house so I don't think it will really matter if there's somebody renting out each room say for a three-bedroom house there's going to be three or four sometimes five cars already out there so if you put in another dwelling on the property you're looking at the possibility of having no extra cars because that person rides a bike or uses other transportation or you could have two more cars on the property I don't think any kind of restrictions is going to make a difference folks are going to do what they want to do.
58. This requirement will handicap ADU construction as many home won't have the space for additional parking.
59. There is an absurd amount of parking in Tempe, we should be moving to get rid of parking requirements, not adding more.
60. I want to ENCOURAGE ADUs, not add a bunch of restrictions that make them less useful. Also, parking is a very inefficient use of urban land and mandating it (whether it's needed or not) is a little crazy.
61. Complicated no. Parking should not be required within a certain proximity to public transit. For dwellings removed from transit options, parking should be required.
62. More parking requirements creates more cars on the road and more pollution. Tempe has too much parking as it is and people need to use public transit.
63. There's plenty of street parking in most of Tempe. Plus additional parking space requirements take up valuable urban space. Lots of folks who may live in or build an ADU likely would use transit or bikes to get around too.
64. Neighborhood streets are designed with street-parking but it is underutilized. There is no need to require owners to add onto their carport, garage, or pour another concrete pad for additional parking when there is plenty of street parking available.
65. I don't think the parking requirement is necessary. As city staff has already stated, ADU residents are more likely to use alternative modes of transportation and many ADU owners will likely construct other parking on their lot as necessary to support the ADU without parking requirements. This likely poses an additional financial burden to ADU construction.
66. I don't think there should be any parking requirements. Adding 1,000 square feet of living space doesn't relevantly impact the number of cars.
67. Households may already not be using the number of parking spaces that code currently requires, and adding more parking spaces would just encourage more cars and more driving. The city should be removing parking requirements, not adding them.
68. ADU's go hand in hand with helping to make it easier for people to live closer to the places they want to get to. And if they can be closer, that has the positive benefit of making it easier to take a walk, bike ride or transit ride to get to their destination instead of needing to get behind the wheel of another car. If we require additional parking spots, we're only going to make it more difficult to actually get ADUs built, because where are you going to put that parking spot, especially considering setbacks and lot coverage requirements are not being changed? And it will only further encourage driving by

making parking that much easier and baked in. We want to be encouraging people to leave their car behind and use alternative methods for the folks that are able and willing to. Plus, what if the people already residing on the lot don't use all the currently mandated parking spots? They'd just be forced to add another parking spot that may not even get used.

69. Many parts of Tempe are increasingly walkable and bikable. There is no need to waste valuable space on parking by enforcing arbitrary parking codes. Tempe is landlocked. We do not need to waste more space, especially downtown, on personal vehicle storage. For many residents, a car is not necessary, and we should be able to take advantage of that opportunity.
70. Mandatory minimums are absurd. If you're worried about it, establish an avenue of deconfliction or resolution. I.e., a city or neighborhood body that could take up any potential issues that \*might\* arise as a result of this without going through the courts first.
71. This is another form of gatekeeping and restricting affordable housing.
72. We are trying to create a walkable city. We have great local transit. Parking spaces aren't that necessary.
73. Not where I live. Closer to spence it is more of an issue.
74. There has been a lot of discussion on the detrimental effects of parking minimums recently. Take, for example, this article from CNN, published May 21, 2023: "Mandatory parking minimums helped shape the modern makeup of America cities. They become a self-fulfilling prophecy, in effect. More parking spaces mean bigger parking lots. Bigger parking lots mean more buildings isolated from roads and sidewalks, separated from arterial infrastructure by vast oceans of asphalt. Faced with so much mandatory automotive-centric infrastructure, many people abandon walking and choose to drive." <https://www.cnn.com/2023/05/20/business/parking-minimums-cars-transportation-urban-planning/index.html> All this in a city that is seriously considering 'pavement cooling' by painting roads white when the overabundance of roads and cars in general is contributing to the overheating of our city.
75. All parking requirements should be removed for the entire code and left to the market.
76. Not needed
77. With self driving cars becoming increasingly viable the need for parking will continue to be reduced over time. Parking requirements take away options for ADUs. Better to improve walkability and likability as well as other public options.
78. Not everyone needs car parking. Writing car dependance into law only serves auto manufacturers. People don't speed down streets covered in parked cars and kill your kids.
79. We have excellent parking overall.
80. In some areas everyone should be encouraged to use public transportation. If so, parking would not be necessary.
81. We should be encouraging fewer cars in Tempe, not more. Our residents already complain about how much traffic exists. More parking means more cars and traffic, which no one wants. Between bikes and the free Orbit bus system, there is little need for additional car parking requirements. Tempe has approved a completely car-free community (cul-de-sac). It is incongruous to now add parking requirements to someone wanting to permit an ADU.

82. No, I'm in favor of limiting the number of motorized vehicles. Period. My block in an R-6 zoned neighborhood is becoming a treeless shade less parking lot as more and more people invest and rent out multiple bedrooms and then pave over half their front yard"against code"and the city does absolutely nothing when they're reported. And we're right off College Avenue with good bike lanes and Jupiter!  
Where exactly do you expect them to add these additional parking spaces?
83. This is a terrible idea. This would encourage paving more property, contributing to the urban heat island. Also, parking requirements directly encourage car usage and discourage walkable neighborhoods, public transportation, bicycling, e scooters, etc. Tempe should implement residential parking permits in areas where any issues occur, as has been done around ASU.
84. Many people who share a house together do not own or lease a vehicle. To require a parking spot for residents who may not even have a vehicle is redundant and unnecessary. If there is a situation where each individual in a house owns a car for themselves, the streets in most neighborhoods of Tempe, AZ have ample space for a typical 4-5 bedroom house to park a couple vehicles on the road.
85. A blanket parking requirement is too restrictive. Some ADUs will be located in areas that a vehicle is not necessary. Parking requirements should be a decision for the home owner.
86. From a principle standpoint, we should never be continuing to overinvest in automobile centric infrastructure which expands to the enormous amount of waste driven by designing cars exclusively for automobile use. Tempe thankfully is leading in local efforts to improve public transit, but we should continue even more to improve public transit (why does the light rail not come to South Tempe??). It is fairly bikeable, but we could even expand bikeability infrastructure more. This reflects back on the fact that we shouldn't rely on forcing properties to allocate parking spaces - there are already plenty (I'm going to assume most single family homes in Tempe can feasibly already park 3 cars)
87. This will mean lawns and/or landscaping will be converted into parking lots which will decrease property value.
88. I believe that ADUs should NOT be required to increase any parking or add any additional parking storage in order to be built. We have an abundance of parking already, and are building out the transportation network. There is no reason to increase the amount of parking we have. It would be a huge waste of resources, space , time , energy, and make the creation of ADUs much more difficult and hamper the ability to implement this new policy.
89. We should absolutely not require additional parking. It seems highly unlikely that so many ADUs will be built to cause parking problems in the city. Let's lower the barriers to building ADUs, since we need more of them.
90. If street parking is an issue, Tempe should use market-based solutions to solve it such as paid permits or meters. Property owners would then be incentivized (but not required) to build off street parking as needed.
91. This seems unnecessary, adding to the administrative overhead without a real benefit. It even has the whiff of a cynical attempt by the city to extract more permit fees. If the residents don't feel they need additional parking, they're the ones who know best.
92. It would be difficult to add new parking spaces/driveways to existing properties. I would just assume they could street park or use the current driveways.

93. Minimum parking requirements just reinforce our already very car dependent city. We should be looking to reduce mandatory parking requirements whenever possible.
94. Parking requirements are the worst and we should be encouraging multimodal transportation. I am not in favor of a bias towards car ownership being written into the law.
95. Research shows these mandates can kill ADUs, and this way of calculating required parking by including the primary residence is especially silly
96. I do not think we should have required parking for the number of bedrooms. Parking makes Tempe hot, takes away good landscaping that keeps our neighborhood cool both temperature wise and aesthetically.
97. Again, why are you stepping on your own foot?! The vast majority of ADUs are probably going to be built in the neighborhoods with transit access. Plus let that need for onsite parking be oh I don't know open space, a garden, or jeez more housing.
98. Once again, we are considering sacrificing affordable housing for personal-use vehicle real estate. No, access to housing should not be conditioned on vehicle ownership/use.
99. No additional parking spaces. Parking requirements kill ADU reform. There is plenty of street parking and ADU residents tend to use much less parking anyway (students, the elderly, low income people, all drive less)
100. No. Please no. There are already too many parking spaces in the city. My gut instinct is that most these ADUs will be built in nice neighborhoods that are well connected to transit and that college students, young professionals, and small families may be living in them and can successfully live off the existing public transit infrastructure and even if they bring cars traffic will not get worse.
101. Street parking should be sufficient and we need less cars in the road
102. Parking requirements would further restrict, impair, and slow the process of building more AUDs and livable spaces. Streets are wide enough and there is plenty of room on them to hold these residents' vehicles.
103. I believe there are other ways to manage parking, without requiring an owner to incur cost, or potentially eat up usable yard space for parking. If anything, I would like the city to limit and enforce the amount of on street parking per residence. For example, the 5 bedroom rental across the street from me frequently has 7+ cars parked at the residence. Although they added a parking space in the rear, it is not ever used. There are usually 2 cars in the driveway and 3-5 cars on the street. I am not sure my neighborhood would even qualify (ie pass the transit survey) required to implement a permit only parking neighborhood. The parking they were required to add only checks a planning requirement, and did not actually resolve their parking needs. Additionally, I was required to obtain a use permit to enclose my garage, even though my driveway meets our parking needs and the street space directly in front of my property is plenty for guest. I believe the city needs to adopt more common sense parking restrictions and will not result in increased cost to the property owner.
104. Parking hinders growth, and livability of a city. Parking requirements should be loosened in order to create a more people centric city as opposed to a city built for cars.
105. same
106. Having is a great additional parking is great convince and always a selling point, however, requiring it may create unnecessary barriers to building much needed space/housing for family expansion and/or caring for family members.

107. Not everyone needs a car. There is public transit in Tempe. If AUD's are likely to be inhabited by people who cannot afford other housing, then requiring parking makes the AUD's more expensive and less desirable.
108. This is entirely unnecessary. Our neighborhood streets are very wide and offer ample room for street parking on both sides, with room for two-way traffic in between. Many cities across the country are abolishing parking requirements altogether. It would be a step backward to add this constraint. We need to move towards fewer points of contention where a homeowner is forced to engage the city at great time and expense in consultations and use permits. We need to simplify our laws and encourage cost-effective investment in new housing in our neighborhoods.
109. It's absolutely unbelievable and frankly unacceptable that we would ever prioritize asphalt for cars over roofs for people. In our quest for sustainability and more housing, attaching home creation to parking space requirements is a glaring misstep. Mandating parking spaces based on the number of bedrooms not only undermines our urgent efforts to combat climate change but also significantly restricts the development of Accessory Dwelling Units, slashing crucial housing opportunities. Such policies encourage car dependency, ignoring the vital shift towards sustainable transport solutions like public transit, biking, and walking. We should strive to double down on our climate and transportation goals, fostering a less car-centric culture is essential. Prioritizing parking over green, accessible, and compact urban design severely hampers our progress in cutting carbon emissions and achieving environmental sustainability.
110. There are now a number of multilevel apartments that do not have any parking here in Tempe and it has not been an issue. Although one might own a house with technically 5 bedrooms one might be used for storage, another for an office, another for an art room.
111. Some houses don't have enough space to add parking in their front yard. So many people don't use their garage for parking anyway, they opt to park in the street. So adding more parking spaces may not decrease street parking.
112. will add cost and prevent ADUs from being built.
113. I believe we are not far off from services like waymo replacing the need for some people to own their own vehicle. We already have a lot of transportation options, and many people who opt to take advantage of those over having their own vehicle.
114. Not in favor of expansion of ADU.
115. We have an abundance of street parking in most areas to deal with increased parking. Only in the most dense, transit served communities do we see a lack of access for the automobile, and it isn't needed in those locations.
116. In my cul de sac we have limited parking because my front property spans only 40 feet. But my back yard spans 180 feet. So I need to park in my front yard and there is currently ordinance restrictions. Get ride of the parking restrictions!!!!
117. Just as there are parking requirements for other commercial requirements, there should be requirements for parking for ADA's but 2 spaces for 5 bedrooms 3 spaces for 6 bedrooms is not enough parking. Street parking narrows road ways and causes xtra burden on infrastructure, access to all levels of trash collection. AADAA's should have off street parking on their property.
118. Requiring extra parking spaces may be unnecessarily restrictive.
119. They will just park on the street like what happened in Tacoma.



120. This seems to be excessive
121. Parking requirements/minimums are terrible & should be abolished especially in the denser area of Northern Tempe where I live.
122. Front lawns should not be parking spaces.
123. Parking requirements damage affordability and the environment.
124. Parking is a boogeyman. It'll be fine.
125. This will simply encourage parking on lawn, landscaping and in front of homes. This is already a problem. Single-family homes in our neighborhood, like most neighborhoods throughout Tempe, simply do not have adequate parking for single family homes the way it is now. Allowing ADUs in single-family zoned areas that have existing single-family residences will be a nightmare with all the vehicles that will be parked throughout the streets. Our neighborhoods will be littered with vehicles and will look trashy. It's bad enough that the City runs on Orbit bus through our neighborhoods and through our street. And worse yet, the City then changed the Orbit shuttle to a full-size bus. Our neighborhood streets are not for running buses. It is absolutely absurd. I did not buy a home in my Tempe neighborhood to have a bus speeding down my street every 20 minutes and now the City wants to add more rentals. This is insane!
126. It will increase car congestion making the roads unsafe for those who choose to commute without a car. Less cars please.
127. Parking requirements can kind of reduce the benefits of a healthier density that could come with ADUs in some areas. In areas where walkability wouldn't even be an option, parking requirements wouldn't be needed.
128. Based on the large apartment/dorm projects that have been approved for downtown Tempe, placing a restriction on parking for a single family home with an ADU is hypocritical. Many of the downtown high rise projects' occupancy far exceeds the number of spaces. This is especially important to consider in transit corridors of downtown Tempe neighborhoods that have the same access to transit that the high rises have been granted permission to have far fewer parking spaces than required.
129. At least in Maple Ash, the city already gives parking permits for each member of the household with a vehicle. Sometimes there is not room on the lot for a dedicated driveway.
130. Tempe has many public transportation offerings, so people don't need cars. We want to encourage people to use these options and reward people who choose to forego owning a vehicle.
131. We must get rid of parking requirements in general, in order to properly respond to demand, and lessen the chokehold that cars, and their uneconomical demand of space, has on our cities.
132. The square footage cap is unnecessary. Parking requirements are likewise unnecessary. Tempe has light rail and a bus system. Charge for street parking and stop forcing the private sector to pay for vehicle storage they don't want. Parking requirements are a bad policy. People could expand their homes with the space we force them to install car storage on.
133. While I would like a parking requirement for ADUs, I feel that expanding this code would prevent several owners from renting out ADUs, as parking is already at a premium, and this would create more of a barrier to renting an ADU than it would expanding them.
134. Often times there is ample street space that is unused.

135. Parking in Tempe is not as much of a need to many forms of transportation around
136. Parking should never be required. No property owner in Tempe should ever be barred from adding an ADU because they do not have room for additional parking spaces.
137. ADUs should not trigger any additional parking requirements. These arbitrary parking mandates are an undue burden on owners and bundle together transportation and development costs which can price people out of building or owning an ADU
138. 5 bedrooms and only 2 parking spaces means 3 cars parked on the street. If there are multiple properties close together this would be a cause for concern
139. Parking minimums are counter productive to the goal of more housing
140. Parking minimums make everything more expensive

**Those who said not sure:**

1. Think about this and the other questions you are asking. Consider what they mean to our quality of life. You are trying to mitigate the problems created by ADU's, rather than looking for an entirely different solution to homelessness. Any city council member who supported this plan will never again get my vote.
2. Parking is expensive, and concrete is carbon intensive and a high heat retention material. If the intent is to keep the increased parking need off the street, the city should redefine the definition of parking.
3. Same reasoning as noted above.
4. I am against ADU as it will increase density in family neighborhoods.
5. On the one hand, yes it would be nice for this increase in bedrooms to have their own parking, as long as its not on the street. But then many people will likely just convert their front yards in asphalt and then it feels like we're living in a parking lot, not a neighborhood. So I'm not sure how I feel about parking spaces. On the driveway? Sure, no problem. On the street? Eh, okay. In the converted front yard? No thanks. We already have people removing all greenery because they don't want to maintain it and its contributing the heat island effect.
6. How would adding this code requirement ultimately limit the impact of ADUs that would create parking congestion in neighborhoods and on streets that were not originally designed to support additional traffic and higher population density? Would not having the additional parking spaces already available prevent ADUs from being permitted and constructed on single dwelling lots? If this creates an additional hurdle that limits the number of new ADUs being constructed on single family lots, then we support this proposed code requirement.
7. I am unsure of the correct ratio. Our street has a sober house with 5 bedrooms, but the occupancy is at times higher than the number of parking spaces available. On the other hand, there are no limits for current residents to have multiple cars/trailers etc.
8. Where would the location of these parking spaces be? In the street? or the driveway?
9. I believe an ADU should require a dedicated parking space per bedroom in addition to current total bedroom requirements. Per previous reference, my Uncle added a 6-bay carport in the backyard to meet code in California, and renters and family members were still lining the streets. You can Google residential areas in California and see the cars lining the streets. This adds additional liabilities to city services as now the trash trucks,

- which by the way seem to target the telecommunication pedestals in the alleys, but I digress, will have to navigate the congested residential roads.
10. In our community we have very wide streets, I don't think parking would be an issue here.
  11. I think parking minimums should be abolished. They make no sense as we shouldn't be encouraging people to drive \_more\_
  12. 1,000 feet ? THAT'S GIGANTIC for an elderly relative to live in. That's expected for an "investment property" so they can charge maximum rent. Capitalism is hard for an elderly person to survive.
  13. 5 or 6 bedrooms with 5 or 6 roommates could be an equal number of cars and spaces. The current code is not being enforced now. There are 4 bedroom houses with 4 single people and 4 cars in our area now.
  14. I'm not sure if 'parking spaces' includes garage spaces. Why not make this more clear?
  15. Where are the parking spaces coming from? The street? In front of other people's homes? They certainly aren't managed with existing rentals, and then add more people. Where is the parking coming from? People are already parking on their lawns and in others home space. This has to stop. Take a look around -- do your research.
  16. Rental houses in my neighborhood usually have more cars parked in the driveway and on the street than there are bedrooms in the house. Enforce the parking codes for rentals!
  17. Too much congestion, too many cars.
  18. Extra parking spaces are nothing more than a facial cover up for the atrocity of dense living in neighborhoods that Council cronies don't live in.
  19. Parking requirements have been a problem for affordable housing development in cities like Los Angeles, so I'd be wary of doing that same thing here. We need more effective mass transit in the Valley, but that's an issue beyond the scope of this proposal.
  20. I would need more background information to understand the parking space issue. Are there rules/guidelines now for parking spaces for one-family houses?
  21. Has there been a study on needed amounts of parking spaces? How would this change new builds in terms of housing size and parking space?
  22. I am in favor of REQUIRED parking spaces period. Is there is a garage for the main residence to park? Are you speaking of covered spaces or parking pad? Parking "spaces" can mean several things. All I am concerned about is that there are no extra cars parked on the streets for ADU's. Visually they can be an eyesore, hinder safely pulling out on the street and bring down the value of our neighborhoods when sitting for a period of time. I can attest first hand as this is already a problem on my street with an over crowded rental and 5-6 cars at a time sitting. They may cleverly move them around but the house has plenty of on-site parking that is not used.
  23. Parking should be considered neighborhood by neighborhood because the challenge can be very different in each area.
  24. Some of the older homes in downtown Tempe don't have driveways or the way the original home was built the driveways are short and having more than two cars parking could potentially block a sidewalk. Some homeowners might not have the ability to do this.
  25. In my neighborhood most people park in driveways and street parking is used occasionally. We have needed that street parking space when we have done work on

our home. I wonder if street parking could become unavailable when it's needed if many more people were parking on the street.

26. Does any home not current have at least 2 parking spaces? Please define parking space. A one car carport has 2 spaces, a two car garage has 4 parking spaces as is so I'm not sure what would change; however, no one wants a neighborhood full of parking slabs in the front yard.
27. It seems "reasonable" but not sure it is more than trying to appease the no on everything" people.
28. Renters of homes already park on the streets. For some neighborhoods, this feels like a mute point.
29. Yards will be cannibalized to make room for cars. Again not great for community building.
30. We don't want front yards changed into parking lots. It still needs to look like a neighborhood home, not like an apartment complex or commercial enterprise.
31. We already have numerous cars parking on the street in our neighborhood. It will probably get worse with ADUs. Maybe there should be a limit but there isn't a limit now. I think people are just trying to survive.
32. It seems like nearly everybody who lives in this area needs/wants to have a car if they can afford it. Some properties have ample on-street parking, which I think should be considered when looking at residency density. Some properties do not have adequate on-street parking!
33. I'm in support of making sure there are adequate parking spaces, but I am also not sure how parking requirements actually work. When I did some preliminary research, I am not sure if this might require building an additional or expanded garage, or paving more dirt, which would all add increased cost to having an ADU.
34. Parking spaces limit number of occupants ( Quality of life) but there is Uber
35. I'm not sure, especially if some "bedrooms" were actually offices, studios, etc.
36. Students don't necessarily have cars and they will want to live close to campus. Those houses around farmer/mill may not have room to build a very large extra dwelling ( I used to live there ). Great for a singular student to walk to campus. I think that parking spaces can be based on how many bedrooms of the ADU. If it is one bedroom, no spaces needed. Two bedrooms, one space and so on. I apologize if this question referred to # of bedrooms of ADU. I interpreted the question to mean total number of bedrooms of entire property including the main home.
37. Again a leading question like you already decided this outcome come on tempe you can do better
38. How often would someone not be able to build an ADU due to having to make a new parking space?
39. To prevent excessive street parking which all taxpayers pay for. If people want to build an ADU, they must also pay for the parking associated with it. That said tenants who are living in these houses may not have a car (unable to drive, use public transit, bicycle only) so I am not sure how I feel about the requirement.
40. it depends on which neighborhood it is in.
41. If you consider the rentals that have 3-4 bedroom and many of these have couples that would bring 6-8 cars to that house alone. Most families have a car for each driver so to say 2 parking spaces for a 5 bedroom house seems silly. And what about those who

have a work vehicle and a leisure vehicle. It's a foolish law, it's a waste of time to write a law that's not enforceable.

- 42. There are currently many Tempe single family homes with 5 bedrooms or less use more than two parking spaces, for example rentals with 3-5 renters who drive or homes where more than 2 family members are drivers, so it's not clear why the requirement of parking spaces would be required. Perhaps enforcing a limit on number of vehicles that can park on the property or street for all properties if the issue or concern is too many vehicles parked on or around a property.
- 43. I don't care

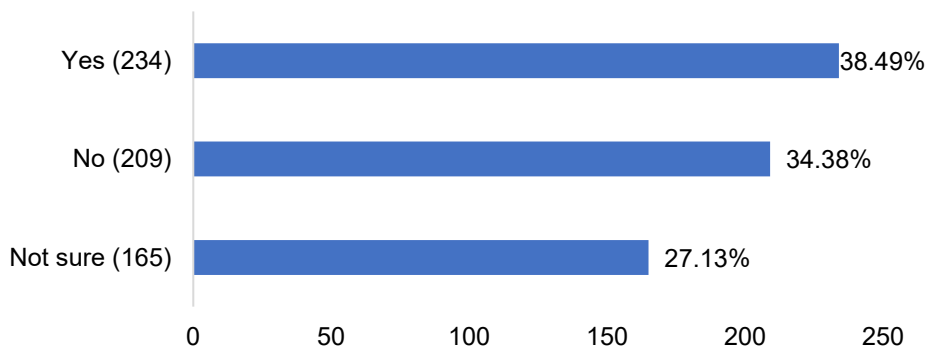
**Skipped selecting an answer, but shared a comment:**

- 1. Not in favor of ADU's. Therefore, this question is irrelevant.
- 2. Do not want ADUS
- 3. Private residence owners park in their driveways, ADU's would have people parking on the streets; thereby lowering property values by narrowing residential streets & adding congestion!

**Height, setbacks, lot coverage**

**Currently, there are no proposed changes to maximum height, setbacks or lot coverage requirements for ADUs**

**10. Are you in favor of leaving this portion of the code the same?**



Responses 608

**Please share why or why not:**

**Those who said yes:**

- 1. Strict adherence to existing codes must be enforced.
- 2. It's there for a reason. What make it easier. Investors would love making it easier.
- 3. I would like to see requirements reduced, eliminating setback requirements and allowing ADUs to be taller to maximize lot space.
- 4. Single family home properties will become duplex properties regardless.
- 5. It would be helpful to see the logic behind the decision, and any voiced pros/ cons. I am a firm believer in standards to drive city character. I know others believe this is overly limiting.

6. Makes sure neighborhoods don't get too overcrowded - only property with enough space should have ADU
7. What we have allows people to build casitas with consideration of their neighbors. Building higher is limited and currently takes approval from neighbors.
8. Because it appears to be appropriate currently and has worked. So keep with it.
9. I am assuming many people will be putting ADUs in their backyards and I don't much care what people do in their backyards.
10. Easements and setbacks must be kept in place 'as-is' or increased to be more restrictive for ADUs. Not only are these code requirements needed to preserve the integrity of existing residential neighborhoods, but fire-prevention and utility access are two overriding requirements that can't be modified.
11. Leave code the same ... Leave code the same ... Leave code the same. This helps keep the ADU unit size appropriate for the property size and neighborhood infrastructure. Even SB1415 is suggesting to leave code the same.
12. We need to ensure the neighborhood environment is not changed to look like a multi-housing development
13. I trust long term homeowners to place dwellings that are congruent with the character of their property and neighborhood aesthetic.
14. The city is fine the way it is.
15. Privacy
16. Less is best
17. Current limits seem to be adequate.
18. I am opposed to any lesser requirements or waivers. I am not opposed to additional, more restrictive requirements.
19. The same reasons apply as against any increase in density.
20. Unless a problem is known in the present system, don't attempt to impose a 'fix'.
21. There is too much congestion and noise already in older neighborhoods.
22. ADUs should fit in with the established neighborhood, code makes for a safe living structure
23. It is important to maintain the looks of the neighborhoods.
24. Current set backs allow for spacing between buildings (not next to each other) and keep the area from being significantly built up on residential properties.
25. I see no reason to change it.
26. Should be a single story structure with setbacks consistent with properties in Tempe
27. I support reducing barriers to ADU construction.
28. There should never be 2 story units on an existing single story lot or neighborhood.
29. Residents purchased their homes as a single family residence. Adopting this revised code changes the landscape of neighborhoods and does little to address the problem of affordable housing in Tempe.
30. Would partially address the issue of not disturbing neighbors
31. Allow duplexes in single family lots. Single family lots are currently vacant for a reason, based on a suburban model from the 1950's with cheap water, cheap energy, and cheap labor. Try and build to maintain minimum setbacks and lot coverage today and you end up with multigeneration large housing with 3 car garages. Queen Creek is a good example of this.
32. I thought those codes were set for safety. I'd like our neighborhoods to be safe.

33. I would not want people building multi-story or over-tall ADUs and changing the character of existing neighborhoods.
34. An ADU should not be allowed to be higher or take up more space on a lot than the primary residence. An ADU should not be a mini-skyscraper in the middle of a residential neighborhood and dwarf other homes.
35. ADUs should not disrupt privacy for neighbors, spoil aesthetics.
36. A positive characteristic of our neighborhood is single story homes, which offer better privacy for neighbors. If 2-story ADUs were allowed, this would have a negative impact on our privacy, and home values.
37. Generally, I have some concerns about the lot coverage requirements restricting potential development. I wouldn't want to see that control ADU construction.
38. Flexibility for owner and builder.
39. The current requirements seem adequate
40. The setbacks in place allow enough room, as long as you have a lot size requirement for the ADU's. Also an 800 square feet ADU is enough for a one-bedroom with a living/dining kitchen. A small ADU and would not put too much pressure on the existing sewer and water lines.
41. This helps with ADU placement and provides for homeowners to get the most out of their yard.
42. More height is bad for livability.
43. The ADUs shouldn't drastically change the character and look of the existing neighborhood.
44. Better to provide flexibility to property owners and focus primarily on safety.
45. We need space to insure privacy.
46. We should still have some setbacks.
47. ADUs should follow same rules as current residential structures.
48. People can ask for a variance just like everyone else if they need to change. There should be no height changes as a new standard.
49. OWNERS CAN APPLY FOR A VARIANCE IF THEY NEED CHANGES.
50. I'm good with the current height, setback and lot coverage rules.
51. It is an effort to help maintain residential neighborhood look, feel, privacy, and quality.
52. Lot coverage is not enforced already. Height is an issue in a neighborhood sold as R-1. So many setback violations (some may have been permitted) exist that it would appear to me that the City cannot enforce them (and likely the other codes).
53. It seems to work okay now. Don't eliminate, lessen, or change the code.
54. They seem adequate, and a lightweight approach to policy change is usually wisest.
55. It seems sensible to me at this point.
56. I am in favor because our lots are extremely variable and unique. It's part of what makes this neighborhood interesting.
57. Folks should be free to use their own property (responsibly) as they see fit.
58. Please do not require parking. The requirement will add another barrier to increasing the amount of housing we desperately need in the city.
59. Opening up setback and height rules provides more flexibility when yards are limited.
60. Too much change will lead to this policy failing. Baby steps.
61. Because our neighborhoods can't take additional infrastructure
62. Tempe needs more housing options, just make it easier for homeowners to add options to their property.

63. Tempe is a landlocked city that is growing vertically, trying to prohibit that doesn't make sense.
64. if you need an exception, use the same process already in place.
65. More buildings on a property are not necessary much less larger ones.
66. This survey should include the max height and setbacks so we don't have to look up the code.
67. If ADUs happen, the ADUs should be subject the same height and setbacks as the rest of the property/current home.
68. People can walk/bike/public transportation. Parking/cars is not mandatory.
69. I don't see any reason this should differ from existing primary residence
70. There needs to be compelling reasons to introduce additional legislation.
71. We must allow housing density to increase to make our cities more sustainable and affordable to live in.

### **Those who said no:**

1. There needs to be very strict guidelines for these ADU's. If the house is one story the ADU needs to be one story... Maybe only one story should be allowed. So it is not seen from the street!
2. Tempe is a growing city and hight cap needs to be removed. We see highrises going in from my house so why can't I build a 3-4 story townhouse. It makes sense if we want to grow into a city with this kinda density
3. What are they currently. Maximum height and setbacks should be established as to not have an ADU so close to a fence one can barely walk around it (4 feet seems a bit close)
4. I don't want a three story building across the alley from me. There has to be a height limit!
5. ADU's should be exempt from side and back yard setbacks--they should be able to be built all the way to the lot line. Otherwise this is just wasted space.
6. If ADU's are allowed in non agricultural zoned areas there needs to be changes to the maximum height, setbacks or lot coverage requirements.
7. The city requires too much space for one parking space and doesn't count the spaces we use. The city doesn't count the space we have correctly so we get penalized because we have a street light. Even though there is plenty of space to park a car.
8. We need better height and setback regulations.
9. If there are regulations for the current structure, why wouldn't they apply to an ADU?
10. I would like to see one story units only
11. The proposed changes are beneficial, particularly the exclusion of short-term rentals. But again, there is not mention of owner occupancy provisions in the primary residence. This is extremely problematic.
12. There *\*should\** be changes to height limits and setbacks; in particular, height limits should be increased and setback distances reduced. I'm less familiar with current lot coverage requirements but so long as sufficient space remains for gardens and greenery to sustain the unique insect biodiversity in the neighborhood, I would expect that limits on coverage should be loosened somewhat, and certainly not made more strict. Similar to parking space requirements, these sorts of development limitations



tend to lock areas in to car-dependency and make alternative means of transportation less feasible. This neighborhood--built in the 40s and earlier--has more density than other parts of Tempe farther south, and I'm grateful for that fact every single day. It's thanks to this density that the Orbit route is as feasible as it is. It's thanks to this that I'm able to walk to campus and downtown when the weather is nice. And I very much wish more people were able to do the same.

13. In deference to neighboring properties, one-story units are preferable
14. Variances which are well thought out and approved case-by-case; Open parking, but no zero lot line structures except perhaps on the alley side of a property.
15. I don't want to live next to an ADU that is 4 or 5 feet from my property line due to privacy and noise considerations.
16. If there is not a height code there will be two story 12x12 room "shacks" build. There must be as many regulations to keep my neighbor as nice as it is now. This is a crazy idea to build small homes on single family home lots. Create affordable housing, buy or build higher capacity buildings. Buy old hotels. Tempe is trying to do this now. Use your imagination! If something is possible it will become reality! Turn a four bedroom into six. Our beautiful Tempe will be much less than what it is now.
17. Community approved only
18. It will encourage investors to build multilevel units and block the skyline. Once again increased density, traffic and noise.
19. The setbacks are too high. I wanted to build a casita on my property for my mother in law since she is disabled and the town requires a 10 foot setback. It's my property and I can't even move my own family into my house. There should be a minimum requirement for the risk of electric issues, fires, etc., the extra feet that the town requires is unnecessary.
20. One story only. And the ADU cannot overtake the property. We need to focus on bringing in more vegetation and keeping the area viable for wildlife too.
21. There should be requirements so as not to impose on a neighbors' property and privacy, such as no 2 stories, set back from fences or property boundaries of a certain footage, say 50 feet, and leave some of the lot uncovered.
22. Maintain 10' setbacks - Less impact on neighbors Same or less height as existing home  
Total coverage of existing house and ADU less than 50%?
23. Allow for denser housing options that build cohesiveness throughout town. Zoning rules hurt density.
24. This may ruin the look and feel of single family areas.
25. Increase setback requirements and restrictions to maintain the integrity of the neighborhood
26. The entire city of Tempe should have maximum height requirements. I don't want some ADU being built 2 stories high looking into my backyard when the entire subdivision is one story houses.
27. The setbacks for an ADU should be the same as exists for the main house. And the code for secondary buildings should NOT be used. Bottom line is that the city should make it VERY DIFFICULT for anyone to build an ADU. And why would an ADU not violate the 'zoned for single family' instead of multi-family occupancy part of the code?
28. There should be a height limit so that neighbors would still have privacy.
29. I don't know the current code.

30. People wanting to build ADUs on their properties shouldn't be bogged down by red tape and ridiculous barriers or silly no-no's.
31. You could easily get a totally inappropriate building for the neighborhood.
32. Buildings should be higher and with less required distance from the property line
33. Make them small
34. I would not want a 2 story ADU put in a single level ranch neighborhood and you know this may occur.
35. ADU needs to be "in character" (height) of the primary building as well as neighbors.
36. Should have some restrictions, like no higher than the primary residence.
37. We need to expand the number of dwellings in Tempe.
38. I would like to see the height increased to 30ft, even if the front dwelling is a single story.
39. I would not want ADUs sticking up all over and ruining the look of the neighborhoods.
40. See above
41. There should be limits on the size and setbacks allowed.
42. The size of the property should be determine by the size of easement available. There must be some comfortable easement on single family lots so every square inch of property doesn't get built on. It would case the heat island to expand.
43. We should get rid of the set backs and lot coverage requirements. Let's build as many ADUs as possible on as many lots as possible to ease the housing shortage and make housing more affordable in Tempe.
44. We should reduce setbacks, at least in the front yard. People are rarely using their front yard and there's so much minimally used space.
45. Please exempt ADUs from height limits, setbacks, and lot coverage requirements. I want to maximize the number of ADUs built and thus we need simple and flexible rules.
46. Please set up clear requirements.
47. There should probably be some rules about minimizing the visual impact but I don't think the view lines matter. Maybe you can adopt policies that embrace modern architecture and design principles.
48. We do not need any higher than 2 stories max in the neighborhood.
49. Lot coverage requirements should be removed at the very least. Setbacks make some sense, especially on the front side assuming that there needs to be a road expansion at some point, but lot coverage makes zero sense except to make sure that everyone's house remains some semblance of the same.
50. Extra parking should be required
51. Requirements should be eased so that more properties can build ADUs.
52. I feel both the NDU and ADU regulations should allow building height up to 9 feet (it is 8 feet today) without the requirements of setbacks. for example, It is difficult to find pre-made sheds (NDU), which provide adequate floor space but are equal or less than 8 feet in height.
53. Eliminate ADU Trmpe is too crowded already snd too many cars
54. I want the maximum height to be restricted to align with the height of the current homes in the area for ADUs (if the primary home is one story then the ADU should be one story). The current setbacks or lot coverage requirements for ADUs should stay the same.

55. Changing setbacks and lot coverage requirements will result in more properties eligible for building ADUs. Very limited ADUs would be built haphazardly and potential increases in number of ADUs would outweigh potential risks.
56. NEW UNITS SHOULD HAVE REASONABLE LIMITS.
57. 800 reasonable 1000 attracts the sharks parking is needed, ADUs will congest the area for parking.
58. Most lots will still be able to accommodate an ADU, especially with the 10% variance being an option. But, I think we should allow ADUs to be built right on the lot line that meets up with the alley.
59. Not in favor of adu's.
60. These requirements shouldn't exist in the first place. These requirements just make it harder for homeowners on small lots to build and benefit from ADUs.
61. Rentals needs to stop without proper oversight and enforcement.
62. Current leaders are set on ruining Tempe's charm. Instead of increasing property values, leaders want to turn Tempe into a crime ridden, low income trailer park.
63. I have been on a zoning board in the past. I believe in maintaining the intent of having neighborhoods with similar heights and not increasing the hodgepodge height ordinances in place now. Neighborhoods have character which keep property values strong (or not).
64. Want more control not less
65. I think there needs to very specific rules for height, size, lot coverage, parking so our neighborhoods still feel like a neighborhood instead of just a flat apartment complex
66. height is an issue.people hate having second stories looking down on their yards.it also takes up extra space to put in stairs. you do not want buildings right on your fence either.
67. I would like the units to be limited to single story.
68. There needs to be limits or neighborhood will become a mess
69. Maximum heights are warranted so visibility into other yards is not impacted.
70. An ADU should be set back...out of sight to any of the neighbors. They should be single story.
71. Fairness to neighbors
72. I am not in favor of any ADU ANYWHERE in Tempe.
73. Tempe Council cronies will approve this horrible plan. Setbacks, height and lot coverage must be implemented. Otherwise, we'll have buildings right up to sidewalks with overhangs into the streets. Tempe Council cronies don't care about our neighborhoods. These cronies don't live in the neighborhoods to bee compromised.
74. I would like to get away from allowing ADUs period.
75. Single story homes should not have their privacy compromised.
76. Honestly we should loosen all of these requirements. Maximum height, setbacks, and lot coverage requirements are all unnecessary.
77. All single story.
78. What is to keep them from building a structure 2 stories? What if they decided to build a roof top deck on the ADU. I do not believe the city will actually enforce anything.
79. Without these restrictions, we have no way to protect our current homeowners from unwanted changes to their neighborhoods.
80. Need to respect property lines. Some sheds being built in Tempe use block fencing almost as another wall.

81. ADU maximum heights should be reduced and setback increased. An ADU shouldn't be visible to anyone, especially neighbors.
82. Reduce set back and lot coverage requirements, remove height restrictions.
83. height restrictions should be placed so people do not put apartments in their backyards!
84. ADU's must follow the same set backs as the current residence with a maximum height and house style.
85. I think homeowners should be able to make decisions on this based on what they want in their backyard, not their neighbors. I see no reason that an adult couldn't be taller than the house to fit in a smaller backyard, or but against the property line to preserve usable space in the yard
86. As a single income owner occupied resident I am forced to find supplemental income to support the growth and long term goals with the current inflation. I have no interest in selling my home nor would I be able to and able to buy something even comparable nor buy up like in the past. I also want to be able to care for my aging parents as this is the new world we live in.
87. Let ADUs be tall with no setbacks; I bet they'd look great. I want to ENCOURAGE ADUs, not add a bunch of restrictions that make them less useful.
88. You cannot reduce the "maximum" percentage amount of a parcel that is available for development otherwise the parcel would be 100% all building no retention and limited parking and green belt areas. I would however be in favor of reducing the minimum side set backs from 20' from the property line otherwise no one will build an ADU
89. I think it would be easier to build ADUs if homeowners could build them closer to lot lines, or as a two story building on top of a backyard garage or workshop. We need flexible rules here.
90. If Tempe takes action for broad authorization of ADUs, it must have restrictions for height, setbacks, or lot coverage, among other things, before authorizing the ADUs. This should have been done for multi-family lots before even proposing authorizing ADUs on single-family lots. The sweeping ADU proposal is like submitting incomplete homework, because Tempe has not revised the ADU code for multi-family lots.
91. I want to see ADU's expanded in Tempe.
92. I want the code to change to allow more ADU's to be built.
93. I think the ordinance would benefit from more flexible rules regarding height, setbacks, and lot coverage requirements. Perhaps it may even be worthwhile to fully exempting ADUs from these requirements. Allowing some additional height to an ADU can make a small space feel roomier for occupants, especially in denser parts of the city. Lot coverage and setback requirements can be a barrier to new ADU production on smaller lots, especially in areas where we need them most.
94. There shouldn't be lot coverage requirements at the very least.
95. Update the policies and procedures. We are landlocked.
96. Setbacks need to be adjusted and adus should be allowed in a way that the design conforms with the neighborhood to allow build in the front or side of property
97. No one should be able to build a 2 story structure in the neighborhood of single family homes. There should be setbacks and lot coverage restrictions.
98. I think if we're seriously considering changing how properties can be used, then all aspects of the allowed changes need to be considered.

99. I believe that we need to have some form of limiting the height to the height of the existing main residence or the one story limit. Example, if the main house is 18' then the ADU could be 18. (but only one story at all times for ADUs.
100. If the new guidelines allow more on less property, you need to protect surrounding property owners with size restrictions so that their privacy and peace is not impacted.
101. There should be more regulation on sizes especially setbacks and lot coverage.
102. In my case, I would need to build an ADU up against my rear and side fences in order to make any sense. Setback requirements only serve to restrict my use of property I own and should be adjusted to make way for ADUs when needed.
103. Where the owner of the property decides to build an ADU should be their own choice as long as it is safe and is built to a national and municipal code.
104. Lot coverage should be established for an ADU to maintain pervious surfaces and green spaces.
105. Has to be some guidelines and exceptions like PAD overlay
106. I believe that restrictions to ADUs should be lightened, with increases to maximum allowable height. I believe we should do as much as we can to make the creation of ADUs easy and affordable. The less restrictive regulation the better.
107. setback and height limits seriously limit the viability of building on most properties. these limits will drive homeowners to cut down old and valuable trees in the neighborhood
108. We should loosen these requirements to allow more ADUs to be built.
109. Height is an issue- I like PRIVACY in my backyard. I also like to SEE the horizon.
110. I think there should be restrictions to height. Like not being permitted for a two story ADU on a single story lot.
111. Our city is unique, diverse. Our properties should also reflect that. This isn't Gilbert where HOA's and cookie-cutter homes have taken over.
112. I think many smaller Tempe lots don't have the room to build. We are looking at an ADU on the front of the house since we don't have room on the back or sides. Also the front is desert landscaped so it is essentially unused yard space. But the front setback of 20' makes us unable to build a studio apartment sized ADU that our daughter with special needs could use. I think reducing the front setback to 15' would allow for more use of currently unused front yard space for ADUs.
113. I wouldn't be opposed to a height restriction.
114. What are they???? How can we answer this question when you don't outline the code here.. Two-stories towering over residences homes should not be allowed.
115. We need more progress in housing
116. I personally am 300 sq ft shy of the requirement. I also believe there should be height maximums. I have lived in homes where there was a renovation right next store that change the look and feel of the street. Including blocking sun to the garden, creating a eye sore and blocking nearby trees, and overall didn't fit the neighborhood aesthetic.
117. The code needs to change because current code restricts ADUs on the vast majority of residential land in Tempe.
118. No 2 level ADUs for privacy
119. Two story ADUs would allow for a lower floor garage, or multiple bedroom ADUs
120. We should consider reducing setback requirements to facilitate more opportunities for added density from homeowner ADU projects. A zero-lot-line setback should be considered whereby one side of all lots can be open to building up to the lot line.

121. Many current limitations unnecessarily hinder the development of innovative, efficient housing solutions. By adjusting these non-safety-related constraints, we can unlock greater potential in our neighborhoods, allowing for more creative and flexible use of space. This approach can lead to a substantial increase in affordable housing options, enriching our communities with diversity and inclusivity. Importantly, homeowners could more fully capitalize on their properties, boosting local economies and property values. Addressing the housing shortage with such adjustments encourages not only more sustainable urban growth but also ensures that development does not compromise safety and community welfare.
122. if we have to have these ADU's there MUST be requirements and these requirements MUST be enforced!
123. ADU's should be exempt from lot coverage, setback, and height requirements.
124. I'm concerned that single level homes will have an unsightly two-story ADU built in its backyard, blocking the view and reducing privacy of the homes around it.
125. Current setback requirements are too restrictive. For ADUs, they should be more restrictive to preserve privacy and quiet for neighbors, but for existing single family usage, they should be made less restrictive. A 3-foot setback is more appropriate in standard single family situations.
126. Dont' want ADUs or ADU expansion in the first place.
127. Get ride of the setbacks! I understand height restrictions.
128. There need to be guidelines to protect the existing neighborhoods. Also, if the new unit is attached to the existing unit, maybe by a walkway, is it an ADA or does the new unit slide past regulations. We live in Shalimar and already have an ADA down the street that was built a few years ago.
129. There needs to be a 10' height limit, as well as a 10-15' minimum set-back from the property line, so to not infringe on the neighbor's views.
130. if we have to have these ADU's there MUST be requirements and these requirements MUST be enforced!
131. Any additional construction on an existing residential property must have strict code requirements to prevent further neighborhood blight. The City already does not enforce code, though. In my neighborhood, there are illegal, un-permitted buildings which have been reported, but nothing has been done.
132. I think there should always be height restrictions
133. Seems like some requirements should be in place, heights at the very least.
134. There has to be no building in front of the house and it will change character of neighborhood.
135. If you are opening up ADU's to everywhere in Tempe, than you should have more protections for those that don't want to live next door to ADU's. More restrictions on height, setbacks, lot coverage. Maybe the City should provide free vegetation for homeowners that don't want to see their neighbors' ADU over their block wall.
136. ADUs should be a maximum on one story
137. Allow NO ADU's in single-family neighborhoods.
138. It should be made more restrictive if you are going to allow ADU's to go everywhere in the city.
139. I think we should restrict to a certain height so that there are rules to be followed.
140. More rules, more restrictions, if this moves forward.

141. Height should be restricted to that of the existing home, or single level, whichever is less. Setbacks should be increased.
142. There should be fewer restrictions on ADU development. Height limits, setbacks, and lot coverage requirements often end up causing car dependence.
143. In order to achieve best use, height, lot coverage and setbacks should be allowed to expand in scope
144. Set backs and height restrictions force low productivity development. Set backs have no value and height restrictions are unnecessary on small lots.
145. No. Get rid of too many apts. and short term rentals.
146. Setting rules will prevent someone from building a 5 story ADU
147. I think the City should revisit its maximum height, setbacks or lot coverage requirements for ADUs. ADUs should be given greater flexibility to build up to lot lines, have different height requirements, and should allow for greater lot coverage.
148. reduce setbacks and heights to accommodate more ADU designs. Lot coverages should be increased by 5-10% for each lot to allow for ADUs to be built.
149. It should be as liberal as possible so we are respecting people right to do what they want with there property
150. Make it easier to build ADUs

**Those who said not sure:**

1. not sure what the current requirements are
2. Do not know what it is currently. Should not be a 2 story ADU
3. Again, density is the name of the game for the future of Tempe. We are an inner suburb of one of the largest cities in the country, and it's time to add as much housing as possible.
4. ADU's should only be granted with the approval of a Use Permit, and with NO reduction in the required setbacks or building separations. The ADU should be required to be smaller, in both height and square footage, than the principal residence.
5. Don't really know the codes or how to interpret them at this time.
6. Same reasoning as noted above.
7. I don't know enough about the code to comment.
8. I am not fully aware of the current height, setbacks or lot coverage requirements.
9. Do not know existing requirements.
10. You did not share what the current maximum height, setbacks or lot coverage requirements were for ADUs, so cannot comment. However, allowing Tiny Homes, mobile homes, trailers, RVs, or shipping containers would make Tempe look like a junk yard - and higher end residents will start moving out (I would).
11. I am not aware of what the current requirements are for height, setbacks, lot coverage, etc.
12. This depends on the local area. Comparative to other homes in the area.
13. We don't know the specifics of height, setbacks or lot coverage requirements.
14. I have not studied both sides of this issue.
15. not enough information
16. If that means no expansion of ADU eligibility - then yes.
17. I would love to have the option to add an ADU, but I don't believe many properties are suited to avoid the congestion and safety issues noted. I don't know that my own property is even suited, but that will be tested in years to come. I also read the

neighborhood apps an understand that the option to ADU's are more apartments and condos, both of which are unpopular. They are really the only "affordable" housing direction for landlocked Tempe, and they are taking advantage of the market and residents.

18. What are the setbacks? This survey should have had those details. If the City of Tempe is going to allow short term rentals in ADU ( which I disagree with ), then I think the setbacks should increase..adding more space between the poor neighbors that are going to have to tolerate the Short term rental parties etc.
19. I'm not familiar with the current requirements, so I'm not sure. Please add a summary of these current requirements to this survey question.
20. Unclear what are lot coverage requirements?
21. Same as what? You are ruining Tempe. No adus at all
22. I think the code should be flexible to accommodate many different situations, some lots are very large with small homes and some are smaller lots with very large homes. some areas are more developed and dense than others but there are other areas in south Tempe that could fit two ADUs
23. Total lot coverage would need to be adjusted.
24. I don't know what the current rules are regarding maximum height, etc. But there should definitely be limits and requirements to preserve as much as possible the character and appearance of the neighborhood. Creating additional housing is important, but so is preserving property values. Like many other homeowners, I bought my house in a neighborhood that was quiet and had fairly low density and light traffic, and maintaining its value is important for my financial security as I get older.
25. As long as the height is not too high and the setbacks are far enough into the property.
26. I don't know what the existing code requirement is and I can't easily find it.
27. I am not in favor of ADUs in any form
28. Don't have enough information to answer this question. I imagine folks could get very creative in this area if there were NO requirements listed above. Something really weird and not in keeping with the neighborhood architecture, etc. could get built.
29. I hate the ADU idea regardless of details.
30. Good planning, based on information that cities definitely have from previous experience is necessary to make use of.
31. How would ADU's change lot permeability and drainage? Is it being considered?
32. I really don't know what this means.
33. We do not support ADU's becoming two-story units.
34. I don't know the current regulations, and suggest reviewing them for appropriateness.
35. I think it would be fine to leave it this way. BUT, I believe people will need to have a way to ask for a variance or way to change the setback or coverage in certain situations.
36. The code should certainly not be made more strict. Reducing the minimum setback would probably significantly increase the beneficial impacts this policy could have.
37. The height of build should not be more than what is allowed for house and additionally should not reduce privacy - back yard and other. Set backs should allow for space between homes so as not to crowd back or front yards. I would like to see lot size limitations, if for example small lot, should not be able to use up all property - look to current limits on guest housing lot sizes. The home next to me uses a pool casita as a rental and if all neighbors were to do the same, the back yards would be full - I do not have a large lot and housing next to me lot is smaller.



38. It is unclear to which part of which code this question is referring.
39. I don't know the code for maximum height at this time. These neighborhoods were built and zoned as one story, single-family homes and most still are. I can say as a homeowner that given the proximity of our properties, I wouldn't want a two-story rental dwelling in My neighbors property hovering over my backyard.
40. Open to adding additional floors for primary & secondary
41. I would like to see a max height of an ADU to be two stories.
42. I'm ok with ground level and underground ADUs but might be a little uneasy if my nearby neighbors built second stories overlooking my backyard.
43. I don't have enough information on what the current setback and height requirements are to make a decision on this question.
44. Too many variables to say.
45. I'm not sure what current code is, but I would prefer that single story residences remain as such. The same goes for setbacks. If we decrease setbacks, we're going to increase density in an irreversible direction. I don't want to live in a place like southern California where every lot has been packed to the edges with additional housing units.
46. This section of the poll seems to be blank/incomplete - is it about evaluating changes to max height / requirements for ADUs? Unclear wording and the information about what is currently required is unfortunately missing, which doesn't allow for evaluation.
47. Seems like it makes sense to keep these portions of the code the same; only question would be, wondering if certain flexible exceptions could be made if there is just one thing that is slightly not meeting max. height, setback, or lot coverage requirements.
48. It does not matter if you change or not change the code. This ADU solution does not solve the housing problem. It just piles more people on top of people which ultimately adds to the growing crime in the area. Growing crime adds to increase of taxes.
49. Allow taller buildings closer to property lines maybe?
50. If the setback is still 20', that seems excessive and overly limiting to me. That will prohibit a lot of people from building in their front yards.
51. If the city can further limit the regulations (allow for more flexibility in either direction) regarding lot coverage, setbacks, and height, it should do so
52. Expand the number of ways an ADU can be built or designed. Make it more permissive
53. I put 'not sure' because I don't know what the current requirements are. I will say, I think the setbacks and height requirements should be in keeping with the character of the neighborhood. On a related note, I don't think it should be legal for a house to be demolished with the intent of building a bigger house to move in as many renters as possible. I feel that ADU's should only be added to original houses. The only reason a house should be demolished is if it is fully damaged by fire, etc and then it should be rebuilt in a similar fashion to the rest of the homes in the neighborhood.
54. Not sure on the codes regarding maximum height.
55. I don't know what the current restrictions are, so will have to read up on that to have an opinion.
56. If anything, I would be willing to see a setback reduction or reduction in the maximum lot coverage.
57. Could the ADU be 2 stories? (Tno proposed changes to maximum height) hat would be a problem for most neighbors. If ADUs are only 1 story and no higher than the current 1 story living space (then no changes setbacks or lot coverage requirements for ADUs.)

58. ADUs should be single story. I suspect maximum height in most (or all) residential areas allows two story.
59. same
60. I don't have the current code to view to make that determination, if the rear setback of a property would need to change, based on the size of lot. I do believe there needs to be a minimum size of lot in which an ADU is allowed to be built, especially if we are changing the size of max ADU to 1000.. certainly a lot size with current setbacks will be affected by this change.
61. Surely cases where lot coverage would be a barrier to an otherwise desirable new unit.
62. ADUs are costly as it is to add more requirements might make it more difficult for the owner. There are some neighborhoods in Phoenix where the house can be built on one side right next to the property line requiring no set back. This extends the use of the lot size when it is not as big as others.
63. I do not know enough about the code to comment.
64. Set backs should be increased so that ADU's do not loom over a neighbor's yard...
65. There should be a height and setback law. In Tacoma people lost their views, privacy, and not to mention how ugly it makes the neighborhood look.
66. What is the code? Where can I find it? I don't want anyone closer to my walls.
67. Where can I see the existing code? A neighbor attended the session and did not see the current maximum height, setbacks, or lot coverage requirements. I don't see anything on the website. How can I get this information?
68. I don't know what the current code is. I support any change that will increase the supply of ADUs.
69. I don't know what the current code is for these standards.
70. It is important to adjust with increased demand for growth, especially if we want to decrease the number of homeless in Arizona.
71. Have not looked into the requirements that are currently set when it comes to these limits
72. I'm not sure what the current maximum height, setbacks, or lot coverage requirements are for ADUs, but as long as they don't infringe on neighboring properties either by obstructing views or causing possible damage (such as rain running off roofs onto neighboring properties).
73. Don't know current codes
74. I don't know the current limits

Skipped selecting an answer, but shared a comment:

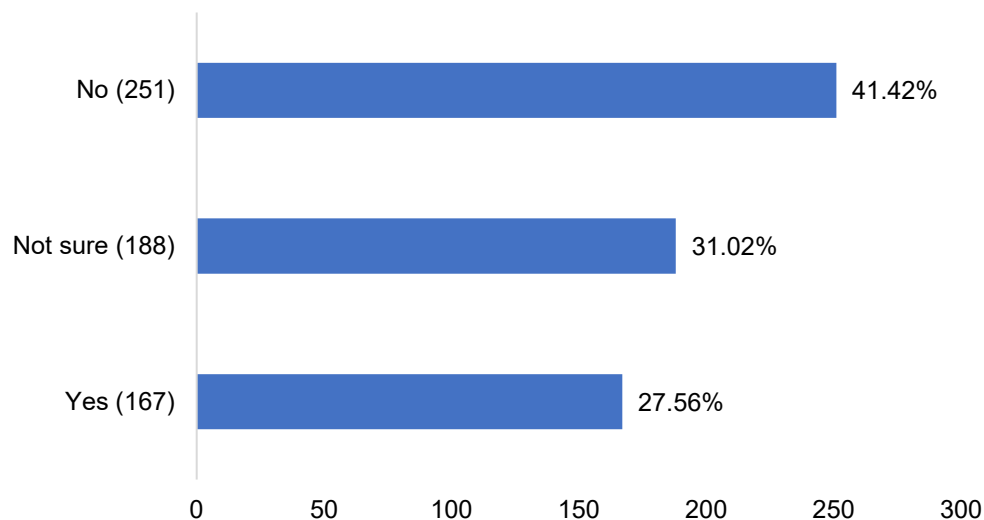
1. Four out of six questions assume that respondent wants ADU's. This survey is flawed. Only two questions are relevant.
2. No ADU's. All of the above - height, setbacks, lot coverage - should remain "as is." If a homeowner or new owner wants to renovate or remodel then follow SOP - file for a variance so that neighbors are informed and can respond.
3. As i mentioned- it's a waste of time discussing something you will not enforce.

## Guest Quarters

[Tempe's Zoning and Development Code](#) defines Guest Quarters as an independent sleeping/living area used by guests of the main residence that may not be rented separately from the main residence. Currently, guest quarters are permitted in single-family residential districts when a property contains a minimum net site area of 8,000 square feet.

Under the proposed code, new Guest Quarters would only be allowed on Agricultural (AG) zoned lots. Homes with an existing guest quarter would be allowed to keep the unit or convert it to an ADU.

### 11. Are you in favor of this proposed change?



Responses: 606

**Please share why or why not.**

#### **Those who said yes:**

1. This is probably more desirable because most guest quarters match the house architecture, roofing, and building materials. Extra parking needs to be required if a guest house is converted to an ADU.
2. Seems like the same thing
3. Adding ADU eligibility would seem to make guest quarters obsolete.
4. Seems reasonable.
5. More ADU conversions should be allowed and encouraging more rentable options in the denser parts of town are a good thing as well.
6. Guest quarters are meant to be very short term and under the supervision of the home owners so would not pose the problems that an ADU would.
7. Makes sense to me.
8. I am not sure exactly what "Guest Quarter" building requirements are, but presumably the requirements are very loose or non-existent. An ADU (I would hope) would have tougher building requirements similar to single family homes.

9. Always allow more housing
10. Grandfathered quarters should be kept as such
11. More options available to the families.
12. If the "extra" building exists, and it meets the requirements of an ADU... Would the neighbors receive notice of the requested change in use?
13. Seems like a reasonable idea.
14. This would be important for helping best care for and is vital to supporting my family's health in the long run.
15. Additional housing is needed and homeowners should be allowed that extra income if feasible.
16. A lot needs to be big enough for guest quarters.
17. Converting to an ADU makes sense.
18. Aren't the new ADU's equivalent to a guest quarter? These extra dwellings should only be allowed on AG zoned areas.
19. Most homeowners in Tempe won't be able to build an ADU if the minimum net site area of 8,000 square feet isn't lowered to accommodate an ADU.
20. I don't see any reason to allow ADUs and guest quarters since the owner has the choice to rent the ADU separate from the main house or not. This flexibility essentially makes the guest quarters in single-family residential districts obsolete.
21. The current difference between ADUs and "Guest Quarters" feels pedantic and seems to only exist to ensure that poor people are segregated from the richest residents - those that can live in homes with a minimum lot size of one acre.
22. Sounds reasonable
23. AG lots are typically large enough to have an ADU
24. This seems reasonable.
25. IF the AG property has at least a 10,000 square foot lot, I would think it would be ok. That way the city can check to make sure the Guest Quarters or ADU are code compliant.
26. Yes I am in favor of this proposed change. Tempe and the wider Phoenix metro area has a severe housing shortage, with limited empty land left to actually develop. So if we can make it easier to gently increase the number of places people can live in the city, that will only help decrease the housing shortage and alleviate stress on the market.
27. This change would provide a pathway to legalization of existing ADUs, including mine.
28. limiting new guest quarters is a good idea.
29. If the guest quarters are already there then it probably is not going to make much difference if it is an ADU or not.
30. My primary concerns are congestion, noise, traffic, and parking. Restricting new ADUs to minimum lot sizes and zoning districts seems appropriate to mitigate these concerns.
31. I think this is a formality?
32. If it is already there, I don't think the owners should be expected to remove it
33. Respect this effort to maintain character.
34. People who currently own guest quarters built the addition for a significant and unique purpose. Furnishing such a large expense and creating practical, livable space for more residents in their home is part of a home owner's right and aim to enrich their loved one's lives.
35. Not sure how many homeowners would be able to actually do this as the cost could outweigh the unit being somewhat affordable but converting a guest unit to an ADU

should be allowed as long as the building envelope and lot coverage can be met with zero to minimal variances; this should be considered an extension of an existing use and achieving the highest and best use of the zoning and lot.

36. Makes sense. The new ADU code replaces the need for Guest Quarters.
37. AG zoned land has more lot size
38. Every one should be allowed for yo have guest quarters or ADUs. It is the same thing
39. I believe that Guest Quarters should be allowed to be rented out. Often these spaces go underutilized. Having them be rentable would help current owners find a way to lower their costs, and it would increase housing stock
40. It's a simpler policy environment if the distinction is collapsed, and it doesn't seem like much is lost if we do so.
41. We need more housing in Tempe and this is a good start.
42. I'm skeptical of approving ADUs, but if it happens then it makes sense to incorporate the Guest Quarters into the new rules.
43. Less rules the better
44. Allowing one unit seems adequate for single family zoning or AG zoning. Again if additional units are requested it should go through the standard process.
45. This change would allow the residence to be rented out to tenants and increase the housing supply.
46. I guess so - but how does the City of Tempe actually enforce that the guest house is not rented out? City of Tempe has a hard time enforcing the current rental restrictions.
47. If there is a unit on a property that is useful for low rental and the property owner lives on the property, I believe this is acceptable.
48. More housing is better housing
49. AG lots are much larger in size and can accommodate larger guest quarters as opposed to smaller ADUs.
50. Making more housing stock is essential

#### **Those who said no:**

1. Where is parking? Entrance to ADU?
2. Allow guest quarters or adult why limit
3. This seems a bit odd. Why can one build an 800 sq ft ADU to rent, but not be used for a guest house?
4. ADU's should also be allowed in non agricultural zoned lots
5. Most of us don't have farms
6. No, because I'm opposed to whole notion of allowing this ADU concept to go forward.
7. Tempe's existing Zoning and Development codes are not being enforced, let's enforce the existing codes.
8. A guest quarter is an ADU by a different name. It is a distinction without a difference. The rules should apply to AG and residential districts equally. There is no point in distinguishing between the two, especially if there is a ban on short term rentals. For example, if a family has an home in Buena Vista, they should be allowed to have a family member or other person living there permanently, with cooking facilities, with or without the payment of rent. What is the rationale behind separating the AG district?
9. But with very strict policies, enforceable by law, of the use of both properties as rentals

10. Some homes with smaller lots certainly can accommodate an ADU. It is unfair to exclude these homeowners.
11. Community approval only
12. Pros/ cons would be helpful. A Guest Qtr as defined serves a difft use, such as aging parents. Since it has a difft size limit, I see where someone may want to build something labeled a GQ and use as an ADU. Relegating GQs to only AG lots seems an overly restrictive approach to solving the problem but I don't have a solution to offer.
13. We need all forms of new housing.
14. I can see ADU's in many backyards that are close to campus. These are not agriculture lots now.
15. As a home owner that does not currently have a guest quarter it is not fair that I could not build one in the future I have a 10,000 square foot lot. I may need to house an elderly family member.
16. If your family requires additional space, more bedrooms, etc. and cannot afford to move into a bigger home, why would you limit that? That's the only option people have
17. Residential properties zoned for single-families should have the right to build on their land, within appropriate restrictions, as mentioned in a previous question.
18. That will make a mother in law residence harder for everyone to obtain.
19. I think property owners should still be able to build guest quarters, that option should not be removed or restricted to AG only zoned lots.
20. If AG zoned lots build these units, they are very likely not going to be used for agricultural purposes anymore, should not get the tax incentives, and might as well be converted to an apartment complex that Tempe seems to not be able to get enough of lately.
21. Looking at comments, many people didn't understand the difference between ADUs and guest quarters. Please create a nice summary sheet to show how they differ. In removing the guest quarter option, the city may be taking away a more affordable option for housing family members. Perhaps, the guest quarters option could remain but remove the 8000 sq ft property requirement. But the 3-year property ownership (and as a primary residence) should be added.
22. Do not want more traffic, parties,music,smoking in my quiet backyard paradise area. Airbnb already is messing up our neighborhoods!
23. Problems with additional construction, utility usage and traffic will create future problems in our City.
24. Don't want ADU at all
25. Adding ADUs to Tempe would not be beneficial to the city. We should not enable them by altering the code to make it easier for owners to build and rent them.
26. I'm not exactly sure what our total lot size is, but per my landscaper, our backyard alone is 10,000 square feet. However, I don't believe we are currently zoned AG. I think we are about 1/3 of an acre. We vote in the SRP election.
27. No conversion to an ADU.
28. Yet again, traffic is already bad enough.
29. I like the idea of guest quarters but limiting it like this is silly Why the minimum lot size stuff?
30. I do not understand why that needs to change.

31. Guest quarters would retain the residential characteristics. I see them as better for the community than ADU's, which could likely negatively affect community conditions. Guest quarters simply provide better accommodations for visiting family, friends, etc.
32. Don't want
33. Don't see why you need such a complicated rule set about guest quarters
34. I think the present Guest Quarters should remain in effect and ADU should not be permitted.
35. what makes a "guest quarters" different from a short-term rental, BnB? If you allow one, you can't deny the other.
36. I see no reason to change this current code
37. I would like to prohibit ADUs - period!
38. Things get fuzzier when you keep changing stuff. There is not enough enforcement to watch a property.
39. People should have the opportunity to do what they want for their family in their home. What issues does this prevent? None. Let it be. We need to support aging in place and generational living.
40. Again, this would greatly increase congestion and population density. We purchased in a single-family neighborhood because that was the type of area we want to live in. ADUs completely throw that out.
41. The minimum lot size requirement is good but allowing for the current guest quarters to be converted will allow for a potential increase in rental units which pose the potential for increase in traffic, unlawfulness and rowdiness from renters to the surrounding neighbors.
42. I don't see the point of it.
43. Grandfathered in guest quarters would be OK.....nothing new though.
44. I would not want to limit guest quarters.
45. This would limit the homeowners who could build ADUs.
46. Why must such units just be ADUs? If we want to help families house older and/or younger members, why REQUIRE that a unit be rentable. Maybe I misunderstand.
47. There is no need to change this requirement. This seems like something to force people to convert these types of things into ADUs.
48. ADUs should be allowed everywhere. We need more housing and people should have more options to choose from than those incredibly ugly, poorly built, overpriced "luxury" apartments that have been thrown up all over town.
49. Residential properties should be allowed to build new Guest Quarters. The code should only add the ability to build ADUs and not limit existing privileges.
50. I'm eligible now since my lot is large enough and would I lose my eligibility.
51. Existing guest quarters should not be permitted to become ADU or STR
52. Why does the guest quarters part need any changes? This looks like something put in to confuse people.
53. I don't see any reason to change the existing rule.
54. I am not in favor of adu's.
55. How does only allowing guest quarters on agricultural lots help the greatest number of Tempe home owners? I support allowing guest quarters on all residential properties.
56. "-
57. many large properties in the city could accommodate a guest house and an ADU. it could be helpful for families, you can have multigenerational living and a passive

source of income. you can have a nanny, maid or care provider renting an ADU and provide (legally paid) services.

58. I don't see why you would limit guest quarters for guests of the resident, but push for ADUs. It is unclear to me the difference between guest quarters and ADUs other than the fact that guest quarters cannot be rented.
59. Guest quarters should be allowed.
60. There should be a minimum site size(8000square feet) for all single family lots for casitas (which COT has now) and ADU's.
61. I don't understand the what the guest quarters has to do with ADU's. It is just more rooms in your house. I should not be restricted to adding more space to my own house
62. Why drastically change existing rules regarding Guest Quarters? A change in the code could just state that, they could be converted to ADUs?? What is the purpose for this proposed change, only allowing Guest Quarters on Agricultural zoned lots? ?
63. In favor of the possibility of having both an ADU and a small Guest Quarters if Lot size adequate to accommodate both (in a residential neighborhood, not just AG zoned lots).
64. I am not in favor of any ADU ANYWHERE in Tempe.
65. No separation requirements. should be similar to group homes.
66. If we need to build onto our home so friends have a place to come and visit, then we should be able to. Not sure why this zoning is more restrictive than zoning for ADUs, especially if it is cheaper to build guest quarters than to build a separate ADU.
67. Just another way for scrupulous homeowners, ie. LLCs and Trusts to rent under the radar. Tempe has no means to control these characters. Free untaxable rent revenue. No City oversight. These investors are decades ahead of the sleep-head cronies on the Council.
68. Don't want ADUs at all.
69. Stop regulating what people can do with their property. Just let people do what they want with minimal restrictions and government oversight.
70. I have to oppose this because I oppose ADUs in general. If ADUs move forward, the city should only permit ADUs on extra large lots of one acre or more where open space would still be available between buildings even after the construction of an ADU.
71. Why would it be a problem for residential zoned properties to have guest quarters? Why only in AG zones?
72. I do not support any ADU's being added, or converted, in my neighborhood.
73. Existing guest quarters should remain as guest quarters ONLY, not be converted to an ADU.
74. Allow as much flexibility in building additional units/rooms as possible to maximize the change to codes effect.
75. I am not in favor of converting existing guest houses into ADUs
76. I guess why not have both ADUs and guest quarters? I don't see why we'd want to limit those to just AG zones.
77. There's no reason why someone shouldn't have the option of designating their additional living space as either Guest Quarters or ADU.
78. This is confusing. Why would single family residences be potentially able to build an ADU but not guest quarters?
79. I don't see any reason to change this.
80. If someone wants to build a guest quarter instead of a full ADU, let them. Why does the city care?



81. I don't see why we would change this. That sounds like you are limiting people from using THEIR property as they see fit.
82. Let people do what they want.
83. There are many types of neighborhoods, other than AG zoned lots in Tempe that might benefit from availability for this change and it seems it should be looked at in an area by area, case by case manner.
84. This takes away the flexibility for the existing homeowner. Each homeowner should be able to take both their needs and budget into account when deciding if a guest quarters or ADU is right for them.
85. Guest houses may be a better option for some property owners. No need to reduce this option.
86. If the space is available one should be allowed to have a family member as a guest on there property.
87. I am against further restrictions
88. I think it should be based on lot size not agricultural zoning. We have plenty of larger lots in areas that are not agricultural zone areas. It doesn't seem equitable or fair to limit this to those specific properties as there are very few of them in Tempe proper.
89. Home owners should have the option of guest quarters and/or ADU's depending on what is best for their family. If there is a family member who needs more care, they should be allowed the dignity and semi-independence that guest quarters can provide without the whole family having to live specifically in an AG zoned lot. Guest quarters are also financially what makes sense for some families. Expanding ADU eligibility should not take away from the guest quarter option that is working for some people. Families should have the options that work best for them, their budget, and their space.
90. With Tempe's large lots, an ADU or Guest Quarter is going to be the same type of unit. Why is the city dictating if they can use it for guests or have to use it for rental? The rule should be the allowance of an ADU or guest quarter as long as it meets the requirement of the setbacks, lot coverage, and height restriction.
91. Guest quarters should be allowed in the same areas as ADUs. In my personal case, I would like to replace the grass in the front of my home with a guest quarter designed for my aging parents. I do not wish to rent out an ADU, I wish to build a guest quarter for a family member.
92. Then I couldn't have one - I live in a neighborhood.
93. By relaxing this code today will only leading to a later code change to lower the requirement again in the future. Again, this increases the population of area and does not solve the housing problem. This will only lead to tax increases and higher crime because you are adding to the population density.
94. Keeping the unit as an unrentable unit is OK. Allowing conversion into a rentable ADU is not (in my opinion) a good idea.
95. Guest house rules are okay as they are now. No need to increase it to an ADU.
96. I like the fact that I can put a guest ADU on my 12.5k lot. I would not want that taken away.
97. I don't think we should be telling people what we can do with their outbuildings. One use of these buildings is for large multi-generational families to be able to live together more easily. I think we want to continue allowing Tempe to be a place where families can live together.

98. This makes 0 sense to me. So, we are saying that we can't have a guest house unless someone is on an agricultural lot? Is this to house all the farm workers we have in Tempe? It's 2024... we have aging parents and family members who find it difficult to afford their own living accommodations. That's the majority or the use here.
99. People should be able to build guest quarters on their property.
100. I feel any property of 8000 square feet should be eligible for a guest quarters within the size limits, regardless of Agricultural use zoning.
101. I don't think guest quarters should be limited to AG zoned lots. I do not think the 8,000 sqft. is good either. I don't think lot size should be a factor.
102. I would like to see option for both Guest Quarters and ADUs in any SF residence.
103. Guest quarters should be allowable beyond AG zoned lots.
104. Is this one change or two? Opposed to additional ADUs for the reasons stated above. Not opposed to additional Guest Quarters on AG zoned land.
105. Why would this even need to be changed? how does this affect anyone or anything positively?
106. I am I favor of removing this restriction so everyone has an option if they want to take advantage of the revised code.
107. It seems to me that if an ADU can be added to smaller properties, then guest quarters should also. I don't see a significant difference (for neighbors) between a guest quarter and an ADU. I do feel that there should be restrictions on guest quarters that are the same as ADU's related to short term rentals.
108. People should be allowed to use the separate area for their guests that are visiting. No harm in that.
109. The number of agricultural lots are too few to make a different in population density throughout the city.
110. You should be able to build to suit the needs of your family. Allowing this flexibility means a owner may be able to downsize on their existing property while allowing children to move into the main living area. Some people may not be afford to a new property, but could use existing equity to increase the livable/usable square footage to meet their increase square footage needs.
111. places too many restrictions on where an ADU could go.
112. same
113. I believe that in Single Family Residence homes with small lots, the current Guest Quarters need to stay Guest Quarters due to neighborhood value.. Anyone applying for ADU in SFR neighborhoods NEED to have a minimum lot requirement, before they be allowed to add an ADU. ... I am a current property owner in Tempe, seasoned Multifamily Real Estate Broker., and State of Arizona Real Estate Instructor.... ..it could be considered a nuisance and affect the property resale values of the neighboring properties if every single family had an ADU in their back yard.. It may just be better to take the permitted ADU in a single family home and classify it under the zoning of a Guest Quarter, for a long term hold of overall property values in the city..
114. We should reform across the board to simplify our housing laws and make them more friendly to homeowners. Guest Quarters should be grandfathered into the new ADU ordinance, so that despite not being precisely aligned with ADU guidelines, guest quarters should nonetheless be granted identical rights to ADUs. The city should aim at every turn to loosen its rigidity in housing laws rather than taking two steps forward and one step back.

115. Why only AG zoned lots? Any residential lot should have the option to add an ADU if they want to and have the space for it.
116. I don't understand why guest quarters would no longer be allowed. Regulations for guest quarters should actually be relaxed so that family members can reside freely on property as family should - without separate electricity, water, property tax.
117. I do not support changing this. The existing code should stay.
118. Traffic, overcrowding other infrastructures and increased potential for crime.
119. I think the guest quarters should remain the same and not be allowed to convert to ADU.
120. Guest quarters would be a significant resale benefit as opposed to ADU.
121. Agricultural land? In Tempe?
122. I think this proposal does not take into consideration various individual circumstances
123. Should still be allowed
124. Guest Quarters are not Agricultural
125. No need to change it
126. Allow NO ADU's in single-family neighborhoods.
127. Let people choose how they want to use or build a new dwelling in their home.
128. Not a necessary change.
129. I see no reason to limit Guest Quarters.
130. This is all overreach. Let people build what they want as long as it's permitted and inspected for safety. Why do we care if it's guest quarters or an ADU? Anyone who wants to micromanage homeowners should be thoroughly questioned as to why. It's likely their motivation is wanting economic segregation.
131. No rentals
132. AG lots seem limited. ADU benefit communities! Let's zone areas to show growth. Growth brings improvement!
133. More housing options is always my choice
134. Guest houses should be allowed anywhere an ADU would be allowed

**Those who said not sure:**

1. I would need to have more information on what AG zoned lots means and where they are located and if the zoning codes for them can be changed & how that would be done.
2. I don't think guest quarters should be limited to agricultural zoned areas only.
3. If the change will incentivize adding the unit to the affordable housing stock, this would be a good policy change.
4. I'm not aware of how much of Tempe's area is zoned AG. This provision seems quite odd and designed for some particular special interest. Feels "tagged on" for someone's particular benefit. Why muddy the waters on ADUs?
5. I would prefer a home to have guest quarters that would not be rented out instead of an ADU rental. It would be used for family and friends, for short or long periods of time and the owner would know the people personally.
6. Guest Quarters for temporary workers on farms - certainly. Again; how would this be policed/enforced.
7. Same reasoning as noted above.
8. I don't know what this zoning is.

9. I don't actually understand the question or why this would be changed. It doesn't seem to be an issue, but I am not aware of problems.
10. These could be of value for people who have elderly parents or sick family members who are no longer able to care for themselves. It is a fine line.
11. What is the purpose and what would be the effect of this?
12. I do not know the difference between an ADU or guest quarters.
13. Proposed change seems unnecessarily restrictive.
14. Sounds like enforcement would be iffy.
15. Our neighborhood has so many homes that already allow rentals in the owners primary residence, adding rooms in their garages or renting out an extra bedroom and setting a precedent to increase the already over crowding problem especially in older neighborhood who have no protection through an HOA or other safety measures
16. I agree with letting the guest quarters being converted to ADU, but I also think guest quarters should be allowed on other lots than agricultural lots.
17. While the idea appears to provide allowances for increasing the number residential living options, I am concerned about potential negatives including parking, congestion, and noise.
18. This sounds like closing a loophole. I will have to research this overall topic more.
19. Confused about the language
20. I don't think I understand the reasoning of changing what currently exists to only allow it for agricultural land.
21. I don't have an opinion on guest quarters
22. The motive for this is a bit unclear. Is only allowing them in AG-zoned lots a way to increase ADU development in SF districts?
23. I don't think I understand all of the tradeoffs. Is the thinking that SFR zoned lots would continue to build guest quarters if allowed but Tempe is trying to push them to ADUs? Might they build nothing instead? Is nothing better than a guest quarter that could potentially be up-fitted into an ADU one day? Are they even allowed to be up-fitted into an ADU? I don't know enough about this one.
24. I don't own a lot that size, have no guest quarters.
25. This may still cause the same problems as listed above and below.
26. Agricultural zoned land?
27. What does this really affect, are there significant numbers of "guest quarters?"
28. do not quite understand it.
29. I don't have a clear sense of what the difference between the current and proposed codes is and what effect changing the code would have. My main concerns are density, parking, traffic, noise, and water supply.
30. I don't really understand this proposal.
31. I am not in favor of ADUs in any form
32. You didn't define/explain what a AG zoned lot is so can't answer the question.
33. Who is going to enforce whether or not an ADU is rented out? We just had a sober living house in our neighborhood for almost 18 months and I am advised the residents had to pay a weekly fee. Thankfully the residents have moved. [Bless them as they try to adjust their lives.] The city is making residents snitches now so if I find out the neighbor is renting out the ADU, do I have to report it to the city? The resident will benefit from an income and I as a neighbor get stuck with more people, more noise, more traffic, more trash for the dumpster.

34. Not sure of effect. Probably ok.
35. Some guest quarters may be already out of code and should be inspected.
36. As long as they are not able to be rented and only owner occupied all good!
37. I don't have a stake in this change or to keep it. I only know from my experiences and what affects me. I nor an expert or have any knowledge on this sector and will mind my own business as this affects those with guest quarters.
38. Red line any and all language about Guest Quarters from the City Code. Why is the city regulating things so closely. Get off our backs!
39. There is a home on our block that has an illegal ADU--the street is full of their cars.
40. The description above wasn't helpful in me answering this question.
41. I have not attended meetings and do not have the benefit of understanding the potential impact without hearing from staff and other residents.
42. Why take it away?
43. What is the difference bt guest quarters and adu, really?
44. converting a guest house to ADU, on the surface, if guest house meets requirements of an ADU seems okay however it depends on guest house and would like a review by neighbors and city
45. This is a confusing question. I am in favor of whichever is the least restrictive of ADU's or guest quarters.
46. Would need to understand what conversion to an ADU entails.
47. I don't really understand this to be honest.
48. How much of our city is AG & not under an HOA? Is this too restrictive?
49. Don't understand the last question.
50. unsure
51. Again, not enough info here to make a decision. What is the difference between an ADU vs Guest Quarters? What is involved in "converting it to an ADU"?
52. You're not doing anything about the unpermitted illegal casita (lot less than 8,000 sq ft) that the owner down the street put up last summer. Why would we want the city to relax the code when you're already looking the other way for no obvious reason when violations are reported?
53. This seems like typical Government/legal mumbo-jumbo to me. I don't understand the language, but it seems like it would prevent anyone NOT living in an Agricultural (AG) zoned lot to build a new ADU. If that's the case, I oppose the change.
54. I would like the option to build a guest quarters (especially if I cannot construct ADU due to zoning issues), and my plot is just under the minimum area requirement (7950 sq ft). This requirement is annoyingly specific to stop people on my plot size which could easily fit a guest quarters on unutilized land in my back yard. Primarily, I would like ability to build ADU that is rentable, but if that's off the table I would at least like the ability to construct a guest quarters so my family could come visit with less friction.
55. I think this change sounds fine, since ADUs would be easier to build. Whatever makes it easier to build new housing :)
56. Why would this have to change? Is this just naming convention? Does this help taxes? I'm not really sure I understand the motivation behind this change.
57. This is too technical for me to understand.
58. Just make the system overall more permissive. Let people do what they want, don't micromanage them

59. This is another question without enough information to answer. What is an AG-zoned lot? If this would allow ADUs on smaller lots, then NO.
60. existing - for Personal Family to stay is fine - NO conversions to rental/temporary or use by non-immediate family of the main-residence -
61. I would be OK with the current guest quarters limitations do I believe people in Tempe have guest quarters and rent them out to students and other non-family members. Absolutely.
62. I don't see the difference between guest quarters and ADUs other than what it was 'intended' to be used for.
63. I will need to look more into this AG zone.
64. Don't fully understand what it means.
65. Seems like a technicality. A simplification at least.
66. I think ADUs should be allowed for properties 6000sq lots or more
67. I'd go even further toward inclusiveness and allow rentable guest quarters in any lot with multiple units.
68. just let people build housing
69. It is nice to be able to provide guest quarters to visiting out of town extended family and guests. I don't see why guest quarters is an issue.
70. With proper codes in place, this might be viable. How do you know there are only non paying guests or family in the unit? Who is going to monitor ADA's once and if they are allowed? Are authorities going to be able to trespass on private property? I see these units as a way to bypass ADA guidelines and rent out these units.
71. Indifferent to this amendment.
72. What is the difference? Who currently makes sure these guest quarters are not rentals?
73. Allow people to build what they'd like on their lots.
74. I'm not sure what this means.

**Skipped selecting an answer, but shared a comment:**

1. Not in favor of ADU's. Therefore, this question is irrelevant.
2. No control
3. Guest quarters did not have kitchens and therefore would not be suitable for housing that will address our low income housing issues in the city. They should not be used as ADUs
4. No matter whether Tempe makes changes to ADU zoning or not, this will not solve the housing crisis. Much, much more needs to be done. This could be a drop in the bucket. It should not be put forward as any sort of real progress.

**12. Please provide any additional comments**

1. Housing should be the main priority for the city. However we can add housing to our supply we will continue to lower the demand and there for prices. However as we continue this mission we also have to focus on lowering our dependency on cars. They cause noise, air and micro plastic pollution where ever they go and cause AZ to be the 4th highest car death state. We need to truly enact vision zero and stop mandated cars and build for density biking and transit
2. If Tempe can't hire and maintain someone to handle parking infractions how will they handle yet another thing to be policed? Take a ride around the Tempe neighborhoods

that don't have HOA's!!!! See how many CCR parking infractions there are. Please let me know the number. I think you all will be appalled at how many neighborhoods just pile cars, trailers, RV's and large containers in the front yards. Neighborhoods are being ruined and property values are being hurt by no one making folks follow the rules of our current CCR's. Don't take on another can of worms until you have the first mess cleaned up!

3. I am disappointed and discouraged by our city council members. It seems most of them are useless, corrupt, and in civic services for personal gain.
4. I would like to build an adu on my property and would like to see this new rule play out
5. Converted RV's, shipping containers, converted storage units, or metal structure of any sort, should not be allowed. ADU's should match the existing house structure in style, roofing, and building materials. If the house is stuccoed, so should the ADU be stuccoed. No less than 6 month rental contracts should be allowed. No ADU's in front yards even if the setbacks are met. Extra parking should be required. When a house is sold, a new license should be required of the new homeowner so they follow and are aware of city codes. Question - Can someone get back to me on this question? If the state HB2720 is passed, does that law supersede HOA CC&R's?
6. No ADUs of any kind ever for all the reasons I've stated above. I don't care if phx, Tucson, Raleigh have done this. Once the proverbial barn door is opened, it will permanently change the character Tempe. Add in the 2050 plan and it will be a real mess. This will not increase affordability. It will increase investors profits. We're already stick with STR due to our wonderful state legislators. Why would we add to that mess. The 2 biggest problems with affordable housing are the investor owned rentals ( all cash offers who can compete with that) and STR.
7. Please note that some builders put into place CC&Rs when a subdivision was built (and they are still in force) even though there was never an HOA intended for the neighborhood.
8. Let's fix the problems Tempe's already facing before creating new ones! How about we start with repairing our deteriorating roads and infrastructure before adding more people and vehicle traffic to our city.
9. I'm very happy to see this initiative.
10. Revising the code on ADUs is a key opportunity for the City to encourage an increase in housing supply when it is very desperately needed. The process should be made as simple as possible so that it can have a meaningful impact. To that end, ADUs should be permitted more broadly, and there should \*not\* be additional requirements that might make it more difficult for someone to build on their own property and generally promote car-dependence.
11. Please don't think that this is going to solve the housing affordability issue. The ADU proposal could have many unintended consequences that need to be considered thoughtfully and with much discussion. I fear that this proposal is a knee-jerk reaction to the affordability issue that could have many negative impacts on the existing single-family neighborhoods. There is nothing wrong with some people not being able to afford living in Tempe.
12. If Tempe wants affordable housing this is not the right plan.
13. It will be challenging to make this fair to all single family home owners; investors, wealthy/large homes have being given a definite advantage here. We need to give every homeowner an opportunity to benefit in some way from this. Also, we mustn't

burden property with too many new restrictions/conditions which might make neighborhoods so dense that infrastructure, utilities, public services and capacity in general is not managed. I am not interested in seeing my quiet neighborhood change dramatically in the future. I'm excited, but also very worried.

14. I am a retired City of Tempe Code Inspector (17 years). This is going to create a huge number for problems and complaints.
15. There must be other ways around the housing problem than this. Please, take a moment to extrapolate this out to its wildest circumstance in your imagination. If someone needs to make money they will stretch these rules and codes to their max. It is happening right now. Drive around 85283 on a Sunday morning and check out the homes with a building in the rear or 5 cars parked out front of a 3 bedroom home or parked along side between the homes. There are homes that have been build to twice their original size in a 3-4 bedroom community and ask yourself how that was allowed and is it a rental? Imagine what the future would be with this being allowed. I own one townhome that I rent with only one person living in it, in an HOA with a one year lease. That is how it should be.
16. Lets try to regulate the codes we already have before any changes are suggested. The city lacks in this. Lets focus on affordable housing apartment buildings and stop luxury apartments.
17. Thanks for pursuing these changes to allow more flexibility with ADUs.
18. Simply put, as in many requests provided for public input, the reasoning behind such requests is minimal and unclear how it supports or adds burden to existing homeowners (i.e., costs to convert, any new tax burdens, new rules to follow, etc.). Many times, the expected intensions may be known (and sometimes shared) but how much thought has gone into the unintended consequences of such action. If that can be answered, then I may be willing to support.
19. Single family zoned lots do not have the necessary plumbing, electrical, internet, or cell infrastructure. ADUs will not solve the housing shortage problem, but would increase traffic in the neighborhood, increase noise and trash.
20. This plan for ADUs on smaller lots looks like a gift to the investors who bought up the more affordable properties in volume and are now squeezing out long term residents. The current real estate market make it pretty clear that many ADUs will be short term rentals. 2 or more short term rental units may be on many properties. If green building for bigger projects was mandated and not optional, I'd have more faith in the city having a genuinely sustainable long term approach. Way too many short term rentals already in some neighborhoods. This is not a one in each neighborhood thing. If it was I'd consider it differently. There are so many by us and when I bring it up, I hear the same from other people. Not new are complaints of paved over front yards and people not knowing who is next door. We can already build something relatives can live in or rent out a room to make life easier. The idea that a casita could make a home more affordable is nice but does not look realistic at the actual cost to build these days. Zoning to reduce limits on ADUs concerns me. When people have built outside of some norms in height especially, they've been required to contact their neighbors. Do we really want to give up the requirement to consider neighbors? Some concerns for ADUs which are likely to be short term rentals: - Affordable housing replaced by them - loss of neighborhoods where people know who lives there and have a sense they live in a neighborhood and a city, not just a building.- Impact on voting here at all levels,



local, regional and national, since likely fewer people will live here or perceive themselves as such. - Not much impact on HOAs so, will this dump a burden on people in the middle? - How about long term impacts to Tempe city finances and quality of life? - Building quality, heat etc. Building more ADUs likely to encourage speedy building over quality building. Will the units be built to be affordably air conditioned or instead be power hogs that stress the grid? Will ADUs be built for longevity or be condemned in short order?

How to make water conservation real to people who don't live here? And if the units aren't built with that in mind...- Short term renters can't demand much. Milking properties for a quick buck is traditional for many long term rentals. It will be worse with short term rentals. - Will the city consider increased costs and amenities needed to serve this increasingly transient community? How will police manage under these circumstances?

21. I do not support additional ADU's in Tempe. Tempe does not need more density which contributes to increased traffic and noise. We have ASU in Tempe with approximately 50,000 students. The growth of ASU has increased density and traffic over the years.
22. Tempe is already very congested, ADU in single-family zoned areas will only make traffic and crime worse - and would chase away higher-end long term residents.
23. I understand we're facing a housing shortage but I also understand there are a lot of rental places in Tempe with high rates. Is there not a way to keep rental prices to a more obtainable bracket for the average Tempe citizen? I'm not a fan of adding more more in terms of buildings, concrete, asphalt to our small square-mileage city. It feels very congested and busy and I'm not really sure why we're not utilizing the spaces already built on to make living more affordable. When most of the rental properties on my street and the surrounding streets are owned by investment companies, it really feels like the city is turning into a place that doesn't really service the people who live here.
24. Have all impacts of this proposal been researched and put forth to the city residents? The impacts, in particular, to infrastructure are not being adequately represented in this survey.
25. Please reconsider reworking and upzoning all residential zones. Lot minimums, setbacks, parking minimums, and lack of mixed usage creates bland and boring community.
26. If this is approved we will put our house up for sale and leave Tempe. We bought out home as a private family residence and expected it to always be that way. The city is breaking with what we expected in our home and from our city.
27. Do make building additional housing on existing lots easier.
28. I am most interested in having the primary residence or the ADU occupied by the owner on site. Tempe should ensure preservation of neighborhood character.
29. Do not want more traffic, parties or noise in my neighborhood. Airbnb already is messing up our neighborhoods. The city hasn't help eliminate the problem with Airbnb's ADU would just make it worse.
30. Nobody will build an ADU for any reason other than to make a profit - or more profits on their rental homes. And that would turn residential dwellings into a quasi-apartments. I have NO interest in having my property value harmed from this a neighbor doing this profit making scheme in his back yard.

31. I have seen many changes to the community with the expansion of Arizona State University and the placement of new freeways such as the AZ101 and AZ202. Low density neighborhoods can provide an alternative to more high-rise apartment buildings in order to provide needed housing. This is where ADUs can help meet the need.
32. It makes good sense to allow ADUs. I would love to be able to add one to our property.
33. ADUs are cancers to neighborhoods and provide no benefit other than to investors. It's terrible that our established neighborhood with large lots and open views is being threatened by Tempe's plan to allow ADUs. It's bad enough that families are being pushed out by investors scooping up houses and turning them into Airbnbs. It has been shown that ADUs do not help with the affordable housing problem, and to think otherwise is delusional.
34. We need more housing, fewer stupid barriers, fewer cars, stop with minimum parking requirements.
35. I do appreciate all the work the city is putting into this, especially since the state may mandate allowing ADU's.
36. I wish the city would encourage ADU development at alley entrances. Maybe the alley use for ADU ingress/exgress would improve alley security, as the alley would be a pseudo courtyard to clusters of ADUs at alley entrances.
37. IF the legislature allows for the expanded implementation of ADU's, a number of 'safeguards' should be implemented. A few examples are below, although others would like be pertinent: 1. The main residence shall be occupied by the owner if the ADU is to be rented. 2. The number of ADU's in a given neighborhood should be limited. 3. Occupancy limitations should be set, based on the number of bedrooms, &/or other factors. 4. Misuse of an ADU can result in financial penalty, and/or demolition of the structure. 5. The use of ADU's for short-term rentals shall come with additional responsibilities for the owner. Perhaps limiting the number of additional vehicles, the owner bearing some responsibility for nuisance complaints related to the ADU and this use, etc.
38. Taxes, medical liability, care of the property are some variables that must be considered. Neighborhood buy-in would be essential as some neighbors may or may not be in favor of ADU's in their neighborhood.
39. I think ADU's should be as restrictive as possible because we all know that someone will take advantage of the situation which would be a disadvantage to the whole neighborhood. Sometimes you may have good intentions but the unintended consequences are too hard to handle. Once the barn door is opened it does not get closed. We should be promoting home ownership not rentals which affects the character, cohesiveness and density of a neighborhood.
40. ADUs as proposed will turn many residences into commercial, mini-hotels without any onsite control. This will result in burdening neighbors with filing complaints. Tempe does not adequately regulate rentals or enforce its current codes. With the loss of rental tax income, it is unlikely that Tempe will hire adequate staff to inspect and enforce requirements. Nearby residents will suffer.-If Tempe allows ADUs it should require those properties to have a 7 foot fence or allow all single family residences to have a 7 foot instead of 6 foot fence without requiring a permit. -Tempe should continue to work on real solutions to increase affordable housing with projects like LaVictoria Commons, rezoning vacant strip malls for middle housing - mid rise

multifamily housing, small housing units, town houses and condominiums. -ADUs are too small for most families.

41. This could be one way to address affordable housing in Tempe. IF there are safeguards for neighbors and the community. What oversight would Tempe have of an approved ADU? What recourse would neighbors have if the ADU becomes a problem for them?
42. Guest house rentals help Tempe housing problems. We prefer private rental rather than developing high-rise 'affordable' housing. Your presentation does not address safety and security issues around development of high-rise low rent housing.
43. This is truly a terrible idea which has the potential of turning Tempe's residential communities into slums. If the city council insists on moving forward with this, please put it to a vote of registered residents.
44. I have no confidence in the motives for proposing all these higher density initiatives. If you compare the before and after condition of Tempe with these proposals, there is a long list of negatives. The only result I see that might appeal to the politicians would be the flight of the middle class from Tempe, and their replacement by a large number of easily swayed voters.
45. It is appreciated that your office and the City of Tempe proactively seek out input such as this.
46. To allow or not to allow ADUs should be voted on by all Tempe residents.in the next Tempe Election.
47. I truly hope the city council and the mayor will read and understand the problems neighborhoods like mine are facing. We are an older community and often overlooked by new laws which are being initiated in the name of progress
48. Definitely not in favor of ADUs in Tempe. We have a lot of rentals already with students.
49. This is a slippery slope. Should be for family members only with the primary residence family. Should be very specific on who can live there. Elders, disabled, dementia, etc. No drivers.
50. Aesthetics matter. ADUs should be designed in a similar fashion to the existing house and neighborhood. Additionally, funding should be included for an awareness and enforcement campaign. Prohibiting investment companies from building excessively on rental properties will go a long way in garnering support from the neighborhoods. Perhaps limiting to 1 ADU per single family home to be built by individual owners or family trusts, and not investment companies, private equity, corporations, or other conglomerates.
51. ADUs are a terrible idea. Increasing population density at the expense of those of us who purchased in single-family neighborhoods is a fundamental betrayal by city government of the residents.
52. The city needs to leave the single family neighborhoods alone. Build high rise affordable apartment houses downtown along the light rail line. Single family neighborhoods have unique qualities. People know each other and help each other out and care about each other. They are rooted in the community. My grandchildren are going the the same public elementary school that their mother went to. These are our homes, not just our houses. Developers could buy up the houses in our neighborhoods, put ADU's on the lots and rent them both out as long or short term rentals. That spells the end of the neighborhoods.

53. I am in favor of any and all changes that would make it easier, faster and cheaper for people to build and rent ADUs. Tempe needs MORE housing and ADUs in particular can provide much-needed affordable housing. Let's go!
54. I want it to be easy to build an ADU in Tempe. We are in a housing shortage and allowing ADUs almost everywhere is one small tool in the toolkit. In addition, it allows lower earners or elderly relatives to stay in Tempe, near family, work, and friends.
55. I feel these additions would just be a downgrading of the whole city. Downtown Tempe is already overcrowded. I feel the only reason behind this proposal is to derive more revenue through a larger population, no matter who the population is that may be filtering in.
56. I am in favor of expanding housing options as much as possible.
57. I request that the front setback be reduced from 20' to 15', this would allow for ADUs to be constructed on the front of homes where the yards are often desert landscaped and unused space. Our city needs more housing and this would allow for small ADUs to be built without interfering with backyards that are often used much more for recreation/swimming.
58. This sounds good but it is a bad idea especially with how congested Tempe has become with apartments. Just control rents in some areas and make each new developer of apartments allocate a minimum of 10% of the units as affordable housing units.
59. I'm worried this survey would be difficult to understand/fill out for a layperson. I work in the housing space so I understand the zoning jargon, but I'm not sure your average resident would understand why these questions are being asked. The questions may need a little more context on the why of all this. For example, why are we thinking of increasing square footage? What are the potential benefits?
60. I think ADUs are great because I think affordable, walkable, livable density is great. Especially when complemented by active transportation and transit infrastructure. I am a homeowner in Tempe and would love to allow different land uses in SFR zoned areas. Small shops and other amenities would do so much to make dull neighborhoods more interesting, work towards a 15 minute city, support vision zero initiatives, and more. Let's get more ADUs built!
61. I think it would be fantastic to be able to build an ADU on our property in Tempe as an affordable housing for our disabled son. If Tempe zoning changes are done right it won't cause a destruction of the city since there won't be an overabundance of ADUs due to the sheer cost involved to existing homeowners who currently reside in Tempe. If the zoning changes favor investor's in ANY way this would be a complete disaster and a detriment to lifestyle we've grown accustomed to living in the City of Tempe that cannot be reversed.
62. I think allowing ADUs is an excellent way to incentivize development of low-income units among higher valued properties. Often higher property values indicate the location of community resources such as parks, schools, grocery stores, etc. This will allow low-income individuals to benefit from these resources which also benefiting property owners with an additional revenue stream. ADUs also allow both the renter and the property owner to maintain individual privacy in their dwelling as apposed to renting individual rooms and sharing living space.

63. A community's character is displayed by the residents. ADUs will encourage too many people to move to the area at maximum rental prices. Focus on QUALITY not QUANTITY of residents.
64. There will be more traffic, noise and parties especially in this college town. We already have Airbnbs and too many rentals. It will be the wealthy and the corporates that buy up these lots and houses with units to get double rent from one property. We are concerned about the property values of single family lots in an area with ADUs. One of the problems in this area is a property with an attached ADU.
65. I think Tempe is on the right track with the ADU development code but I would like to see the process be more in line with the original timeline posted in the first public input session.
66. South Tempe is becoming too urbanized, congested, noisy. Not enough policemen as is.
67. What is all this. Tax Revenue? You are ruining Tempe!!!
68. This whole plan is for developers. House flippers. An apartment rental in the backyard will help sell the newly flipped house. Income property in our beautiful residential neighborhood.
69. ADUs will have a minimal impact on neighborhoods when compared to a 50-100 unit apartment complex. the city needs to build housing and ADUs is the smallest and most gentle way to bring housing into a neighborhood.
70. Please, please, please. Our neighborhood is a good example of where rentals are ruining the neighborhood. Do your research and create enforcement of normal rentals before you add to the mess. It's frustrating for those of us with single family homes, and use the structures reasonably and are forced to endure those rentals that are occupied by way too many people and cars and invade other homes space. Just because there are spaces in front of others homes, doesn't mean they should become permanent parking spaces for other homes.
71. Weeds are growing in the cracked streets in my neighborhood. Leaders should perform basic up keep of our neighborhoods, enact policies that increase property values (Guess what? you get increased property taxes if the property value goes up). Tempe leadership is intent on bringing in government (me) subsidized housing and low income earners. They will all be gone before the area becomes unlivable.
72. I understand the need for additional housing but what effect will this have on property values and quality of life in existing neighborhoods. I have not felt that the city of Tempe has had its citizens best interests in mind when making decisions and thus this worries me.
73. One of the few ways for a chance to provide some affordable housing units.
74. ADU's will not solve the cities affordable housing issue. There is no proposed rent control on ADU's, they will base rent on market value. The COT should look at other ways to solve the problem. Maybe have developers building expensive housing on tempe town lake also build some affordable housing on some of the many vacant lots in Tempe or contribute to a fund for the city to build units. This policy isn't city wide because in south Tempe it exempts most HOA's, this is selective on certain neighborhoods. On the Arizona legislative site, for and against ADU's, most cities are against ADU's but Tempe was not listed against. The league of cities and towns is also against.

75. I have mixed feelings about allowing ADU's on residential property. Somehow it does not feel like it would make much of a dent in the housing shortage. Rather it seems that the negative effects would outweigh the benefits, other than providing extra income for property owners. It seems to me that much more housing could be created by building up rather than crowding extra single-story units onto lots. I previously lived in a townhouse complex where most units were single-story. I know this is not feasible, but if buildings like these would add only one story, hundreds of new homes could be created in a relatively small area. Underground parking or parking garages could alleviate the parking congestion in the streets.
76. Tempe has strayed so far from truly caring about the quality of life for its residents. It seems this town is more and more about running the 'business' of being landlords. ASU, and the student rentals that have resulted, show very transparently how Tempe does not know how to limit, or manage, its rental properties.
77. Proposed increase from 800 to 1000 square feet ADUs negates the idea of older residents aging in place and instead opens the neighborhood for multiple families on the same lot. The proposed code changes do not specify lot size in relation to ADU size. Tempe needs adequate backyard green spaces to maintain its local biodiversity and thermal cooling properties.
78. I am not in favor of any ADU ANYWHERE in Tempe.
79. I would love to see some specific language added to the permitting process stating that the applicant has checked with and gotten the approval of their HOA before an ADU is approved for a particular site. Too many homeowners do not really understand what it means to live in a HOA and have CC&R's that govern their neighborhood. Several of my neighbors are new to living in a HOA neighborhood. They think they can do whatever they want - "this is my house and my land." By the time the HOA Board and management company get involved, it could be too late to prevent an ADU already under construction. If the city added that they wanted to see the approval letter from the HOA Board before granting an ADU permit, that would ensure that the HOA community is aware of a possible violation before it is too late and an ADU structure is built. (Once it is built, the only likely action for the HOA is to legally request that the ADU is destroyed when the house is sold - a potential 20-30 year impact). There are important long-term impacts to think about as ADU policy is being developed. Please continue to explore how to minimize these impacts.
80. In case you weren't sure, I am not in favor of ADUs in any form. Increased population density does not benefit the residence of Tempe.
81. This proposal is just another plan to increase density for the convenience of renters who have no interest in the community. Just another conduit for Michael Crow to increase enrollment and destroy family-based neighborhoods.
82. Please city of Tempe governing body, do not take Tempe down the road you are presently treading. It looks much like the road many cities in California, New York City and other high density areas are walking. You have already allowed many high rise dwellings to be built. It is not the responsibility of those who reside in Tempe to provide relief from or fix many of the societal problems we are currently experiencing. There is plenty of land in Arizona that could be developed but presently is not, to allow nonprofits or other concerned citizens to build what they want. We already have too much growth in Tempe as it is.

83. I am very skeptical of this ADU concept and the negative impact on my neighborhood. My one block in north Tempe of 16 houses is getting ready to see 3 STRs turn into 4. On top of which we have 3-4 homes which are rentals. This is ONE BLOCK! ADUs will be another issue to contend with, though I will say the renters on my block are not a problem.
84. Do something for taxpayers and not corporate thieves.
85. Tempe is turning into a dumpy town. You can't enforce the codes we have now how are you going to enforce this?
86. I strongly urge staff and city council to not see ADUs on a magic bullet to Tempe's housing problems. More conversions of vacant office space into multi-use space is more practicable than changing the character of our neighborhoods. Any change to city code should also allow communities that already have HOAs to continue to use their existing rules to prohibit ADUs if a community decides ADUs are not appropriate or desired in their neighborhood.
87. Were SRP & APS consulted regarding this proposal and any additional service(s) to the properties? Can Tempe handle additional trash that will be in the alleys and the dumpsters? My dumpster is often filled by Thursday especially when painters and landscapers dump into refuse the alley containers. Tempe needs to seriously consider educating the property renters regarding trash and recycling. Can Tempe handle the additional sewerage and water needs for the properties? I have seen ADU's (no doubt illegal) in W Tempe and the additional requirements for trash, parking, etc etc etc etc.
88. No, please don't expand to Tempe, south of the 60.
89. No to ADU's. I spent my whole life working hard to have a big yard in a quiet place. I'd like to keep the density down. Let Phoenix put in ADU's.
90. Just by ADU's doesn't mean that housing will be more affordable. It's Tempe. Everyone wants to live here because we are progressive and we are within the heart of the metro area. Tempe's desirability means it won't be affordable, no matter what. (No matter the inventory). Will there be price controls on ADU's?
91. I'm not anticipating ADU changes being a major affordability solution without major quality of life reduction in single family residence areas, but am in favor of multi housing in areas like the Apache Corridor. These developments should differ from typical independent apartments and exploitive treatment centers, but have quality wraparound services with mental health and substance treatment, where needed, and community building more in line with senior assisted living like Friendship Village. Unhoused people are more likely to have disrupted community and family support and to have suffered trauma from childhood.
92. There's a lot of properties here in Tempe that don't have a amenities and personally my rent has gone up \$500 but I don't have like a workout room or a pool or a dog run or anything like that it just would like to see the City of Tempe cap rent that can be collected with smaller places that I prefer but it's been difficult to remain here but you know you make the sacrifices to live where you want to live I just don't think for a one-bedroom apartment you should have to pay a large amount of money when there's no grass to walk through or cut no pool to swim in and no community areas like a workout place. Which I've toured some properties that have this and to be honest with the amount of pets that people have there's either dog hair all over everything let's just say that folks don't communally take care of areas like a well-mannered person should. Please be aware that there are disabled people as well that need affordable housing

but they would also need to be ADA compliant. Maybe folks who build a unit like this is given a tax break for letting a person who lives on social security disability a safe clean stable home.

93. DO NOT DO THIS!
94. As you can tell I am ok with the guest house but absolutely no rentals!
95. Your questions are vague and lack details and specifics.
96. I expect my council members to keep the interests of those who reside in Tempe and live/ work in Tempe, not private companies or landlords who don't reside in the residences they rent out. The council needs to take more action to those who are actually in Tempe all year not just seasonal residences that only have winter interest in the great city of Tempe. Represent ME and make improvement that help ME!
97. Don't poison bill an ADU bill by adding restrictions that will cut construction by 95%.
98. ADU's will only make a small dent in the affordable housing problem by only catering to an aging parent or adult children so let's NOT ruin single family subdivisions by allowing ADU's just anywhere..... more affordable infill development like what was recently approved for Apache & McClintock is what you should be concentrating on!
99. Thank you for requesting our feedback.
100. I don't think people should be allowed to rent out an ADU if it isn't their primary residence in the USA. If not done correctly, I could see people with multiple homes or companies exploiting ADUs to make more money and hurt people trying to pursue home ownership.
101. If you're going to allow for these changes to ADU's the residents of Tempe deserve to see increased city support and enforcement. This is a serious issues in many neighborhoods throughout Tempe. We understand the need for affordable housing, but the city lacks the resources or ability to enforce laws that are already in place.
102. We need more flexible rules for ADUs to encourage people to build them and help address our housing crisis.
103. I support these changes to expand ADU eligibility. Thank you city staff for listening to our input during the General Plan update process and for all your research and hard work on this!
104. Great for adult children or elderly parents that cannot afford or in need of separate housing.
105. Tempe needs more affordable housing, however developers and corporate homebuyers who seek more profits are trying to take precedence. I strongly recommend that these changes exclude corporate buyers so they are not incentivized to continue to drive housing prices up.
106. We are really hoping this passes so we can stay here.
107. There is a need and there is demand for more housing. Elderly, young families, etc are having a hard time living in Tempe. This could be a SMALL help to a larger housing problem that exists in Tempe. The fact that some are trying to scare residents and council by saying this will cause mass problems are ill informed, in my opinion.
108. Please legalize ADUs - it will benefit homeowners, renters, and the overall character, community, and construction of our city.
109. How will city monitor builds and "illegal" ADU's. Enforcement given staff capacity seems limited. I would like limits on lot sizes; small lots should not be able to crowd the neighborhood and back yards. I would like to see that builds are consistent with neighborhood style and a review process for that. I would like to see the focus be for



ADU's for housing family and family given priority. I do not want alley access for privacy and safety concerns. For ADU's that need more parking, have owner and renter sign an agreement so as not to use up street space; this could be for exceptions (given public transportation that is available and therefore don't need a car or have one) or to ensure not to use up more street space for parking. I Don't want more traffic in streets, so each neighborhood is different so need to figure out how to prevent more traffic. I also do not want cheap or "ugly" builds or tiny homes - needs to go with neighborhood. I don't want slow water or other negative infrastructure impacts so need to figure out how to ensure a build or increased density does not interfere with existing. I do want nice builds on large lots. I do want a focus to be on family housing and what can be done to prioritize family housing.

110. Do not increase size to 1000 sq feet. Bigger is not always better
111. I fear allowing ADU's will just add more rental properties to Tempe. There are already enough investors buying and flipping homes and turning them in to rentals in our quiet, middle-class neighborhoods. Please be considerate of Tempe residents. Thank you!
112. I understand progress is necessary. However, progress is not defined as more people equals more money. Progress is accommodating growth While respecting all resident and keeping harmony and safety throughout the city. Tempe has been a great place to live for a Decades. Recently, investors have come to profit off of students which has led to the deterioration of our neighborhoods. I don't believe the addition of ADU's would be an asset to our neighborhoods.
113. Please consider removing setback restriction's and do not include requirements for parking
114. Thank you for focusing on ways to improve our housing options.
115. In my opinion ADUs add residents to a neighborhood without changing the character. Even a tiny amount of additional housing contributes to fighting the rent crisis.
116. I know this is already a done deal. I am sad that the city didn't hear voter frustration at the continued overreach of developers in the planning of the city. I am disappointed that this proposal is still moving forward.
117. I think there have been really good meetings with concerns, and comments and ideas that will be helpful. Please incorporate those as best we can. Can a provision be included to sunset the code if we see certain issues, or maybe have the council re-authorize the code in 10 years or something?
118. ADU are used in many parts of the country to supplement housing stock in areas of density. I had a friend live in an ADU while she finished her PhD in San Francisco. They're a lovely way to provide housing for aging parents as well as young children who cannot yet afford to purchase a home of their own. I am unsure of the restriction to agricultural lots, are all lots over 8000 ft.Â² considered AG? I would also like clarification that communities with an HOA will follow HOA guidelines not the change in city code.
119. We just finished a 1 bedroom guesthouse with new garage attached. Its under 400 s.f and fits the description of guest set up. To put full houses in people's back yards that are 1,000 s.f would be too dense, and unfair for surrounding property owners.
120. PLEASE CONSIDER THE SIZE OF THESE UNITS. THE SMALL HOMES SURROUNDING ASU AND BEYOND DO NOT NEED 2 FULL SIZE HOMES ON THEIR LOTS. JUST BECAUSE YOU HAVE ROOM DOES NOT MEAN THEY NEED LARGE 2ND DWELLINGS. THIS WILL ALSO NOT SOLVE THE LOW INCOME

HOUSING STOCK ISSUES TEMPE HAS BROUGHT ON THEMSELVES. WHEN PEOPLE SPEND OVER \$150k TO DO THIS, THEY WILL NOT HAVE RENTS ANY MORE AFFORDABLE THAN THE HOUSING STOCK AVAILABLE. WHY SHOULD THEY?

121. lets think long term about the community. 100 year plan
122. Please remember the benefits of community that single family neighborhoods bring and all that you incentivize with Block Watch programs, etc.
123. Definitely in favor of allowing more ADUs to be built
124. I hope I understood the questions properly.
125. I've completed multiple surveys on this topic and each one has just not provided enough info to make a decision on many of the questions.
126. Passing this would be very helpful to the community and it's housing shortage.
127. Give up the idea of ADUs except under specific circumstances where the owner and neighbors can make a clear case that it should be granted.
128. This seems like a fairly simple thing to solve. We let property owners who live in their single-family houses use all of their property, up to property lines (in the rear lot only, not in front), add ADUs to their property if they so choose. They can only rent those ADUs, either short-term or long-term, if they continue to live in the primary home. Conversely, I guess, they could rent the primary home as long as the property owner lives in the ADU. If enforced, this should keep investors from buying up properties as absentee rentals.
129. Thank you for seeking input!!! Tempe is amazing and the staff, committees, and council carry huge responsibilities! Thank you all.
130. ADUs should not blight neighborhoods. They should be similar in height to surrounding houses, limited to 800 sqft (maybe less), and same lot coverage requirements.
131. The only people who can afford to own 8,000 sq. ft. are wealthy! I would like to know when this zone was passed 1800's? Agricultural properties only? NO a. Tempe should adopt pre-approved ADU designs to streamline permitting and assist with ADU adoption. This would make it easier for owners to build an ADU on their property. 2. ADUs and Guest Quarters should be allowed in the front of properties, especially when the development would replace non functioning amenities such as grass. This would save water and allow for more density.
132. Overall, I am in favor of allowing Tempe homeowners to build guest homes + ADUs without prohibitive restrictions. I do not want to see speculative investors come in and turn Tempe into a rental hellscape. There is a housing crisis, and we should allow locals the opportunity to invest in ADUs that could improve housing and allow for Tempe to grow + flourish. Surrounding that, public infrastructure should focus on transportation that does not require cars (do not continue to double down on parking requirements, use the land for better stuff) For the allowance of building guest quarters, do not restrict only to plots that have 8000+ square feet. I am on a plot that is 7950 which arbitrarily excludes me from this.
133. Overall, I am in support of this ADU code change, and hope this can be changed in our city.
134. Please consider the residence of Tempe and the negative impact on the quality of our neighborhoods. Honestly it seems like the city council cares more about developers than the residents.

135. ADU helps lower housing crisis / addressed lack of affordability faced by many young and old alike in Tempe. Any effective reuse of the same land like proposed ADU Protects environment. It helps in generation to generation transition, helps in baby sitting and elderly care. Enables rental income and increased tax revenues for the community. Rules need to be carefully adapted based on lessons learnt by other cities. Adoption of ADU ordinance is a win win for Tempe, future generations and environment
136. Happy to get supplemental info on this as it becomes available. Thanks!
137. By allowing ADU's only increases population density, crime, and taxes. Just look to the many cities that have ADU's, they just go by other names such as "affordable housing".
138. I urge the city to consider how ADUs will change the city. Irregular access via alleys, irregular architecture via remodeling (and trying to place a front door in an odd place), and lack of enforcement for absentee landlords, without compensating tax revenue make this a wrong direction. I also think this direction is late, given the huge effort in construction of (currently non-affordable) apartments I observe - particularly on the Eastern border of our city. I advise the city to say nice things but take a deep breath and wait for the next wave (of something we can't yet predict).
139. I know there is statewide legislation regarding ADUs, and some might argue for waiting for that to resolve itself, so I just wanted to speak up for Tempe pressing ahead. I think this is an important policy change, there's no guarantee how or when the state effort moves ahead, and Tempe shouldn't hold back.
140. I think simplifications should be made to the permitting process. We haven't been through it but I've heard from several others who have that Tempe's permitting process takes longer and is more complex than most cities.
141. Let's get some ADU's in Tempe! Let's also keep them for homeowners, not making it easy for investors and huge corporations to continuously profit and exploit working class people. Make it easy for homeowners with fewer restrictions. Make it harder for investors and corporations to destroy the integrity and liveliness of our 'hood. Thank you.
142. We have an affordable housing crisis as well as many workers, students and graduates who cannot find housing in our area. The population who can afford to own property in Tempe is biased against young people like me. We need thoughtful policies like this one to allow more affordable housing options for people like me to live and work in Tempe.
143. ADU reforms in other states that require parking or have ownership requirements are basically worthless scraps of paper. When a strong ADU reform passes, block back (even from previous opponents) is minimal. Learn from other states and cities, make the ADU reforms strong, and a lot of great backyard homes will be built and happy memories created by new residents.
144. Please do not require more parking. Please limit the amount of barriers to ADUs. I just want more housing in the city that I love. Thank you!
145. Please require the place be OWNER OCCUPIED!!!!!!!!!!!!!!!!!!!!!! Otherwise this is just a developer gift to further destroy affordable, single family homes.
146. The entire concept of allowing individual home owners to create 'adu' specifically as an alternative/additional model to support low-income housing within Tempe city limits is both flawed and suspect. Perhaps we get to the bottom of the 'why' Tempe Council is championing this in the first place. Let us get ALL of the facts and intentions out on the

- table and discuss THAT, before you go masking true intentions and 'sell' this as a wonderful concept to otherwise uninformed Tempe voters
147. Thank you for all the hard work on this topic and trying to balance the needs of all parties.
  148. Once again, Tempe is overpopulated, traffic is unacceptable and you're going to create more inconvenience for neighbors. The only people that are going to benefit those that want to create rentals in their backyards.
  149. ADUs are not going to materially make a difference in affordability. People can charge whatever they want. Density is too high in Tempe which is land locked. We do not want additional density in south Tempe similar to what there is in north Tempe.
  150. Thanks for letting us give you feedback!
  151. In general, I am in support of allowing increased density, and reduced parking requirements. Personally, I feel my setbacks are too great, and would like the ability to build additional, rentable square footage on my property. I have lived and worked in Tempe my entire life. I found it burdensome to go through the use permit process when enclosing my garage, and the current parking requirements did not make any sense for my property/use case. If anything, I think the focus should be on reasonable design standards i.e. allowing something to be built while ensuring the new square footage is not encroaching on the neighbors or reducing their ability to enjoy their outdoors space. While I had to sign a covenant stating I would not rent out my addition, I would like the ability to in the future. There may come a time down the road where our family needs or wants the additional income and choose to rent it out separate from the main residence.
  152. I support all policies which increase the supply of housing, and help build Tempe into a more walkable city.
  153. NO to ADU's. Land values and home values will decrease due to crime. Instead of worrying about ADU's focus on clearing out the homeless/transit and get crime rates down.
  154. We do not live in a home where there is room for an ADU. Patio home. So this would not benefit us.
  155. none
  156. My lot size is 7,000, but current ADU minimum lot size requirement for R1-6 is 8,000. Will the lot size requirement be removed or reduced?
  157. I believe you need to add more about Multifamily properties into this proposed change..... If you focus more on the currently zoned Multifamily properties and allow them to add more than one ADU, based on their lot sizes, and have no number of ADU restrictions, except density requirements, possibly, include a conditional use permit in the proposition, here, then, you will gain more housing units in Tempe, in the "already zoned" multifamily areas. Multifamily property owners are more likely to ADD the ADU units, add MORE units, and are more familiar with the responsibility of rental property ownership requirements and the laws placed around them, rather than single family home owners, without guest quarters. I think opening up this proposed change to ease of more Guest Quarter permits will attract more single family homeowners to house their parents and children.. also solving the housing crisis in Tempe.. Guest Quarters are more attractive to Single Family home owners.. and neighborhoods.. over ADUs

158. RE: Enhancing Tempe's ADU Reform with a Broader Perspective Dear Tempe City Staff, The ADU initiative is an exciting reform, and as residents who are deeply interested in its success, my wife and I have been closely following the discussions and developments. Participants in city meetings frequently express concern about the prohibitive costs associated with constructing ADUs, primarily due to the pricing practices of general contractors. Our own experience with a recent home renovation has exposed us to what appears to be a valley-wide issue of inflated contractor prices. This concern is not just theoretical; a relative was considering a modular ADU for \$50,000 but was deterred by the additional \$150,000 quoted for permanent foundation, utility tie-ins, and permits, a figure far beyond reach for many. In exploring alternatives, I came across the concept of Tiny Homes on Wheels (THOWs) as a flexible and cost-effective solution. Their popularity, underscored by shows like Netflix "Tiny Home Nation," suggests a growing interest that could be beneficial for Tempe. This led me to ask Ryan about the current ADU proposal's limitation to permanent foundations at the city-hosted online Q&A session today. He highlighted concerns about the potential for homes on trailers to contribute to a transient lifestyle and negatively impact neighborhood cohesion. I believe this perspective might overlook the potential of well-regulated THOWs in our neighborhoods to enhance our housing landscape. A compelling example is the Lake Dallas Tiny Home Village (<https://lakedallastinyhomevillage.com/>), which was rezoned to a PAD with specific wording to include high-standard THOW units and exclude RVs and other trailer home types. This community has successfully integrated THOWs, providing affordable housing without sacrificing neighborhood quality or stability. It stands as a testament to the viability of THOWs in our neighborhoods with careful wording to ensure the high-end units and exclude the stigmatized trailer homes of a long past era. In light of these considerations, I suggest revisiting the ADU reform's current stance on permanent foundations. Expanding the framework to include THOWs could address the significant barrier of contractor costs, making the ADU initiative more accessible and appealing to a broader segment of Tempe residents – thus ensuring its success. I appreciate your dedication to improving our city's housing options and hope that these insights contribute to a more inclusive and flexible ADU policy. Thank you for your attention to these matters.
159. My grandmother lived in our family ADU here in Tempe as I was growing up. If it weren't for our ADU I wouldn't have got nearly as much quality time with her. Let people build housing. If you oppose ADUs and block the construction of formally regulated housing, you shouldn't be surprised or complain when unhoused individuals resort to creating unregulated, chaotic encampments. Great resource for ADU design ideas: <https://www.youtube.com/@nevertosmall>
160. Thank you for your time reading my responses. I am wishing you a great day!
161. Permitting homeowners to build an ADU should be made as easy as possible by the City.
162. I do not support changing the ADU code. Increasing density and rental properties is not the answer. I believe more rentals increases transient populations and does not support families with strong ties to the community to make Tempe better.
163. I would love to start a business building ADUs

164. Providing ADUs is critical for the housing crisis. It provides more homes, allows individuals to downsize and age in place. We must not require more parking and fill our community with excess wasted space.
165. Survey questions seem to be designed to provide input on a decision which has already been made by Tempe.
166. Please lift the restrictions on building ADU's in all of Tempe so we can continue to live, work and play in the communities we built and grew up in!
167. Short term rentals are causing problems all over the country, why is Tempe adding to this problem by considering ADA's? We have lived in Tempe for over 20 years and see our neighborhoods deteriorating.
168. Just stop. There is no room for these people. You keep saying it's about making affordable options for Tempe residents, but none of the options in your little plans are affordable. Cramming more people into an already crowded city is not the answer.
169. A maximum number of short term rentals should be allowed in a certain geographic area. I have two across the street from me and another down the road 200 yards, is my whole neighborhood going to become short term rentals?
170. Please increase opportunities for affordable housing and housing for aging/dependent relatives by increasing opportunities for ADUs!
171. I have heard the statement that the City of Tempe wants to make this ADU change to address the lack of low income housing. This is not the solution. If the COT want to do this they should do a temporary allotment of 25 in South Tempe. See how it works. But please please do not cause more issues in the non HOA neighborhoods that surround ASU. Raleigh NC and other cities are pulling back on their ADU plans. To address the lack of housing due to high rents, COT should research and work with the state to deal with the REITS that now own 1000's of homes. These trusts are the worst neighbors - raising rents. REIT's should not individual homes. Office complexes or mall make sense. Not homes
172. I am against ADUs in Tempe, it will destroy the livability of our current neighborhoods.
173. Not a good idea at all! Just look at cities that have done this!
174. The City should have limits where ADU's can go. I can't really understand where they will be and where they won't. A friend went to a session and they didn't understand either. Maybe some areas would work for ADU's and some areas wouldn't. I like my quiet - that's why I don't live downtown. I don't want someone basically living in my backyard, 24/7. Please consider my desires as well. Thank you.
175. No matter whether Tempe makes changes to ADU zoning or not, this will not solve the housing crisis. Much, much more needs to be done. This could be a drop in the bucket. It should not be put forward as any sort of real progress.
176. I think everything has a time and a place. I am not in favor of ADU's in my zip code. Like I said, I finally "made it." Now the City is going to take that away from me.
177. There are so many ways this could be done better. As an example any new apartment buildings built in Tempe should have 10% of the apartments with a locked in rental price of \$450 per bedroom. This would mandate fair prices throughout the community on a broad basis. There should be careful management of any new ADU's built. The process should be difficult and onerous to prevent home flipping.
178. Allow NO ADU's in single-family neighborhoods!
179. See above.
180. Will staff/city council actually use the data from this survey?

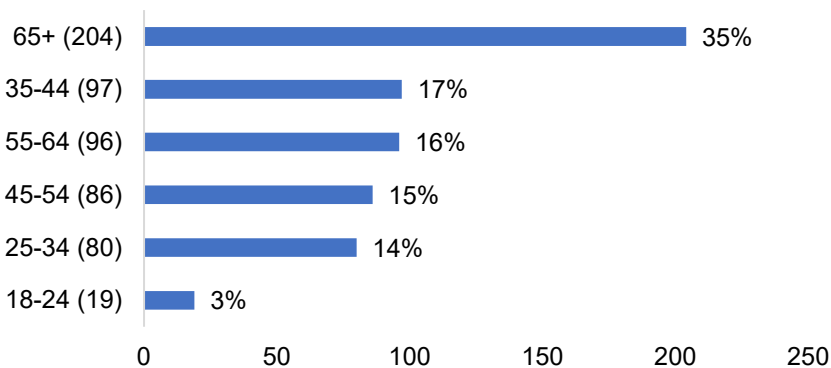
181. No to ADU's! Tempe should not pull the rug out from under me (and others) and change the rules impacting the quality of life that I planned and worked so long and hard to achieve. I highly value solitude and privacy at my single-family home purchased in 1998. Therefore, I spent almost 2 years finding a neighborhood with large lots, large spacing between the houses (RV gates), and only single level homes visible from my backyard. I spent considerable time, effort, and financial resources making my home and yard a sanctuary to enjoy in my retirement. If an ADU were built in a neighboring lot, my quality of life would be decreased, and most likely very significantly. Living on a fixed income and with the economic environment, I cannot afford to move. I would be screwed in my retirement. It is one thing to change the rules on common public elements (parks, signage, roads, etc), but completely unacceptable to change something so personal, my home living environment where I spend 80% of my time. Changing the zoning requirements on already built and occupied property is equivalent to violating a contract, a fundamental contract with your citizens. If an ADU code change anywhere near that presently envisioned is enacted, I will become an advocate at the next elections to do all I can to vote out those that supported it.
182. The process to build more housing should be made as easy as possible. We are in a housing crisis.
183. Allow quadplexes and six-plexes by right.
184. Why are you forcing all this on neighborhoods? Stop!
185. I graduated from Tempe High School in the mid-80s and I always thought Tempe was forward leaning. I was surprised when Phoenix passed more forward-leaning ADU regulations before Tempe did. Most in Tempe, like us, hope that we can expand ADU regulations to allow us to better support our parents as they age and our children as they expand of their own. Those of us who identify as Generation X are definitely sandwiched: what's most helpful is having ADUs that can help our parents and then our kids as they make their way.
186. This should've been adopted a decade ago or more. I used to view Tempe as being forward thinking. But better late than never, I suppose.
187. ADU have many benefits. Home owners can have an additional source of revenue. Those needing a 1-2 bedroom or transitional housing benefit but not having to sign a 12 mo lease. Neighborhoods benefit when properties are improvement and updated. Short term leases are not just for vacationers. STR are for a new professor moving to the area, looking to buy a new house when once their income is stabilized. Or newlyweds that have a semester left of school and need a place for a few months. ADU also could help an empty nester that wants a smaller place with no yard responsibility. ADU's are a benefit!
188. I've heard council members suggest ADUs be restricted to "owner occupied" residences, but I suggest they should at least include "a qualified family member" as defined in A.R.S. 42-12053 Criteria for distinguishing primary residential property, secondary residential property, and rental property. Often a property owner's extended family (as defined in A.R.S. 42-12053) may reside in a primary residence and that shouldn't preclude a restriction for an ADU because that could limit affordable housing options for the care of elderly or special needs extended family members.
189. Tempe property owners deserve more flexibility, not less. Tempe is increasingly unaffordable and inaccessible -- largely because too many people want to say 'no' to

growth and want to keep expansion away from themselves -- and I would love to remind those folks that the only reason any of us are in Tempe is that someone in the past was opened to growth and development.

## V. DEMOGRAPHICS

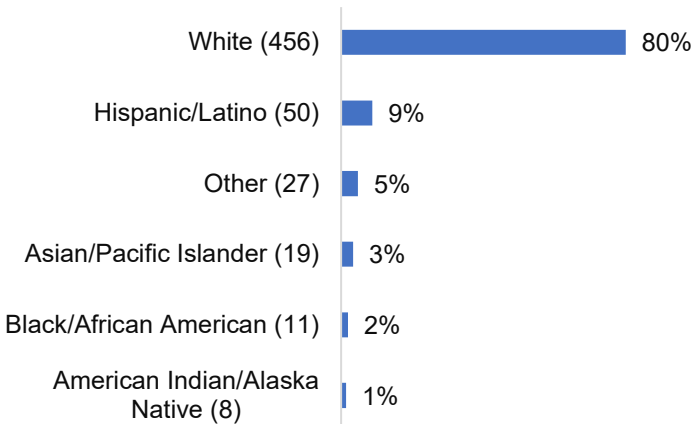
The City of Tempe wants to better understand how well it is serving community members. Collecting demographic data allows the city to effectively plan and distribute its programs and investments. The collection of data provides a more precise picture of current Tempe residents and businesses. Providing this information is highly encouraged and helpful to the city, but it is not mandatory.

### What is your age group?



Responses: 582

### Race and ethnicity, select all that apply.



Responses: 543

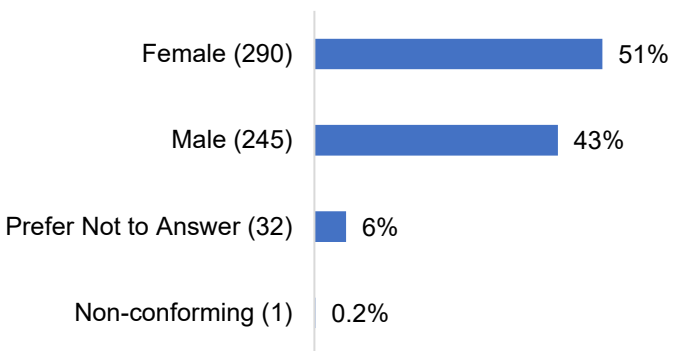
Other:

- Nordic/American
- Cajun
- Choose not to answer (5)
- Danish



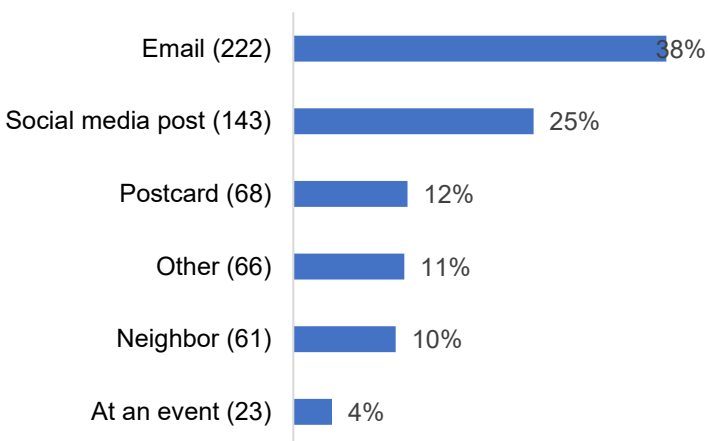
- Does it matter, this does not need to be asked.
- Doesn't matter. We are all Americans.
- European
- European American
- Eutopean
- French american
- French-Canadian (more real than "White"□)
- human being (2)
- Italian
- Middle Eastern
- Mixed (2)
- None of your business, citizen of tempe
- None ya
- racial weight bias does not apply here
- Some mix of European
- why do you want to know
- Why does this matter?
- White/European American

### What gender do you identify with?



Responses: 568

### How did you hear about this survey?



Responses: 583

Other:

- Water bill (27)
- Tempe Tribune Article (4)
- City of Tempe website (4)
- Website (2)
- All of the above. In addition to the news and Tempe water bill
- All of the above. Please change this question so that one could truly check "all that apply!"
- At an event and Tempe Today water bill insert
- At work
- City email
- City of Tempe
- COT information options
- Flyer in water bill and a public meeting on ADUs
- Following progress
- From a relative
- Google
- Insert in water bill. Won't let me check more than one answer
- local news on television channel 12.
- Mail
- most of these, can't check all that apply on your webpage.
- Multiple sources
- News report
- newsletter
- Newspaper
- Planning Dept
- postcard, email, neighbor, at an event
- Reddit
- Ron Tapscott is sending it around
- Several sources, including Facebook, Tempe Tribune.
- Tempe newsletter
- Tempe newspaper
- Tempe YIMBY
- Water bill newsletter, newspaper and neighbor
- Tempe Today water bill insert, email